Mayor Mallotto
Mayor Pro Tem O'Keefe
Council Member Downs
Council Member Fromberg Edelstein
Council Member Weill

Thursday, January 15, 2026, 1:00 PM
City Council Chamber
69-825 Highway 111
Rancho Mirage, CA 92270

REGULAR MEETING OF THE RANCHO MIRAGE CITY COUNCIL AND COMMUNITY SERVICES DISTRICT, ENERGY AUTHORITY, HOUSING AUTHORITY, JOINT POWERS FINANCE AUTHORITY, LIBRARY AND OBSERVATORY, AND REDEVELOPMENT SUCCESSOR AGENCY BOARDS

AGENDA

1. GENERAL

1.A. Call to Order

1.B. Flag Salute

1.C. Roll Call: Downs, Fromberg Edelstein, Weill, O'Keefe, Mallotto

2. PRESENTATIONS

2.A. Recognition of Lifesaving Actions by Ritz-Carlton Rancho Mirage Staff

3. COUNCIL MEMBER COMMENTS/REPORTS

4. CITY MANAGER COMMENTS/REPORTS

5. CONSENT CALENDAR (A-F)

5.A. Waive Full Reading of Any Ordinance Introduced or Adopted Pursuant to this Agenda

5.B. Development Agreement Amendment No. DA21-0002 for the Ritz Carlton Residences Project Located at 68900 Frank Sinatra Drive

— RECOMMENDED ACTION: Adopt Ordinance No. 1233, 2nd Reading, Approving the Tenth Amendment to Statutory Development Agreement by and between the City of Rancho Mirage and Newage Rancho Mirage, LLC.

5.C. December 18, 2025, Regular City Council Meeting Minutes

— RECOMMENDED ACTION: Approve the December 18, 2025, Regular City Council Meeting Minutes as presented.

5.D. Calendar Year 2026 Salary Schedule

— RECOMMENDED ACTION: Adopt Resolution No. 2026-(Next-in-Order), Approving the Updated Calendar Year 2026 Salary Schedule to Comply with California Public Employee's Retirement System (CalPERS) Statutory and Regulatory Requirements for Compensation Earnable and Publicly Available Pay Schedules.

5.E. Contracts

— RECOMMENDED ACTION: Approve the terms of the contracts as presented and authorize the City Manager to execute the subject contracts.

5.F. Demands

— RECOMMENDED ACTION: Approve the demands as presented.

6. PUBLIC HEARINGS

6.A. Historic Resources Survey Update

— RECOMMENDED ACTION: Adopt Resolution No. 2026-(Next-in-Order), Approving the Historic Resources Survey Update.

6.B. Historic Preservation Case No. HP25-0006 – Consideration to Designate the Residential Home Located at 70641 Tamarisk Lane as a Historic Resource

— RECOMMENDED ACTION: Adopt Resolution No. 2026-(Next-in-Order), Designating the Residential Home Located at 70641 Tamarisk Lane, Rancho Mirage, California (APN 674-260-005) a Historic Resource (Pursuant to Rancho Mirage Municipal Code Chapter 15.27).

6.C. Environmental Assessment Case No. EA25-0003 and Preliminary Development Plan Case No. PDP25-0003 – Global Wildlife Discovery Museum – Applicant: Prest Vuksic Greenwood Architects. Consideration of a Single-Story 21,967 Square Foot Museum on a 6.78 Acre Project Site. Location: 69934 Highway 111 (APNs: 689-040-023, -025, & -028)

— RECOMMENDED ACTION: 1) Adopt Resolution No. 2026-(Next-in-Order), Adopting and Approving the Mitigation Monitoring and Reporting Program and Mitigated Negative Declaration (SCH#2025100436) for the Proposed Project Based on Environmental Assessment Case No. EA25-0003; and, 2) Adopt Resolution No. 2026-(Next-in-Order), Approving Preliminary Development Plan Case No. PDP25-0003 Regarding the Proposed Global Wildlife Discovery Museum.

7. ACTION CALENDAR

7.A. Intention to Annex Territory Comprising 6.76 Acres to Community Facilities District No. 1 in Connection with Preliminary Development Plan Case No. PDP25-0003 - Global Wildlife Discovery Museum (APNs: 689-040-023, -025, & -028)

— RECOMMENDED ACTION: Adopt Resolution No. 2026-(Next-in-Order), Declaring the City's Intention to Annex Territory to Community Facilities District No. 1 and to Levy a Special Tax therein for Additional Police and Fire Services, Preliminarily Approve a Map of the Area Proposed to be Annexed, and Schedule a Public Hearing to Consider the Annexation and the Levy of Special Tax for Annexation No. 204.

7.B. Award of Contract Related to Roadway and Sand Fence Improvements Near Bob Hope Drive and Ramon Road

— RECOMMENDED ACTION: Award Contract for Congestion Mitigation and Sand Fence Installation, CMAQ Project 5412 (016), to Granite Construction in the amount of $1,677,520.00.

8. NON-AGENDA PUBLIC COMMENTS

An opportunity for the public to speak on issues not on the agenda for a maximum of three (3) minutes per speaker.

9. CLOSED SESSION

9.A. Closed Session Agenda

— 1. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION Pursuant to Government Code Section 54956.9(d)(1). Case name unspecified since disclosure may jeopardize existing settlement negotiations.

9.B. Recess to Closed Session

9.C. Reconvene Open Session

9.D. Closed Session Announcements

10. ADJOURNMENT

PUBLIC NOTICES

Agenda Materials: Any staff reports for agenda items considered in open session, as well as agenda materials for open session items provided to a majority of the legislative body(ies) following distribution of the agenda, are available for inspection in the City Clerk's Office at Rancho Mirage City Hall, located at 69-825 Highway 111, Rancho Mirage, CA 92270, during normal business hours.

Americans with Disabilities Act (ADA): If you are an individual with a disability and need a reasonable modification or accommodation pursuant to the ADA, please contact the City Clerk's Office at (760) 324-4511 Ext. 488, or via e-mail to CityClerk@RanchoMirageCA.gov, prior to the meeting. Providing notice at least 48 hours in advance of the meeting is suggested, so a determination may be made as to whether the request is feasible.

Livestream: This meeting may be viewed via Livestream on the City's website at www.RanchoMirageCA.gov.

Public Comments: Written public comments may be submitted to the City Clerk via email to CityClerk@RanchoMirageCA.gov or mail/delivery to ATTN: City Clerk, City of Rancho Mirage, 69-825 Highway 111, Rancho Mirage, CA 92270. Please submit written public comments at least three (3) hours in advance of the meeting to ensure they may be fully considered. Written public comments received during the meeting will be distributed to the legislative body(ies) and made available to the public following the meeting.

Oral public comments/testimony may be provided in person at the meeting during the non-agenda public comment period and during the public comment/testimony period for each agenda item. Public comments are limited to three (3) minutes per speaker. Please fill out a Request to Speak slip prior to the start of the meeting and submit it to the City Clerk. You will be called upon to speak at the appropriate time. Please submit a separate slip for each item on which you wish to speak.

Declaration of Posting: *I, Kristie Ramos, City Clerk of the City of Rancho Mirage, do hereby declare that the foregoing meeting agenda was posted on the City of Rancho Mirage website at www.RanchoMirageCA.gov, on the Rancho Mirage City Hall bulletin board at 69-825 Highway 111, Rancho Mirage, CA 92270, and at the Rancho Mirage Library & Observatory at 71-100 Highway 111, Rancho Mirage, CA 92270, at least 72 hours in advance of the meeting.*

Kristie Ramos

CITY OF RANCHO MIRAGE CALIFORNIA Incorporated August 3, 1973

Date Posted: January 13, 2026

City Council Staff Report

Development Agreement Amendment No. DA21-0002 for the Ritz Carlton Residences Project Located at 68900 Frank Sinatra Drive

DATE	ITEM #
January 15, 2026	CONSENT CALENDAR - 5B.
Presented To	**Presented By**
Mayor and City Council	Kristie Ramos, City Clerk

RECOMMENDED ACTION

Adopt Ordinance No. 1233, 2nd Reading, Approving the Tenth Amendment to Statutory Development Agreement by and between the City of Rancho Mirage and Newage Rancho Mirage, LLC.

DISCUSSION

Ordinance No. 1233 was introduced on December 18, 2025.

Attachments

Attachment 1 - Draft Ordinance No. 1233

ORDINANCE NO. 1233

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO MIRAGE, CALIFORNIA, APPROVING THE TENTH AMENDMENT TO STATUTORY DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF RANCHO MIRAGE AND NEWAGE RANCHO MIRAGE, LLC

WHEREAS, City of Rancho Mirage (the "City") is a charter city and a municipal corporation of the State of California, and recognized as a political subdivision of the State for certain purposes; and

WHEREAS, on or about August 5, 1983, the City and Federated Development Company ("Federated") entered into a Development Agreement ("Original Development Agreement") under the provisions of the Development Agreement Statute pertaining to the property described therein and which was recorded on November 29, 1983, as Instrument No. 247445, with the Riverside County Recorder's Office and which is hereby incorporated herein by this reference as though set forth at length; and

WHEREAS, the Original Development Agreement has been amended 9 times, with the Original Agreement and all subsequent amendments incorporated herein by this reference, prior to the proposed 10th Amendment, as detailed in the Recitals of the 10th Amendment, attached hereto and incorporated herein by this reference as Exhibit "A" (the "10th Amendment"). As detailed in the Recitals to the 10th Amendment, the original counterparty to the Development has been updated numerous times, with the current owner of the subject property and project applicant being Newage Rancho Mirage, LLC; and

WHEREAS, Newage has proposed this 10th Amendment to the Original Development Agreement which includes the following: 1) Environmental Assessment Case Number EA21-0002 for the environmental review of the "Project", which currently includes a proposed Mitigated Negative Declaration that includes Mitigation Measures for Biological Resources, Cultural Resources, Noise, Transportation, and Tribal Cultural Resources; 2) General Plan Zoning Map Amendment Case No. GPZMA21-0001 for a zone change from Mountain Reserve (MR) to Resort Hotel (Rs-H) for the Sky Mesa portion of the Project Site; 3) Development Agreement Case No. DA21-0002 for a 10th Amendment to the Original Development Agreement; 4) Tentative Parcel Map Case No. TPM23-0002 ("TPM38768") which is a parcel map for condominium purposes which establishes three parcels for the Hotel Site (excluding the Sky Mesa area) which include Parcel 1 (2.699 acres) for the existing Spa Suites Site, Parcel 2 (15.995 acres) for the Hotel Site, and Parcel 3 (11.873 acres) for an event space, parking structure, and 106 residential condominium units; and 5) Major Modification Case No. MOD21-0004 for the project entitlements which consist of 106 residential units that include 1 to 3 bedrooms, 23,843 square feet of event space, 6,273 square feet of restaurant, 5,513 square feet for amenities, a 381-space subterranean parking structure, and other recreational amenities; and

WHEREAS, to strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted Sections 65864 et seq. of the California Government Code, "Development Agreement Statute" which authorizes cities to enter into property development agreements with any person(s) or entity(ies) having a legal or equitable interest in real property for the development of such real property in order to establish certain development rights in the real property; and

WHEREAS, pursuant to Chapter 17.56, “Development Agreements” of the Rancho Mirage Municipal Code, a development agreement is intended to provide assurances to Developer that an approved project may proceed subject to the policies, rules, regulations, and conditions of approval applicable to the project at the time of approval, regardless of any changes to City policies, rules, and regulations after project approval, and provide assurances that City cannot otherwise unilaterally impose conditions of approval of the project outside the context of a negotiated development agreement; and

WHEREAS, this Amendment will eliminate uncertainty in planning for and secure orderly development of the Subject Property, assure progressive installation of necessary improvements, and ensure attainment of the maximum effective utilization of resources within City at the least economic cost to its citizens; and

WHEREAS, the Development Agreement Statute, in relevant part, provides that (1) a development agreement may be amended by mutual consent of the parties to the agreement, and (2) notice of intention to amend shall be given in the same manner as a development agreement as set forth in Government Code Section 65867; (3) amendments are subject to Government Code Section 65867.5, which provides that a development agreement is a legislative act that shall be approved by an ordinance, and that the agreement shall not be approved unless the legislative body finds that the provisions of the agreement are consistent with the general plan and any appliable specific plan, and that the requirements apply to charter cities; and

WHEREAS, the parties to the Development Agreement desire to amend the agreement, and notice was provided as required in the Development Agreement Statute; and

WHEREAS, on January 9, 2025, the Rancho Mirage Planning Commission adopted Resolution No. 2025-PC-02, incorporated herein by this reference, recommending, in part, the City Council introduce and adopt this Ordinance, approving and adopting the proposed 10th Amendment; and

WHEREAS, on December 18, 2025, at a duly noticed meeting of the City Council, the City Council approved Resolution No. 2025-[TO BE INSERTED] adopting the Mitigation Monitoring and Reporting Program and approving the Mitigated Negative Declaration; and

WHEREAS, based on the foregoing recitals, City has determined that this Amendment is appropriate under the Development Agreement Statute and Chapter 17.56 of the Rancho Mirage Municipal Code; and

WHEREAS, the Amendment is voluntarily entered into in consideration of the benefits to and the rights created in favor of each of the parties hereto and in reliance upon the various representations and warranties contained herein.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO MIRAGE DOES ORDAIN AS FOLLOWS:

SECTION 1. RECITALS

That the above Recitals are true and correct and are incorporated as though fully set forth herein.

SECTION 2. APPROVAL OF 10th AMENDMENT TO DEVELOPMENT AGREEMENT

That the City Council hereby approves the attached 10th Amendment to Development Agreement by and between City of Rancho Mirage, a municipal corporation located in the County of Riverside, State of California ("City"), and Newage Rancho Mirage, LLC, a California limited liability company (“Developer”), pursuant to the authority of Sections 65864 et seq. of the California Government Code and Chapter 17.56 (Development Agreements) of the Rancho Mirage Municipal Code.

SECTION 3. CITY ATTORNEY REVIEW

That the City Attorney prepared and framed this Ordinance pursuant to Section 1.04.010 of the Municipal Code and finds that the City Council has the authority to adopt this Ordinance, that the Ordinance is constitutionally valid and that the Ordinance is consistent with the general power and purposes of the City as set forth in Section 1.04.031 of the Municipal Code.

SECTION 4. CEQA COMPLIANCE

That the City Council acting on behalf of the “Lead Agency,” under the California Environmental Quality Act (“CEQA”) and the CEQA Guidelines, on December 18, 2025 approved Resolution No. 2025-[NEXT IN ORDER], approving and adopting a mitigated negative declaration (the “MND”) and a mitigation monitoring and reporting program (“MMRP”) for the Project (Environmental Assessment Case No. EA21-0002), based upon its determination that mitigation measures imposed on the Project will avoid or mitigate impacts to a point where clearly no significant impacts on the environment would occur.

Section 5. **GOVERNMENT CODE SECTION 65867.5(b)**

That the City Council finds that the provisions of the Amendment are consistent with the City's General Plan.

Section 6. **SEVERABILITY**

That the City Council declares that, should any provision, section, paragraph, sentence or word of this Ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this Ordinance as hereby adopted shall remain in full force and effect.

SECTION 7. **GOVERNMENT CODE 66020 NOTICE**

That pursuant to Government Code section 66020(d)(1), notice is hereby given that the Proposed Project is subject to certain fees, dedications, reservations and other exactions as provided herein, in the staff report and conditions of approval (collectively, "Conditions"); and these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions, and that the applicant is hereby notified that the ninety-day approval period in which the applicant may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), has commenced upon the date of adoption of this Ordinance.

SECTION 8. **EFFECTIVE DATE OF ORDINANCE**

That this Ordinance shall take effect thirty (30) days after its second reading by the City Council.

SECTION 9. **EXECUTION AND EFFECTIVE DATE OF AMENDMENT**

That in accordance with Section 17.56.050 of the City's Municipal Code, the 10th Amendment shall not be executed by the City until on or after the effective date of the Ordinance.

SECTION 10. **REPEAL OF CONFLICTING PROVISIONS**

That all the provisions of the Rancho Mirage Municipal Code as heretofore adopted by the City of Rancho Mirage that are in conflict with the provisions of this ordinance are hereby repealed.

SECTION 11. **RECORDATION OF AMENDMENT**

That in accordance with Section 17.56.050 of the City's Municipal Code, the City Clerk is hereby directed to record the fully executed Amendment with the Riverside County Recorder no later than ten (10) days after its execution.

SECTION 12. **CERTIFICATION**

That the City Clerk shall certify to the passage of this Ordinance and shall cause the same to be published according to law.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

PASSED AND ADOPTED THIS _____ day of **_____**, 2025.

CITY OF RANCHO MIRAGE
CITY COUNCIL

_____
Lynn Mallotto
Mayor

ATTEST:

_____
Kristie Ramos, CMC
City Clerk

APPROVED AS TO FORM:

_____
Colin D. Kirkpatrick
City Attorney

EXHIBIT "A"

10th AMENDMENT TO DEVELOPMENT AGREEMENT
BY AND BETWEEN
THE CITY OF RANCHO MIRAGE
AND
NEWAGE RANCHO MIRAGE, LLC

(SEE ATTACHED)

RECORDING REQUESTED BY
CITY OF RANCHO MIRAGE

(Exempt from Recording Fees
Pursuant to Government Code
Section 27383 - Benefits City)

AND WHEN RECORDED MAIL TO:

CITY CLERK
CITY OF RANCHO MIRAGE
69-825 Highway 111
Rancho Mirage, CA 92270

SPACE ABOVE THIS LINE FOR RECORDERS USE

10TH AMENDMENT TO DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF RANCHO MIRAGE AND NEWAGE RANCHO MIRAGE, LLC

This 10th Amendment to the Development Agreement ("10th Amendment") is entered into this _____ day of _____, 2025, by and between the CITY OF RANCHO MIRAGE, a municipal corporation ("City"), and NEWAGE RANCHO MIRAGE, LLC, a California limited liability company ("Newage"), pursuant to the authority of Sections 65864 et seq. of the California Government Code and Chapter 17.56 of the Rancho Mirage Municipal Code.

R E C I T A L S:

WHEREAS, the City of Rancho Mirage ("City") is recognized as a charter city and a political subdivision of the State of California for certain purposes; and

WHEREAS, to strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted Section 65864 et seq. of the California Government Code (the "Development Agreement Statute"); and

WHEREAS, the Development Agreement Statute and the Rancho Mirage Municipal Code authorizes the City to enter into a property development agreement with any person or entity having a legal or equitable interest in real property for the development of such real property in order to establish certain development rights in the real property; and

WHEREAS, on or about August 5, 1983, the City and Federated Development Company ("Federated") entered into a Development Agreement ("Original Development Agreement") under the provisions of the Development Agreement Statute pertaining to the property described therein and which was recorded on November 29, 1983, as Instrument No. 247445, with the Riverside County Recorder's Office and which is hereby incorporated herein by this reference as though set forth at length; and

WHEREAS, in connection with the Original Development Agreement, Federated applied for and received approvals from the City for General Plan Amendment No. 83-84, Zone Change No. 83-82, Tentative Tract Map ("TTM") No. 19397, and "Conceptual Land Use Approval" in Land Use Case No. 83-P-145; and

WHEREAS, on or about August 22, 1985, the City and Federated amended the Original Development Agreement ("1st Amendment") pursuant to the Development Agreement Statute, to revise TTM No. 19397 and make associated changes to the "Conceptual Land Use Approval" in Land Use Case No. 83-P-145, which was recorded on February 10, 1986, as Instrument No. 31768 with the Riverside County Recorder's Office and which is hereby incorporated herein by this reference as though set forth at length; and

WHEREAS, on or about November 22, 1989, the City and Federated entered into a 2nd Amendment to the Original Development Agreement ("2nd Amendment") pursuant to the Development Agreement Statute, which was recorded on December 27, 1989, as Instrument No. 453119 with the Riverside County Recorder's Office and which is hereby incorporated herein by this reference as though set forth at length; and

WHEREAS, consistent with the 2nd Amendment, the City adopted a Specific Plan Overlay and amended the General Plan to permit property designated for general commercial use to be developed for "community centers, including specialty retail stores, offices and small high end department stores"; and

WHEREAS, portions of the Subject Property were acquired by MCO, with Federated retaining title to Lots 11, 12, 14, 48 and 50 of Tract Map No. 19397, and on or about June 6, 1991, the City consented to that certain Assignment and Assumption Agreement between Federated and MCO concerning certain rights and duties under the Original Development Agreement, the 1st Amendment and the 2nd Amendment and which is incorporated herein by this reference as though set forth at length; and

.

WHEREAS, on or about September 19, 1991, MCO, Federated and the City entered into a 3rd Amendment to the Original Development Agreement ("3rd Amendment") to substitute newly revised exhibits to the 2nd Amendment which was recorded on November 25, 1991, as Instrument No. 409130, with the Riverside County Recorder's Office and which is incorporated herein by this reference as though set forth at length; and

WHEREAS, on or about November 19, 1992, MCO, Federated and the City entered into a 4th Amendment to the Original Development Agreement ("4th Amendment") which was recorded on January 8, 1993, as Instrument No. 7776 with the Riverside County Recorder's Office and which is hereby incorporated herein by this reference as though set forth at length; and

WHEREAS, consistent with the 4th Amendment, MCO agreed to develop a certain portion of the Subject Property known as the "Villa Site" that would be operated under a condominium-hotel concept, whereby the units would be partially available for hotel rental, and the hotel facilities would be accessible to the condominium owners or users, in accordance with the zoning and development standards in effect City wide at the time of the issuance of the building permits for the Villa Site; and

WHEREAS, on or about November 30, 1995, certain property owned by MCO was transferred to FDC Real Estate ("FDC") pursuant to an Assignment of Rights under Development Agreement by Federated to FDC, with the City consenting to such assignment on December 7 1995, by approving a Consent to Assignment; and

WHEREAS, on or about June 19, 1997, MCO, FDC and the City entered into a 5th Amendment to Original Development Agreement ("5th Amendment"), which extended the Term of the Original Development Agreement to December 10, 2011, which was recorded on July 25, 1997, as Instrument No. 262788 with the Riverside County Recorder's Office and which is incorporated herein by this reference as though set forth at length; and

WHEREAS, or about November 2, 2000, MCO and the City entered into a 6th Amendment to Original Development Agreement ("6th Amendment") which added Tentative Tract Map No. 28741, a revision of Tentative Tract Map No. 24857. which was recorded on April 24, 2001, as Instrument No. 2001-173795, with the Riverside County Recorder's Office and which is incorporated herein by this reference as though set forth at length; and

WHEREAS, on or about December 2, 2000, MCO and FDC (which soon thereafter divested itself of all rights title and interest in the Project Site) and the City entered into a 7th Amendment to the Original Development Agreement ("7th Amendment") whereby MCO was permitted to elect in its sole discretion to proceed with development of certain portions of the Amended Tentative Tract Map No. 29389 which was recorded on April 24, 2001, as Instrument No. 2001-173794 with the Riverside County Recorder's Office and which is incorporated herein by this reference as though set forth at length; and

WHEREAS, on or about March 19, 2005, MCO and the City entered into an 8th Amendment to the Original Development Agreement ("Eight Amendment") whereby

MCO was provided with the opportunity to construct 138 two-story hotel villa units on the Villa Site which MCO could either retain or sell, in whole or subdivided, subject to certain restrictions on use and occupancy set forth in the 8th Amendment which was recorded on January 25, 2006, as Instrument No. 2006-0058746 with the Riverside County Recorder's Office and which is incorporated herein by this reference as though set forth at length; and

WHEREAS, on or about July 28, 2005, GENLB-Rancho ("GENLB") acquired a portion of the Subject Property from VA Rancho Mirage, L.P. ("Vail") which included the current site of the Hotel ("Hotel Site") formerly known as the "Lodge at Rancho Mirage" site, along with a portion of the Subject Property commonly referred to as the "Tennis Site"; and

WHEREAS, on or about July 28, 2005, the City consented to that certain Assignment and Assumption Agreement between Vail and GENLB with respect to the Hotel Site and the Tennis Site and concerning certain rights and duties under the Original Development Agreement as amended to date and which is hereby incorporated herein by this reference as though set forth at length; and

WHEREAS, on or about December 16, 2005, GENLB acquired the Villa Site from MCO; and

WHEREAS, on or about December 15, 2005, the City consented to that certain Assignment and Assumption Agreement between MCO and GENLB with respect to the Villa Site and concerning certain rights and duties under the Original Development Agreement as amended to date and which is hereby incorporated herein by this reference as though set forth at length; and

WHEREAS, on or about September 30, 2006, GENLB and the City entered into a 9th Amendment to the Original Development Agreement ("9th Amendment") which was recorded on October 27, 2006, as Instrument No. 2006- 0790342 with the Riverside County Recorder's Office and which is incorporated herein by this reference as though set forth at length; and

WHEREAS, Judi Bikulege, Vice President of GenLB, in a letter dated December 29, 2010, notified the City of GenLB's assignment of rights and obligations under the 9th Amendment to Rancho California Investments, LLC ("RCI"), an entity in which GenLB's principal shareholders retain a majority interest, and RCI's expressed assumption of the obligations of GenLB under the Ninth Amendment; and

WHEREAS, Sebastian Casano, Vice President of RCI, in a letter dated October 30, 2012, requested that the City consent to the assignment of the 9th Amendment to "Kam Sang Company Inc. or any of its affiliates, including Newage Rancho Mirage LLC

("Newage") conditioned upon the acquisition of the Project by Newage and the assumption by Newage of the obligations of RCI under the [Ninth Amendment]"; and

WHEREAS, pursuant to an Assignment and Assumption of Agreement GenLB had expressly assigned it rights and obligations under the Ninth Amendment to RCI and RCI has expressly assumed such rights and obligations; and

WHEREAS, on or around November 1, 2012, the City consented to that certain Consent to Assignment of 9th Amendment to Development Agreement, between RCI and Newage, concerning certain rights and duties under the Original Development Agreement, as amended to date, and which is hereby incorporated herein by this reference as though set forth at length; and

WHEREAS, Newage has proposed this 10th Amendment to the Original Development Agreement which includes the following: 1) Environmental Assessment Case Number EA21-0002 for the environmental review of the Project, which currently includes a proposed Mitigated Negative Declaration that includes Mitigation Measures for Biological Resources, Cultural Resources, Noise, Transportation, and Tribal Cultural Resources; 2) General Plan Zoning Map Amendment Case No. GPZMA21-0001 for a zone change from Mountain Reserve (MR) to Resort Hotel (Rs-H) for the Sky Mesa portion of the Project Site; 3) Development Agreement Case No. DA21-0002 for a 10th Amendment to the Original Development Agreement; 4) Tentative Parcel Map Case No. TPM23-0002 ("TPM38768") which is a parcel map for condominium purposes which establishes three parcels for the Hotel Site (excluding the Sky Mesa area) which include Parcel 1 (2.699 acres) for the existing Spa Suites Site, Parcel 2 (15.995 acres) for the Hotel Site, and Parcel 3 (11.873 acres) for an event space, parking structure, and 106 residential condominium units; and 5) Major Modification Case No. MOD21-0004 for the project entitlements which consist of 106 residential units that include 1 to 3 bedrooms, 23,843 square feet of event space, 6,273 square feet of restaurant, 5,513 square feet for amenities, a 381-space subterranean parking structure, and other recreational amenities; and

WHEREAS, based on the foregoing Recitals, the City has determined that this 10th Amendment is appropriate under the Development Agreement Statute and Chapter 17.56 of the Rancho Mirage Municipal Code; and

WHEREAS, this 10th Amendment is voluntarily entered into in consideration of the benefits to and the rights created in favor of each of the parties hereto and in reliance upon the various representations and warranties contained herein; and

WHEREAS, the application for this 10th Amendment was considered by the Planning Commission and the City Council at duly noticed public hearings in accordance with the Development Agreement Statute and Chapter 17.56 of the Rancho Mirage Municipal Code; and

WHEREAS, this 10th Amendment will eliminate uncertainty in planning for and securing orderly development of the Project and Project Site (as specifically described in this 10th Amendment below), assure progressive installation of necessary improvements, ensure attainment of the maximum effective utilization of resources within the City at the least economic cost to its citizens, and otherwise achieve the goals and purposes for which the Development Agreement Statute was enacted; and

WHEREAS, the City Council believes that such orderly development of the Project and Project Site will provide many public benefits to the City through the imposition of development standards and requirements under the provisions and conditions of this 10th Amendment, including, without limitation, the creation of job opportunities and additional tax revenue for the City's general fund; and

WHEREAS, it is the intent of the parties that all acts referred to in this 10th Amendment shall be accomplished in such a way as to fully comply with the California Environmental Quality Act (California Public Resources Code §21000 *et seq*.) ("CEQA") and the State CEQA Guidelines (California Code of Regulations, title 14, §15000 *et seq*.), as each is amended from time to time; and

WHEREAS, this 10th Amendment is made and entered into in consideration of the mutual covenants and in reliance upon the various representations and warranties contained herein.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties contained herein, the parties agree as follows:

A G R E E M E N T:

Section 1. Incorporation of Recitals. The foregoing recitals are incorporated into this 10th Amendment by this reference as though fully set forth herein.

Section 2. Effective Date. This 10th Amendment shall be effective upon the effective date ("Effective Date") of the ordinance enacting this 10th Amendment ("Enacting Ordinance").

Section 3. Project Site. The "Project Site" consists of the Subject Property as more particularly described in the Legal Description attached hereto as Exhibit A for the Hotel Site which includes the existing Spa Suites, Exhibit B for the Villas Site which includes the T-Wing and Hotel Villas, Exhibit C for the Tennis Site, and Exhibit D for the Sky Mesa Site.

Section 4. Project. The "Project" includes the following:

a) Development Agreement (Case No. DA21-0002) – For a 10th Amendment to the Original Development Agreement;

b) General Plan Zoning Map Amendment (Case No. GPZMA21-0001) – For a zone change from Mountain Reserve (MR) to Resort Hotel (Rs-H) for the Sky Mesa Site;

c) Tentative Parcel Map (TPM 38768) (Case No. TPM23-0002) – For a parcel map for condominium purposes to establish three separate parcels for the Project Site (excluding the Sky Mesa area) that includes Parcel 1 (2.699 acres) for the Spa Suites Site which is not subject to future development and remains subject to the terms and conditions of the 9th Amendment, unless modified under this 10th Amendment, Parcel 2 (15.995 acres) for the Hotel Site which is not subject to any further development and remains subject to the terms and conditions of the 9th Amendment, unless modified under this 10th Amendment, and Parcel 3 (11.873 acres) for the Villas Site (that includes the T-Wing and Hotel Villas) for the development of an 106 residential condominium units, an events space, a restaurant, a subterranean parking structure, and various amenities including recreational amenities, which shall be subject to the conditions of approval and all rights and privileges afforded to NEWAGE as successor in interest under Tract Map No. 34640, unless otherwise provided by this Tentative Parcel Map; and

d) Major Modification (MOD21-0004) for the requisite entitlements to permit Parcel 3 (Villas Site) to be developed with 106 residential units ranging in size from 1 to 3 bedrooms, 23,843 square feet of event space, a 6,273 square foot restaurant, 5,513 square feet of amenities, a 381-space subterranean parking structure, and various recreational amenities.

e) The Parties hereto understand and agree that notwithstanding anything to the contrary herein or in the Original Development Agreement, as previously amended, the Project, as defined herein, and associated entitlements and City approvals, shall supersede Tentative Tract Map 34640, Preliminary Development Plan Case No. PDP06001, and all related prior City approvals, as approved by City on or around, or prior to, August 3, 2006, with the exception of the Tennis Villa Units.

Section 5. Existing Hotel Units. This Section 5 (Existing Hotel Units) shall apply to the Existing Hotel, which contains 244 traditional hotel rooms/suites, as depicted in the Site Plan, attached hereto as Exhibit F.

(1) Upgrades and Renovations. NEWAGE shall have the right to upgrade and renovate the Hotel's existing rooms/suites, which may include combining individual rooms/suites into larger rooms/suites in order to assure increased room rates and long-term viability.

(2) Lock-Off Configurations. The Existing Hotel Units which have legally approved separate entrance/exit doors may be constructed in a “lock off” configuration to permit the unit to be rented as two separate units.

(3) Condo-Hotel Units, Fractionals and Timeshares Prohibited. None of the 244 Existing Hotel Units shall be marketed, used or sold as condo-hotel units, fractionals or timeshares.

Section 6. Condo-Hotel Units. In consideration for the approval of this 10th Amendment, NEWAGE agrees that the Project and Project Site shall be subject to and comply with the City’s condo-hotel regulations as set forth in Ordinance No. 932, attached hereto as Exhibit E, unless specifically provided otherwise in this 10th Amendment. Should there be any inconsistency or conflict between the development standards and limitations and restrictions set forth in Section 17.30.095 of the Municipal Code with respect to development, ownership and operation of condo-hotel units and the provisions specifically set forth in this 10th Amendment, the provisions set forth in this 10th Amendment shall prevail and be applied to the Project and Project Site.

For purposes of this section, “owner occupation” shall include the person or entity listed as the record owner of the condo-hotel unit and the owner’s spouse, by marriage or otherwise, domestic partner, child or stepchild, by natural birth or adoption, parent, brother, sister, half-brother, half-sister, parent-in-law, brother-in-law, sister-in-law, nephew, niece, aunt, uncle, first cousin, or any person denoted by the prefix "grand" or "great," or the spouse of any of these persons.

a) T-Wing Units. This Section shall apply to the 48 T-Wing Units currently depicted in the attached Site Plan, attached hereto as Exhibit F, as the Building A-1 Units.

(1) Condo-Hotel Units. The 48 T-Wing Units may, at NEWAGE’s option, be developed as condo-hotel units.

(2) Fractionals and Timeshares Prohibited. None of the T-Wing Units shall be marketed, used or sold as fractionals or timeshares.

(3) Lock-Off Configurations. The T-Wing Units which have two legally approved separate entrance/exit doors may be constructed in a “lock-off” configuration to permit the unit to be rented as two separate units.

(4) Owner’s Allowable Occupancy Period. The period of time an owner of a condo-hotel unit amongst the T-Wing Units (“T-Wing Allowable Occupancy Period”) may occupy his or her unit shall not exceed six (6) months, whether consecutive or non-consecutive periods of occupancy, per calendar year. This provision

shall replace and supersede any other restrictions or limitations on the maximum time of owner occupancy by an owner of a condo-hotel unit, including without limitation Section 1 (e) of the 8th Amendment.

(5) Additional Owner Occupancy Beyond Owner's Allowable Occupancy Period. Any condo-hotel owner shall have a right to rent its unit for additional personal occupancy beyond the Allowable Occupancy Period as set forth herein, provided that the owner pays transient occupancy taxes for each day the owner occupies its condo-hotel unit beyond the Allowable Occupancy Period, even if the period of owner occupation beyond the owner's allowable occupancy period exceeds 27 consecutive days, regardless of any restrictions that may be set forth in the City's transient occupancy tax regulations as codified from time to time in the Rancho Mirage Municipal Code. This provision shall also replace and supersede any other restrictions or limitations on the maximum time of owner occupancy by an owner of a condo-hotel unit, including without limitation Section 1 (e) of the 8th Amendment.

(6) Rental Availability. When a condo-hotel unit amongst the T-Wing Units is not occupied by the owner, unless it is unoccupied for maintenance or repair purposes, the condo-hotel unit shall be made available for transient rentals to the general public pursuant to the City's condo-hotel regulations as set forth in Ordinance No. 932, attached hereto as Exhibit E, unless otherwise provided in this 10th Amendment.

(7) Transient Occupancy Tax. When a condo-hotel unit amongst the T-Wing Units is used as a transient rental, it shall be subject to the payment of transient occupancy taxes in accordance with the City's transient occupancy tax regulations in effect at the time the transient occupancy tax is due and payable, with the caveat that transient occupancy taxes shall also apply to condo-hotel unit rentals for more than 27 consecutive days, regardless of any restrictions that may be set forth in the City's transient occupancy tax regulations as codified from time to time in the Rancho Mirage Municipal Code. However, whenever any condo-hotel unit is occupied by a non-owner during the owner's occupancy period via a condominium, condo-hotel or any other share, trading or exchange system or program, whether formally established or operated as a "Club" or by any other method or means, the City shall be entitled to receive 100 percent of the applicable transient occupancy tax for each day of occupancy by the non-owner based on the fair market value of the room rate that would otherwise be charged for the subject unit.

b) Hotel Villa Units. This Section shall apply to the 58 Hotel Villa Units currently depicted in the Site Plan, attached hereto as Exhibit F, as the Building B1 through B15 Units.

(1) Condo-Hotel Units. The Hotel Villa Units may, at NEWAGE's option, convert the existing hotel rooms/suites into condo-hotel units.

(2) Fractionals and Timeshares Prohibited. None of the Hotel Villa Units shall be marketed, used or sold as fractionals or timeshares.

(3) Owner's Allowable Occupancy Period. The period of time an owner of a condo-hotel unit amongst the Hotel Villa Units ("Hotel Villa Allowable Occupancy Period") may occupy his or her unit shall not exceed six (6) months, whether consecutive or non-consecutive periods of occupancy, per calendar year. This provision shall replace and supersede any other restrictions or limitations on the maximum time of owner occupancy by an owner of a condo-hotel unit, including without limitation Section 1 (e) of the 8th Amendment.

(4) Additional Owner Occupancy Beyond Owner's Allowable Occupancy Period. Any condo-hotel owner shall have a right to rent its unit for additional personal occupancy beyond the Allowable Occupancy Period as set forth herein, provided that the owner pays transient occupancy taxes to the City for each day the owner occupies its condo-hotel unit beyond the Allowable Occupancy Period, even if the period of owner occupation beyond the owner's allowable occupancy period exceeds 27 consecutive days, regardless of any restrictions that may be set forth in the City's transient occupancy tax regulations as codified from time to time in the Rancho Mirage Municipal Code. This provision shall replace and supersede any other restrictions or limitations on the maximum time of owner occupancy by an owner of a condo-hotel unit, including without limitation Section 1 (e) of the 8th Amendment.

(5) Rental Availability. When a condo-hotel unit amongst the Hotel Villa Units is not occupied by the owner, unless it is unoccupied for maintenance or repair purposes, the condo-hotel unit shall be made available for transient rentals to the general public pursuant to the City's condo-hotel regulations as set forth in Ordinance No. 932, attached hereto as Exhibit E, unless otherwise provided in this 10th Amendment.

(6) Transient Occupancy Tax. When a condo-hotel unit amongst the Hotel Villa Units is used as a transient rental, it shall be subject to the payment of transient occupancy taxes in accordance with the City's transient occupancy tax regulations in effect at the time the transient occupancy tax is due and payable, with the caveat that transient occupancy taxes shall also apply to condo-hotel unit rentals for more than 27 consecutive days, regardless of any restrictions that may be set forth in the City's transient occupancy tax regulations as codified from time to time in the Rancho Mirage Municipal Code. However, whenever any condo-hotel unit is occupied by a non-owner during the owner's occupancy period via a condominium, condo-hotel or any other share, trading or exchange system or program, whether formally established or operated as a "Club" or by any other method or means, the City shall be entitled to receive 100 percent of the applicable transient occupancy tax for each day of

occupancy by the non-owner based on the fair market value of the room rate that would otherwise be charged for the subject unit.

c) Tennis Villa Units. This Section shall apply to the 25 Tennis Villa Units currently depicted in the Site Plan, attached hereto as Exhibit F.

(1) Condo-Hotel Units. The 25 Tennis Villa Units may, at NEWAGE's option, be developed as condo-hotel units.

(2) Lock-Off Configurations. The Tennis Villa Units which have two legally approved separate entrance/exit doors may be constructed in a "lock off" configuration to permit the unit to be rented as two separate units.

(3) Fractionals and Timeshares Prohibited. None of the 25 Tennis Villa Units shall be marketed, used or sold as fractionals or timeshares.

(4) Owner's Allowable Occupancy Period. The period of time an owner of a condo-hotel unit amongst the Tennis Villa Units ("Tennis Villa Allowable Occupancy Period") may occupy his or her unit shall be six (6) months, whether consecutive or non-consecutive periods of occupancy, per calendar year. This provision shall replace and supersede any other restrictions or limitations on the maximum time of owner occupancy by an owner of a condo-hotel unit, including without limitation Section 1 (e) of the 8th Amendment.

(5) Additional Owner Occupancy Beyond Owner's Allowable Occupancy Period. Any condo-hotel owner shall have a right to rent its unit for additional personal occupancy beyond the Allowable Occupancy Period as set forth herein, provided that the owner pays transient occupancy taxes to the City for each day the owner occupies its condo-hotel unit beyond the Allowable Occupancy Period, even if the period of owner occupation beyond the owner's allowable occupancy period exceeds 27 consecutive days, regardless of any restrictions that may be set forth in the City's transient occupancy tax regulations as codified from time to time in the Rancho Mirage Municipal Code. This provision shall replace and supersede any other restrictions or limitations on the maximum time of owner occupancy by an owner of a condo-hotel unit, including without limitation Section 1 (e) of the 8th Amendment.

(6) Rental Availability. When a condo-hotel unit amongst the Tennis Villa Units is not occupied by the owner, unless it is unoccupied for maintenance or repair purposes, the condo-hotel unit shall be made available for transient rentals to the general public pursuant to the City's condo-hotel regulations as set forth in Ordinance No. 932, attached hereto as Exhibit E, unless otherwise provided in this 10th Amendment.

(7) Transient Occupancy Taxes. When a condo-hotel unit amongst the Tennis Villa Units is used as a transient rental, it shall be subject to the payment of transient occupancy taxes in accordance with the City's transient occupancy tax regulations in effect at the time the transient occupancy tax is due and payable, with the caveat that transient occupancy taxes shall also apply to condo-hotel unit rentals for more than 27 consecutive days, regardless of any restrictions that may be set forth in the City's transient occupancy tax regulations as codified from time to time in the Rancho Mirage Municipal Code. However, whenever any condo-hotel unit is occupied by a non-owner during the owner's occupancy period via a condominium, condo-hotel or any other share, trading or exchange system or program, whether formally established or operated as a "Club" or by any other method or means, the City shall be entitled to receive 100 percent of the applicable transient occupancy tax for each day of occupancy by the non-owner based on the fair market value of the room rate that would otherwise be charged for the subject unit.

d) Spa Suite Units. This section shall apply to the existing 16 Spa Suite Units which were constructed 2015, as depicted in the Site Plan, attached hereto as Exhibit F, as the Spa Building.

(1) Condo-Hotel Units. The Spa Suite Units may, at NEWAGE's option, be converted into condo-hotel units.

(2) Lock-Off Configurations. The Spa Suite Units which have two legally approved separate entrance/exit doors may be constructed in a "lock off" configuration to permit the unit to be rented as two separate units.

(3) Fractionals and Timeshares Prohibited. None of the Spa Suite Units shall be marketed, used or sold as fractionals or timeshares.

(4) Owner's Allowable Occupancy Period. The period of time an owner, other than the Existing Hotel's professional management entity/company, of a condo-hotel unit amongst the Spa Suite Units ("Spa Suite Allowable Occupancy Period") may occupy his or her unit shall be six months, whether consecutive or non-consecutive periods of occupancy, per calendar year, as permitted under the December 31, 2015, Addendum to the 9th Amendment. This provision shall replace and supersede any other restrictions or limitations on the maximum time of owner occupancy by an owner of a condo-hotel unit, including without limitation Section 1 (e) of the 8th Amendment.

(5) Additional Owner Occupancy Beyond Owner's Allowable Occupancy Period. Any condo-hotel owner, other than the Existing Hotel's professional management entity/company, shall have a right to rent its unit for additional personal occupancy beyond the Allowable Occupancy Period as set forth herein, provided that the owner pays transient occupancy taxes to the City for each day the owner occupies

its condo-hotel unit beyond the Allowable Occupancy Period, even if the period of owner occupation beyond the owner's allowable occupancy period exceeds 27 consecutive days, regardless of any restrictions that may be set forth in the City's transient occupancy tax regulations as codified from time to time in the Rancho Mirage Municipal Code. This provision shall replace and supersede any other restrictions or limitations on the maximum time of owner occupancy by an owner of a condo-hotel unit, including without limitation Section 1 (e) of the 8th Amendment.

(6) Rental Availability. When a condo-hotel unit amongst the Spa Suite Units is not occupied by the owner, unless it is unoccupied for maintenance or repair purposes, the condo-hotel unit shall be made available for transient rentals to the general public pursuant to the City's condo-hotel regulations as set forth in Ordinance No. 932, attached hereto as Exhibit E, unless otherwise provided in this 10th Amendment. Any condo-hotel units owned, in whole or in part by the Existing Hotel's professional management entity/company shall be made available for rent for transient occupancy for no more than twenty-seven consecutive days by any given transient, at all times regardless of whether the Existing Hotel or management entity/company would otherwise have occupancy rights as an owner under this section.

(7) Transient Occupancy Tax. When a condo-hotel unit amongst the Spa Suite Units is used as a transient rental, it shall be subject to the payment of transient occupancy taxes in accordance with the City's transient occupancy tax regulations in effect at the time the transient occupancy tax is due and payable, unless otherwise provided below, and with the caveat that transient occupancy taxes shall also apply to rentals for more than 27 consecutive days, regardless of any restrictions that may be set forth in the City's transient occupancy tax regulations as codified from time to time in the Rancho Mirage Municipal Code. However, whenever any condo-hotel unit is occupied by a non-owner during the owner's occupancy period via a condominium, condo-hotel or any other share, trading or exchange system or program, whether formally established or operated as a "Club" or by any other method or means, the City shall be entitled to receive 100 percent of the applicable transient occupancy tax for each day of occupancy by the non-owner based on the fair market value of the room rate that would otherwise be charged for the subject unit.

Section 7. Rental of Condo-Hotel Units. The rental of any condo-hotel units pursuant to the terms and provisions of this 10th Amendment shall not be considered as "short-term rentals" which are prohibited in the City per Section 17.30.270 Short-Term Rentals of the Rancho Mirage Municipal Code since the rental of units located within City-approved hotels shall not be considered short-term rentals.

Considering the foregoing, as a condition to renting out a condo-hotel unit, the owner of the condo-hotel unit shall enter into an agreement with the Existing Hotel's management entity/company which, at a minimum, shall provide that the management

entity/company will collect all transient occupancy taxes required on rentals of that owner's condo-hotel unit and manage all permissible rental operations. The Existing Hotel's management entity/company shall then be responsible for forwarding transient occupancy taxes to the City in accordance with the City's transient occupancy tax regulations as set forth in the Rancho Mirage Municipal Code and any related procedures and regulations in effect at the time the transient occupancy taxes are due and payable to the City, unless otherwise provide in this 10th Amendment. In addition, under no circumstances shall any owner of a condo-hotel unit or any other unit described in this 10th Amendment advertise or cause to be advertised the availability of any such units for transient purposes for any period of time. All advertisements shall be handled, managed and facilitated solely by the Existing Hotel's management entity/company and any such advertisements shall not refer to the any condo-units or any other units covered by this 10th Amendment as "short-term rentals." NEWAGE shall submit documents for recordation which clearly demonstrate the forgoing advertisement restrictions and obligations, subject to the reasonable satisfaction of City Attorney and City Engineer.

Section 8. Extension of Tentative Map. In accordance with Government Code Section 66452(a)(1), TPM38768 shall be extended for the greater period of (a) the term of this Agreement or (b) such maximum total time as is permitted in accordance with the State Subdivision Map Act (Government Code Sections 66410 *et seq*.) or Applicable Law.

Section 9. Operator. NEWAGE agrees that the Project shall be operated during the life of the Project as an establishment that: (a) reflects the characteristics of the ultimate in luxury and sophistication with first class accommodations, and (b) maintains physical attributes that are extraordinary in every manner, and (c) provides a level of service that is meticulous and exceeds all guests' expectations while maintaining an impeccable standard of excellence.

Section 10. Previous Amendments. Except as herein modified and amended, provisions of the Original Development Agreement, the 1st Amendment, the 2nd Amendment, the 3rd Amendment, the 4th Amendment, the 5th Amendment, the 6th Amendment, the 7th Amendment, the 8th Amendment and 9th Amendment, and any addenda thereto, are ratified, confirmed and remain in full force and effect as if set forth and reiterated herein verbatim.

Section 11. Term. The parties agree that the Term of this 10th Amendment shall be ten (10) years commencing on the Effective Date subject to the extension and early termination provisions described in this 10th Amendment and this Term shall only apply to the Project Site. Upon termination of this 10th Amendment, this 10th Amendment shall be deemed terminated and of no further force and effect without the need of further documentation from the parties hereto, provided, however, that this termination shall not affect any right or duty arising from the entitlements or approvals

for the Project Site or the financial obligations of NEWAGE or its assignees and successors in interest agreed to by the parties or approved concurrently with, or subsequent to, the Effective Date or as otherwise provided in this 10th Amendment.

Section 12. Cooperation by NEWAGE. NEWAGE will, in a timely manner, provide the City with all documents, applications, plans and other information necessary for the City to carry out its obligations hereunder, and cause NEWAGE's planners, engineers, and all other consultants to submit in a timely manner all required materials and documents, therefore. NEWAGE also shall apply in a timely manner for such other permits and approvals from other governmental or quasi-governmental agencies having jurisdiction over the Project Site as may be required for the development of, or provision of services to, the Project Site.

Section 13. Applicable Rules, Regulations and Policies. Except as otherwise provided in this 10th Amendment, the rules, regulations, and policies governing the use, density, intensity, design, improvement, construction, building and occupancy standards and specifications of the Project and Project Site shall be those rules, regulations, and policies in place at the time of the Effective Date. The City, however, shall be permitted to apply certain rules, regulations and policies enacted after the Effective Date to discretionary actions which are not part of the Project.

Section 14. Funding for Processing 10th Amendment and Entitlements Described Therein. The actual costs for all services provided by the City and its consultants for processing of this 10th Amendment and the entitlements described herein shall be paid by NEWAGE. All such processing costs shall not be the obligations of the City or any of its departments and divisions, and the City shall not be liable for any such costs form its general fund or any other fund. In addition, to the extent that City, on behalf of NEWAGE, attempts to enter into binding agreements with other entities in order to assure the availability of certain permits and approvals or services necessary for development of the Project Site as described in this 10th Amendment, NEWAGE shall reimburse City for all costs and expenses incurred in connection with seeking and entering into any such agreements. Any fees, assessments, or other amounts payable by City pursuant to any such agreements described herein shall be borne by NEWAGE except where NEWAGE has notified City in writing, prior to City entering into any such agreement, that it does not desire for City to execute said agreement.

Section 15. Processing Fees. NEWAGE shall pay all land use approvals, building permits or other similar permits, licenses or entitlements which are in force and effect on a City-wide basis at the time application is made for such permits, licenses, or entitlements at the time such fees are due and payable during the development process.

Section 16. Development Impact Fees. NEWAGE shall pay all development

impact fees that are designed to pay for new or expanded public facilities needed to serve, or to mitigate the adverse effects of, a given development project (including any species protection or habitat preservation or conservation mitigation fees) that are in effect at the time such fees are due and payable during the development process.

Section 17. Exactions. NEWAGE shall pay or provide, as the case may be, all exactions, in-lieu fees or payments, dedication or reservation requirements, obligations for on-site or off-site improvements, construction requirements for public improvements, facilities, or services required of the Project or Project Site, whether such requirements constitute subdivision improvements, mitigation measures in connection with environmental review, or impositions made under any applicable ordinance or other applicable regulation.

Section 18. Community Facilities District No. 1. NEWAGE acknowledges the existence of "Community Facilities District No. 1" which was created pursuant to the Mello-Roos Community Facilities Act, as set forth in Government Code section 53311 et seq. for the purpose of funding certain public safety services. If the Project and Project Site are currently subject to the assessments of Community Services District No. 1, NEWAGE voluntarily consents that it will not vote or otherwise support the dissolution of said District. In the event said District formally dissolves, NEWAGE shall consent to paying an in-lieu assessment in a manner and form, deemed acceptable by the City, as though the District had never dissolved. If, however, the Project or Project Site, or any portions thereof, are not currently subject to the assessments of Community Facilities District No. 1, NEWAGE voluntarily consents to take whatever affirmative action it needs to take on its part to ensure that the Project and Project Site, and all portions thereof, are subject to the assessments of the Community Facilities District No. 1, which includes without limitation, voting to annex to said District.

Section 19. Covenants Running With the Land and Constructive Notice. All of the terms, provisions, and obligations contained in this 10th Amendment shall be binding upon NEWAGE and its heirs, successors, and assigns, and all other persons or entities acquiring all or any portion of the Project Site or Project, or any interest therein, whether by operation of law or in any manner whatsoever, and the rights thereof shall inure to the benefit of the City and its successors and assigns. As such, all of the provisions of this 10th Amendment shall be enforceable as equitable servitudes and constitute covenants running with the land pursuant to applicable law, including but not limited to, Section 1468 of the Civil Code of the State of California. Notwithstanding the above, every person who now or hereafter owns or acquires any right, title or interest in or to any portion of the Project Site or Project shall be deemed to have consented and agreed to every provision contained in this 10th Amendment, whether or not any reference to this 10th Amendment is contained in the instrument by which such person acquired an interest in the Project Site.

Section 20. City's Obligations. The City shall approve the permits, licenses and other entitlements as describe in this 10th Amendment pursuant to the provisions contained herein.

Section 21. Periodic Review. The City shall conduct a review of this 10th Amendment as set forth as follows:

a) Annual Review. The City will review the extent of good faith compliance by NEWAGE with the terms of this 10th Amendment annually commencing on the first anniversary of the Effective Date of this 10th Amendment.

b) Notice. The City shall notify NEWAGE in writing of the date of review at least thirty (30) days prior thereto.

c) Good-faith Compliance. During each annual review, NEWAGE is required to demonstrate good faith compliance with the terms of this 10th Amendment.

d) Production of Documents and Other Evidence. NEWAGE agrees to furnish such reasonable evidence and adequate documentation of good faith compliance as the City, in the exercise of its reasonable discretion, may require.

e) Cost of Annual Review. The costs incurred by City in connection with the annual review shall be borne by NEWAGE.

Section 22. Relationship of Parties. It is specifically understood and agreed by and between the parties hereto that the development of the Project Site is a private development and that neither party is acting as the agent of the other in any respect hereunder. The City and NEWAGE also hereby renounce the existence of any form of joint venture or partnership between them, and agree that nothing contained herein or in any document executed in connection herewith shall be construed as making the City and NEWAGE joint venturers or partners.

Section 23. No Third Party Beneficiaries. The only parties to this 10th Amendment are NEWAGE and the City. There are no third party beneficiaries and this 10th Amendment is not intended, and shall not be construed, to benefit, or be enforceable by any other person whatsoever.

Section 24. Assignment. NEWAGE shall have the right to assign its rights and obligations under this 10th Amendment, by giving prior written notice to the City, to any entity in which the NEWAGE, or its principal shareholders, retain a majority ownership interest so long as such assignee expressly assumes the obligations of NEWAGE hereunder. Otherwise, NEWAGE may not assign all or any portion of its rights hereunder nor delegate all or any portion of its duties and obligations hereunder without the prior written consent of the City, which consent shall not be unreasonably withheld.

Section 25. Estoppel Certificate. For and in consideration of entering into this 10th Amendment, the parties hereto acknowledge the receipt of good and valuable consideration. This paragraph shall constitute an Estoppel Certificate and shall be an independent agreement among the parties which is intended to and shall survive any subsequent determination that this 10th Amendment is invalid for any reason, by a final court decision, having jurisdiction thereof. NEWAGE represents to the City that it has no actual knowledge of any Claims, as herein below defined, against City specifically pertaining to the matters set forth in the Original Development Agreement, the 1st Amendment, the 2nd Amendment, the 3rd Amendment, the 4th Amendment, the 5th Amendment, the 6th Amendment, the 7th Amendment, the 8th Amendment and this 10th Amendment. For purposes of this Section, "claims" are defined as all known claims, fees, demands, costs, damages, obligations, expenditures, remedies, liens, rights or arbitration, rights of action and/or causes of action, whether compensatory or punitive, legal or equitable. This estoppel certificate legally bars NEWAGE from filing claims of which it had actual knowledge at the time of the approval by the City of this 10th Amendment.

Section 26. Hold Harmless. NEWAGE hereby agrees to, and shall defend, save and hold City and its elected and appointed boards, commissions, officers, agents, and employees harmless from, any and all claims, costs and liability for any damages, personal injury or death, which may arise, directly or indirectly, from NEWAGE's or NEWAGE's contractors', subcontractors', agents or employees' operations under this 10th Amendment, whether such negligent operations be by NEWAGE or by any of NEWAGE's contractors, subcontractors, agents or employees.

Section 27. Indemnification. NEWAGE shall defend, indemnify and hold harmless City and its agents, officers and employees against and from any and all liabilities, demands, claims, actions or proceedings and costs and expenses incidental thereto (including costs of defense, settlement and reasonable attorneys' fees), which any or all of them may suffer, incur, be responsible for or pay out as a result of or in connection with any challenge to the legality, validity or adequacy of any of the following: (i) any prior agreements by and between City and NEWAGE and/or its predecessor(s) in interest; (ii) this 10th Amendment and the concurrent and subsequent permits, licenses and entitlements approved for the Project or Project Site; (iii) the environmental impact report prepared in connection with the development of any environmental determinations made by the City in connection with this agreement, the Project and/or Project Site; and (iii) the proceedings undertaken in connection with the adoption or approval of any of the above. In the event of any legal or equitable action or other proceeding instituted by any third party (including a governmental entity or official) challenging the validity of any provision of this 10th Amendment or any portion thereof as set forth herein, the parties shall mutually cooperate with each other in defense of said action or proceeding. Notwithstanding the above, the City, at is sole option, may tender the complete defense of any third party challenge as described herein. In the

event, the City elects to contract with special counsel to provide for such a defense, the City shall meet and confer with NEWAGE regarding the selection of counsel, and NEWAGE shall pay all costs related to retention of such counsel.

Section 28. Severability. If any term, provision, covenant or condition of this 10th Amendment is repealed by referendum or is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions, if any, of this 10th Amendment shall continue in full force and effect, unless enforcement of this 10th Amendment as so invalidated would be unreasonable or grossly inequitable under all the circumstances or would frustrate the purposes of this 10th Amendment.

Section 29. Singular and Plural; Gender; and Person. Except where the context requires otherwise, the singular of any word shall include the plural and vice versa, and pronouns inferring the masculine gender shall include the feminine gender and neuter, and vice versa, and a reference to "person" shall include, in addition to a natural person, any governmental entity and any partnership, corporation, joint venture or any other form of business entity.

Section 30. Time Is of the Essence. Time is of the essence of this 10th Amendment and of each and every term and condition hereof.

Section 31. Delays in Performance. In addition to any other provisions of this 10th Amendment with respect to delay, NEWAGE and City shall be excused for performance of their obligations hereunder during any period of delay caused by acts of God or civil commotion, major acts of terrorism occurring in the United States of America, riots, strikes, picketing, or other labor disputes, shortage of materials or supplies, or damage to or prevention of work in process by reason of fire, floods, earthquake, or other casualties, litigation, acts or neglect of the other party, or restrictions imposed or mandated by governmental or quasi-governmental entities, enactment of conflicting provisions of the Constitution or laws of the United States of America or the State of California or any codes, statutes, regulations or executive mandates promulgated thereunder. If written notice of such delay is given to either party within (30) days of the commencement of such delay, an extension of time for such cause shall be granted in writing for the period of the delay, or longer as may be mutually agreed upon.

Section 32. Events of Default. Subject to any extensions of time by mutual consent in writing, and subject to the provisions of Section 31 "Delays in Performance", the failure or unreasonable delay by either party to perform any material term or provision of this 10th Amendment for a period of thirty (30) days after the dispatch of a written notice of default from the other party shall constitute a default under this 10th Amendment. If the nature of the alleged default is such that it cannot reasonably be cured within such 30-day period, the commencement of the cure within such time period and the diligent prosecution to completion of the cure shall be deemed a cure within

such period. Any Notice of Default give hereunder shall specify in detail the nature of the alleged Event of Default and the manner in which such Event of Default may be satisfactorily cured in accordance with the terms and conditions of this 10th Amendment. During the time periods herein specified for cure of an Event of Default, the party charged therewith shall not be considered to be in default for purposes of termination of this 10th Amendment, institution of legal proceedings with respect thereto, or whether any further building permits shall be issued with respect to the Project Site.

Section 33. General Default Remedies. After notice and expiration of the 30-day period without cure, the non-defaulting party shall have such rights and remedies against the defaulting party as it may have at law or in equity, including, but not limited to, the right to terminate this 10th Amendment pursuant to Government Code Section 65868 or seek mandamus, specific performance, injunctive or declaratory relief. Any rights or remedies available to non-defaulting party under this 10th Amendment and any other rights or remedies that such party may have at law or in equity upon a default by the other party under this 10th Amendment shall be distinct and separate, providing the non-defaulting party with cumulative rights and remedies. None of such rights or remedies, whether or not exercised by the non-defaulting party, shall be deemed to exclude any other rights or remedies available to the non-defaulting party. The non-defaulting party may, in its discretion, exercise any and all of its rights and remedies, at once or in succession, at such time or times as the non-defaulting party considers appropriate.

Section 34. Legal Action; Attorneys' Fees. Either party may, in addition to any other rights or remedies, institute legal action to cure, correct or remedy a default, enforce any covenant or agreement herein, enjoin any threatened or attempted violation hereof, or enforce by specific performance the obligations and rights of the parties hereto. The prevailing party in any such action shall be entitled to its reasonable attorneys' fees and costs to be paid by the losing party.

Section 35. NEWAGE Default. No building permit shall be issued or building permit application accepted for any structure on the Project Site after NEWAGE is determined by City to be in default of the terms and conditions of this 10th Amendment until such default thereafter is cured by the NEWAGE or is waived by the City. If the City terminates this 10th Amendment because of NEWAGE's default, then the City shall retain any and all benefits, including money or land received by the City hereunder.

Section 36. Waiver. All waivers must be in writing to be effective or binding upon the waiving party, and no waiver shall be implied from any omission by a party to take any action with respect to an Event of Default. Failure by a party to insist upon the strict performance of any of the provisions of this 10th Amendment by the other party shall not constitute waiver of such party's right to demand strict compliance by the other party in the future. In addition, no express written waiver of any Event of Default shall

affect any other Event of Default, or cover any other period of time specified in such express waiver.

Section 37. Amendments. This 10th Amendment may be amended from time to time by mutual consent of the original parties or their successors in interest, with the City's costs payable by amendment applicants, in accordance with the provisions of Government Code Section 65867 and 65868 and the City's adopted procedures and requirements for the consideration of development agreements.

Section 38. Ambiguities or Uncertainties. The parties hereto have mutually negotiated the terms and conditions of this Development Agreement and each party received independent legal advice from its attorneys with respect to the advisability of executing this 10th Amendment and the meaning of the provisions contained herein. As such, this 10th Amendment is a product of the joint drafting efforts of both parties and neither party shall be deemed to have solely or independently prepared or framed this 10th Amendment. Therefore, any ambiguities or uncertainties are not to be construed against or in favor of either party.

Section 39. Applicable Law. This 10th Amendment shall be construed and enforced in accordance with the laws of the State of California.

Section 40. Nexus/Reasonable Relationship Challenges. NEWAGE consents to, and waives any rights it may have now or in the future to challenge the legal validity of, the conditions, requirements, policies or programs set forth in this 10th Amendment including, without limitation, any claim that they constitute an abuse of the police power, violate substantive due process, deny equal protection of the laws, effect a taking of property without payment of just compensation, or impose an unlawful tax.

Section 41. Civil Code Section 1542 Waiver. NEWAGE hereby waives any and all rights they or their successors and assigns may have under Article XIIIC or Article XIIID of the California Constitution and any and all rights they or their successors and assigns may have under any other applicable law to contest the fees, exactions and assessments and/or their amounts payable to the City under this 10th Amendment as follows:

> **In furtherance of the intentions of the parties to this 10th Amendment, NEWAGE with and under advice of counsel, hereby expressly waives any and all right and benefit conferred upon said parties by the provisions of Civil Code Section 1542, which provides as follows:**
>
> > **"A general release does not extend to claims which a creditor or releasing party does not know or suspect to**

exist in his or her favor at the time of executing the release and that, if known by him or her, would have materially affected his or her settlement with the debtor or released party."

NEWAGE further expressly waives any and all rights and benefits conferred upon NEWAGE by any provision of any other state, federal or local statute, code, ordinance or law similar to section 1542 of the Civil Code. NEWAGE expressly consents that the waiver of rights contained in the first paragraph shall be given full force and effect, according to the express terms and provisions of the instant waiver, to unknown and unsuspected claims, demands and causes of action, if any, arising out of or relating to the waiver of rights contained in this 10th Amendment.

Initials:
NEWAGE ____

Section 42. Venue. In the event that suit is brought by either party to this 10th Amendment, the parties agree that venue shall be exclusively vested in the State courts of the County of Riverside, California or where appropriate, in the United States District Court, Southern District of California, Riverside, California.

Section 43. No Damages Relief Against City. The parties acknowledge that the City would not have entered into this 10th Amendment had it been exposed to damage claims from NEWAGE for any breach thereof. As such, the parties agree that in no event shall NEWAGE be entitled to recover damages against City for breach of this 10th Amendment.

Section 44. Notices. Any notice or communication required hereunder between City or NEWAGE shall be in writing, and may be given either personally or by registered mail, return-receipt requested. Notice, whether given by registered mail or personal delivery, shall be deemed to have been given and received on the actual receipt by any of the addresses designated below as the party to whom notices are to be sent. Any party hereto may at any time, upon written notice to the other party hereto, designate any other address in substitution of the address to which such notice or communication shall be given. Such notices or communications shall be given to the parties at their addresses set forth below:

To City:

City of Rancho Mirage
69-825 Highway 111
Rancho Mirage, CA 92270
Attention: City Manager

To NEWAGE:

Newage Rancho Mirage LLC
c/o Kam Sang Co., Inc.
411 E Huntington Drive, Ste 305
Arcadia, CA 91006
Attention: Ronnie Lam

Section 45. Entire Agreement. The Original Development Agreement, the 1st Amendment, the 2nd Amendment, the 3rd Amendment, the 4th Amendment, the 5th Amendment, the 6th Amendment, the 7th Amendment, the 8th Amendment, the 9th Amendment and this 10th Amendment and the Exhibits attached thereto contain all the representations and the entire agreement between the parties with respect to the subject matter hereof. Except as otherwise specified in this 10th Amendment and the Exhibits attached hereto, any prior correspondence, memoranda, agreements (other than the Original Development Agreement and all subsequent amendments), warranties or representations are superseded in total by this 10th Amendment and Exhibits hereto.

Section 46. Recordation. In order to comply with Section 65868.5 of the Development Agreement Statute, the parties do hereby direct the City Clerk to cause a copy of this 10th Amendment to be recorded with the Riverside County Recorder's Office within ten (10) days after the Enacting Ordinance takes effect.

Section 47. Counterparts. This 10th Amendment may be executed in duplicate counterpart originals, each of which is deemed to be an original, and all of which when taken together shall constitute one and the same instrument.

[THIS PORTION LEFT BLANK INTENTIONALLY]

DRAFT

IN WITNESS WHEREOF, the parties hereto have caused this 10th Amendment to be executed as of the dates written above.

City of Rancho Mirage

By: _____
Lynn Mallotto
Mayor

ATTEST:

By: _____
Kristie Ramos
City Clerk

APPROVED AS TO FORM:

By: _____
Colin Kirkpatrick
City Attorney

NEWAGE-RANCHO, LLC., a Delaware limited liability company

By:_____

Its: _____

By:_____

Its: _____
Chief Financial Officer

APPROVED AS TO FORM:

By: _____
NEWAGE Attorney

DRAFT

EXHIBIT “A”

HOTEL, SPA & SPA SUITES SITE
LEGAL DESCRIPTION

LOTS 1 AND 2 OF TRACT MAP NO. 34640-1, AS SHOWN BY MAP ON FILE IN BOOK 443, PAGES 11 THROUGH 16, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 689-330-031; 689-330-032; 689-330-034

DRAFT

EXHIBIT "B"

VILLA SITE
LEGAL DESCRIPTION

LOTS 50 AND 51 OF TRACT MAP NO. 19397, AS SHOWN BY MAP ON FILE IN BOOK 160, PAGES 64 THROUGH 77, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 689-330-026; 689-330-028

DRAFT

EXHIBIT “C”

TENNIS SITE
LEGAL DESCRIPTION

LOT 48 OF TRACT MAP NO. 19397, AS SHOWN BY MAP ON FILE IN BOOK 160, PAGE 64, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 689-330-011

DRAFT

EXHIBIT “D”

SKY MESA SITE
LEGAL DESCRIPTION

Parcel No. 4, of Parcel Map No. 11913, in the County of Riverside, State of California, as per Map recorded in Book 53 of Parcel Maps, Pages 18 and 19, Records of said County.

Excepting therefrom any portion thereof lying within Tract No. 19397 as shown by Map on file in Book 160, Pages 64 through 77 of Maps, Records of Riverside County, California.

Also excepting therefrom any portion thereof lying within Parcel Map No. 24865 on file in Book 182, Pages 35 through 37 of Parcel Maps, Records of Riverside County, California.

Also excepting therefrom any portion thereof lying within Tract No. 2864 as shown by Map on file in Book 51, Pages 82 through 86 of Maps, Records of Riverside County, California.

Also excepting therefrom that portion conveyed to the City of Rancho Mirage, a Municipal Corporation by Documents recorded July 23, 1986 as Instrument Nos. 172881 and 172882 and recorded December 27, 1989 as Instrument Nos. 453114, 453116 and 453118, all Official Records of Riverside County, California.

Also excepting therefrom that portion conveyed to the Coachella Valley County Water District by Instrument recorded April 22, 1975 as Instrument No. 1975-45742 of Official Records of Riverside County, California.

Also excepting therefrom that portion conveyed to the City of Rancho Mirage, a Municipal corporation by Deed recorded October 28, 1976 as Instrument No. 165432 Official Records of Riverside County, California.

APN: 689-020-012; 689-020-014

DRAFT

EXHIBIT “E”

CONDO-HOTEL
ORDINANCE NO. 932

(SEE ATTACHED)

DRAFT

ORDINANCE NO. 932

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO MIRAGE AMENDING RANCHO MIRAGE MUNICIPAL CODE TO INCLUDE DEVELOPMENT AND USE REGULATIONS REGARDING CONDO-HOTEL PROJECTS

WHEREAS, there has been a recent increase in the popularity of the development of and/or use of condo-hotel projects among individual and business investors, national and international hotel corporations, business travelers, members of the vacationing public and developers; and

WHEREAS, this increase in popularity has created a need for specific regulations to govern the development and operation of condo-hotel projects to ensure that such projects are developed and operated in a manner that not only effectively mitigate the impacts such projects will have on surrounding land uses and traffic circulation, but also enhances the City's ability to adequately provide for the public service needs of the owners and guests of condo-hotel units and the general public; and

WHEREAS, the potential conversion of existing revenue-producing lodging establishments in the City to condo-hotel projects may result in diminished revenue to the City's general fund that is used to pay for many general municipal services demanded of the City's residents, businesses, and transient guests of the City's many lodging establishments unless the City adopts development and operational standards regulating condo-hotel projects that are necessary for ensuring that such projects enhance rather than diminish the City's ability to continue providing optimal municipal services; and

WHEREAS, the City desires to enhance rather than diminish the provision of general municipal services to its residents, businesses and transient guests of the City's many lodging establishments now and in the future while promoting development that will result in attracting and encouraging the development of additional revenue-producing business activities to the City; and

WHEREAS, the changing hotel market throughout the country has created a demand for condo-hotel projects; and

WHEREAS, the City desires to enhance its opportunities in attracting new resort hotel development to meet the demands of the changing tourist trade while at the same time increasing revenue for general municipal services.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO MIRAGE DOES ORDAIN AS FOLLOWS:

Section 1. TITLE

This ordinance shall be known as the "Condo-Hotel Ordinance."

Section 2. PURPOSE AND INTENT

The purpose and intent of this Ordinance is to ensure that the development of condo-hotel projects in the City does not detrimentally impact surrounding uses and that such development provides opportunities for the City to enhance its abilities to provide optimal municipal services not only to the prospective owners and users of condo-hotel units, but also to the general public.

Section 3. AMENDMENT TO SECTION 17.90.020" DEFINITIONS OF SPECIALIZED TERMS AND PHRASES"

Section 17.90.020 of Chapter 17.90 "Definitions" of Title 17 "Zoning" is hereby amended as follows:

"Condo-hotel project" shall mean a project which is operated to meet the definition of a hotel, containing condominiums, ownership of which may be structured as whole ownership condominiums, fractional ownership with no more than 12 fractional shares per unit, or other ownership/financing arrangement deemed by the City Council to be similar in function and/or operation, but shall not include timeshares.

Section 4. AMENDMENT TO SECTION 17.10.010 "PURPOSE"

Paragraph B "Individual Zoning Districts" of Section 17.10.010 of Chapter 17.10 "Commercial and Industrial Districts" of Title 17 "Zoning" is hereby amended as follows:

6. Rs-H (Resort Hotel) Zone. The Rs-H zoning district is applied to areas appropriate for hotels and destination resorts, ***including condo-hotel projects,*** with limited ancillary commercial uses, including restaurants and health spas that directly support the primary use. The Rs-H zoning district is consistent with the resort hotel land use designation of the general plan; and

Section 5. **AMENDMENT TO SECTION 17.10.012 "ALLOWABLE COMMERCIAL AND INDUSTRIAL ZONE USES, PERMIT REQUIREMENTS AND PROJECT REVIEW AUTHORITY"**

Table 2-4 "Allowable Uses and Permit Requirements for Commercial and Industrial Zoning Districts" of Section 17.10.012 of Chapter 17.10 "Commercial and Industrial Districts" shall be amended to reflect that condo-hotel projects shall only be permitted in the Resort Hotel "Rs-H" District by a Development Permit Plan and a Development Agreement, when one is required, which shall all be subject to the final review authority of the City Council.

Section 6. **AMENDMENT TO SECTION 16.06.010 "DEFINITIONS"**

Section 16.06.010 of Chapter 16.06 "Definitions" of Title 16 "Subdivisions" shall be amended as follows:

9. "Condominium" means an estate in real property consisting of an undivided interest in common in a portion of a parcel together with a separate interest in space in a residential or commercial building on the real property, such as an apartment, residence, office, ***condo-hotel unit*** or store. Furthermore, a condominium may include a separate interest in other portions of the real property.

Section 7. **AMENDMENT TO CHAPTER 17.30 "STANDARDS FOR SPECIFIC LAND USES"**

Chapter 17.30 "Standard for Specific Land Uses" shall be amended as follows:

17.30.095 Condo-Hotel projects.

A. Development Standards. The development standards applicable to Resort Hotels shall apply to all condo-hotel projects, unless otherwise provided

in this chapter or pursuant to a development agreement.

B. *Conversions. No existing hotel room or existing hotel facility or structure shall be converted to condo-hotel status unless otherwise permitted pursuant to a development agreement.*

C. *Owner and Occupancy Restrictions. The following occupancy restrictions shall apply to all condo-hotel projects:*

1. *The number of units of a condo-hotel project that may be condo-hotel units shall be limited to no more than ten (10)percent of the project's total sum of condo-hotel units and hotel rooms combined unless otherwise permitted pursuant to a development agreement.*

2. *Each owner of a condo-hotel unit and each individual fractional owner of a condo-hotel unit shall be limited to using or occupying any given unit owned by said owner for no more than twenty-seven (27) days per calendar year unless otherwise permitted pursuant to a development agreement. Owners may assign their use and occupancy rights to a third party subject to the City's transient occupancy tax regulations unless otherwise provided pursuant to a development agreement.*

3. *Outside the owner occupancy periods, a condo-hotel unit shall be made available for transient occupancy purposes for no more than 27 consecutive days by any given transient.*

D. *Collection of Transient Occupancy Taxes. The following provisions shall apply to all condo-hotel projects:*

1. *Each owner of a condo-hotel unit shall enter into an agreement with a professional hotel management entity/company which, at a minimum, provides that the management*

entity/company will collect all transient occupancy taxes required on rentals of that owner's unit, outside the owner occupancy periods, whether or not such rentals are handled by said management entity/company. The management entity/company shall then be responsible for forwarding transient occupancy taxes to the City in accordance with the City's transient occupancy tax regulations.

(a) Any condo-hotel units owned, in whole or in part by the parent hotel or professional management entity/company shall be made available for rent for transient occupancy for no more than 27 consecutive days by any given transient, at all times regardless of whether the hotel or management entity/company would otherwise have occupancy rights as an owner under this section.

2. The professional management entity/company designated to collect transient occupancy taxes pursuant to this section must have at least five (5) consecutive years of experience, meeting the First Class Hotel Standards and have no fewer than ten (10) other properties (each in separate cities, or distinct and separate projects in any given city, nationally or internationally) under current management unless otherwise provided pursuant to a development agreement.

Section 8. EFFECTIVE DATE

This ordinance shall take effect thirty (30) days after its second reading.

Section 9. CERTIFICATION

The City Clerk shall certify to the passage of this ordinance and shall cause the same to be published according to law.

PASSED AND ADOPTED THIS 20TH day of July, 2006.

CITY OF RANCHO MIRAGE
CITY COUNCIL

Richard W. Kite
Mayor

ATTEST:

Elena Keeran
City Clerk

APPROVED AS TO FORM:

Steven Quintanilla
City Attorney

ORDINANCE CERTIFICATION

I, Elena Keeran, City Clerk of the City of Rancho Mirage, California, do hereby certify under penalty of perjury, that the foregoing Ordinance No. 932 was introduced by first reading at a meeting of the City Council held July 6, 2006, by the following vote:

AYES: MEEPOS, MOLLER, SEMAN, HOBART, KITE
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

Ordinance No. 932 was adopted at a regular meeting of the City Council held on July 20, 2006 by the following vote:

AYES: MEEPOS, MOLLER, SEMAN, HOBART, KITE
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

I further certify that I have caused the Ordinance to be posted and/or published as required by law (GC Sect. 36933).

Elena Keeran

ELENA KEERAN, CMC
CITY CLERK

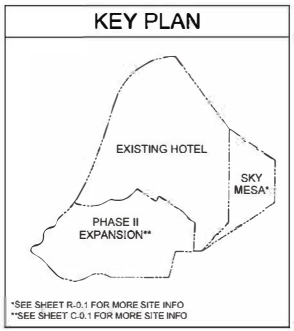
EXHIBIT "F"

SITE PLAN

(SEE ATTACHED)

DRAFT





THE RITZ-CARLTON RESIDENCES, RANCHO MIRAGE

OVERALL SITE PLAN A-0.2

NOT TO SCALE

Ritz Carlton
February 15, 2023

LCRA





The Lodge at Rancho Mirage

Rancho Mirage, California



Gencom GROUP

Context Site Plan

TENNIS VILLAS

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

On _____ before me, _____, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under Penalty of Perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal. (Seal)

Signature_____.

DRAFT

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

On _____ before me, _____, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under Penalty of Perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal. (Seal)

Signature_____.

DRAFT

City Council Staff Report

December 18, 2025, Regular City Council Meeting Minutes

DATE	ITEM #
January 15, 2026	CONSENT CALENDAR - 5C.
Presented To	**Presented By**
Mayor and City Council	Kristie Ramos, City Clerk

RECOMMENDED ACTION

Approve the December 18, 2025, Regular City Council Meeting Minutes as presented.

Attachments

Attachment 1 - Draft 12/18/2025 Regular City Council Meeting Minutes

Mayor Mallotto
Mayor Pro Tem O'Keefe
Council Member Downs
Council Member Fromberg Edelstein
Council Member Weill

REGULAR MEETING OF THE RANCHO MIRAGE CITY COUNCIL AND COMMUNITY SERVICES DISTRICT, ENERGY AUTHORITY, HOUSING AUTHORITY, JOINT POWERS FINANCE AUTHORITY, LIBRARY AND OBSERVATORY, AND REDEVELOPMENT SUCCESSOR AGENCY BOARDS

69-825 Highway 111, Rancho Mirage, CA 92270

Thursday, December 18, 2025, 1:00 PM

DRAFT MINUTES

1. GENERAL

1.A. Call to Order

Mayor Mallotto called the meeting to order at 1:01 P.M.

1.B. Flag Salute

Mayor Pro Tem O'Keefe led the flag salute.

1.C. Roll Call: Downs, Fromberg Edelstein, Weill, O'Keefe, Mallotto

All City Council Members were present.

2. PRESENTATIONS

2.A. Rancho Mirage Chamber of Commerce Business Update

Rancho Mirage Chamber of Commerce Board Members Nicole Kent and David Kowalczyk provided an update on the Chamber. Mr. Kowalczyk also provided an update on Eisenhower Health.

3. COUNCIL MEMBER COMMENTS/REPORTS

Council Member Fromberg Edelstein spoke regarding recent local menorah lightings and the importance of peaceful celebrations.

Council Member Weill expressed appreciation to The Ritz-Carlton Rancho Mirage, The River at Rancho Mirage shopping center, and the Rancho Mirage Chamber of Commerce for their exceptional contributions by way of civic and holiday events.

Council Member Downs spoke of the importance of the City celebrating Pride month. He also commented on

recent holiday events he attended and presented related photos.

Mayor Pro Tem O'Keefe announced that the Coachella Valley Animal Shelter was holding a free adoption event. He reminded everyone that Rancho Mirage was welcoming to all, where people should feel safe and accepted. He spoke of the ways the City recognized and supported the LGBTQ+ community. He also noted the importance of friendship, community, family, empathy, generosity, understanding, personal growth, music, art, and nature.

Mayor Mallotto spoke of the various ways the City supported its residents' quality of life. She also commented on the importance of supporting one another.

4. CITY MANAGER COMMENTS/REPORTS

Isaiah Hagerman, City Manager, thanked City staff for their efforts over the past year. He also expressed gratitude for the City's public safety personnel.

5. CONSENT CALENDAR (A-G)

Isaiah Hagerman presented the Consent Calendar items.

MOVED/SECONDED BY DOWNS/WEILL TO APPROVE THE CONSENT CALENDAR AS PRESENTED. MOTION CARRIED 5/0.

5.A. Waive Full Reading of Any Ordinance Introduced or Adopted Pursuant to this Agenda

5.B. December 4, 2025, Regular City Council Meeting Minutes

— RECOMMENDED ACTION: Approve the December 4, 2025, Regular City Council Meeting Minutes as presented.

5.C. 2025 Building Code Adoption

— RECOMMENDED ACTION: 1) Adopt Ordinance No. 1227, 2nd Reading, Amending Chapter 15.02 “Adopted California and Uniform Codes” of Title 15 “Buildings and Construction” of the Rancho Mirage Municipal Code to Adopt the 2025 California Energy Code, 2025 California Historical Building Code, 2025 California Existing Building Code, and 2025 California Green Building Standards Code; 2) Adopt Ordinance No. 1228, 2nd Reading, Amending Chapter 15.04 “California Building Code, 2022 Edition” of Title 15 “Buildings and Construction” of the Rancho Mirage Municipal Code to Adopt the 2025 California Building Code; 3) Adopt Ordinance No. 1229, 2nd Reading, Amending Chapter 15.08 “California Mechanical Code, 2022 Edition and California Plumbing Code, 2022 Edition” and adding Chapter 15.06 “California Plumbing Code, 2025 Edition” to Title 15 “Buildings and Construction” of the Rancho Mirage Municipal Code to Adopt the 2025 California Mechanical Code and 2025 California Plumbing Code; 4) Adopt Ordinance No. 1230, 2nd Reading, Amending Chapter 15.10 “California Electrical Code, 2022 Edition” of Title 15 “Buildings and Construction” of the Rancho Mirage Municipal Code to Adopt the 2025 California Electrical Code; 5) Adopt Ordinance No. 1231, 2nd Reading, Amending Chapter 15.14 “California Residential Code, 2022 Edition” to Title 15 “Buildings and Construction” of the Rancho Mirage Municipal Code to Adopt the 2025 California Residential Code; and, 6) Adopt Ordinance No. 1232, 2nd Reading, Repealing and Replacing Chapter 15.12 “2022 California Fire Code” and adding Chapter 15.13 “California Wildland-Urban Interface Code ,2025 Edition to Title 15 “Buildings and Construction” of the Rancho Mirage Municipal Code to Adopt the 2025 California Fire Code.

5.D. Final Parcel Map No. 38844 (Skilled Nursing Facility). Location: Bob Hope Drive, Between Gerald Ford Drive and Via Marta

— RECOMMENDED ACTION: Approve Final Parcel Map No. 38844, subject to final review and approval by the City Manager, in consultation with the City Attorney.

5.E. Extension of Completion Date for Parcel Map No. 38315 (Palomino Four). Location: Northwest Corner of Palomino Lane and Cypress Lane

— RECOMMENDED ACTION: Authorize an Amendment to the Subdivision Improvement Agreement, which provides for the extension of the completion date for Parcel Map No. 38315 until December 7, 2026.

5.F. Contracts

— RECOMMENDED ACTION: Approve the terms of the contracts as presented and authorize the City Manager to execute the subject contracts.

5.G. Demands

— RECOMMENDED ACTION: Approve the demands as presented.

6. PUBLIC HEARINGS

6.A. Environmental Assessment Case No. EA21-0002, General Plan Zoning Map Amendment Case No. GPZMA21-0001, Development Agreement Amendment Case No. DA21-0002, Major Modification Case No. MOD21-0004, & Tentative Parcel Map Case Number TPM23-0002 (TPM38768) - Ritz Carlton Rancho Mirage. Applicant: Kam Sang Company on Behalf of Newage Rancho Mirage LLC/ Ritz Carlton. Consideration to Construct the Ritz Carlton Residences which is a Modification to Previously Approved Entitlements Consisting of 106 Condo Units; Event Space and Room for Amenities; Subterranean Parking Structure; and Additional Residential Parking Spaces. Additionally, a Newly Proposed Sky Mesa Recreational Area will Include a Restaurant, Additional Lawn Event Space and Pool Area. The 35.07 Acre Project Site (Excluding Previously Approved Tennis Villas Site (7.96 Acres on APN: 689-330-011)) Occurs Along Frank Sinatra Drive (68900 Frank Sinatra Drive) Approximately 0.85 Miles Southwest of the Intersection with Highway 111 Within the City of Rancho Mirage (APNs: 689-330-026, -028, -031, -032, -034; 689-020-012, -014; & 689-331-001, -018)

— RECOMMENDED ACTION: 1) Adopt Resolution No. 2025-(Next-in-Order), Approving the Mitigation Monitoring and Reporting Program and Mitigated Negative Declaration (SCH# 2024030267) for the Proposed Project Based on Environmental Assessment Case No. EA21-0002; 2) Adopt Resolution No. 2025-(Next-in-Order), Approving General Plan Zoning Map Amendment (GPZMA21-0001), Tentative Parcel Map Case No. TPM23-0002, & Major Modification Case No. MOD21-0004; and 3) Introduce Ordinance No. (Next-in-Order), 1st Reading, Approving Development Agreement Amendment (DA21-0002).

Ben Torres, Planning Manager, presented the staff report.

Isaiah Hagerman, City Manager, addressed concerns raised by neighboring property owners; specifically, construction hours, use of the emergency access road for construction traffic, pedestrians walking on the roadway, the possible addition of a bicycle lane on Frank Sinatra Drive, and impact to existing views.

The following individuals provided public testimony: Bruce Bauer, Halil Nalci, Nicole Kent, Sal Amezquita, Richard Zacky, Andy Gladstein, and Michael Harrington.

Ronnie Lam, Applicant, highlighted the history and current status of the project.

The following individuals provided public testimony: Tom Richards and Claudia Padilla.

John Hicks, Project Manager, provided an overview of the project.

The following individual provided public testimony: Omar Cobian (Western States Regional Council of Carpenters).

A discussion ensued.

MOVED/SECONDED BY WEILL/DOWNS TO:

1. **ADOPT RESOLUTION NO. 2025-47, APPROVING THE MITIGATION MONITORING AND REPORTING PROGRAM AND MITIGATED NEGATIVE DECLARATION (SCH# 2024030267) FOR THE PROPOSED PROJECT BASED ON ENVIRONMENTAL ASSESSMENT CASE NO. EA21-0002;**
2. **ADOPT RESOLUTION NO. 2025-48, APPROVING GENERAL PLAN ZONING MAP AMENDMENT (GPZMA21-0001), TENTATIVE PARCEL MAP CASE NO. TPM23-0002, & MAJOR MODIFICATION CASE NO. MOD21-0004;**
3. **INTRODUCE ORDINANCE NO. 1233, 1ST READING, APPROVING DEVELOPMENT AGREEMENT AMENDMENT (DA21-0002); AND**
4. **ADD THE TWO FOLLOWING CONDITIONS OF APPROVAL, AS RECOMMENDED BY STAFF:**
    - **CONSTRUCTION HOURS SHALL BE LIMITED TO 8:00 A.M. TO 6:00 P.M.**
    - **DEVELOPER SHALL REIMBURSE THE CITY AN AMOUNT DEEMED APPROPRIATE NOT TO EXCEED 50 PERCENT TOTAL COST OF PROJECT FOR THE DESIGN AND INSTALLATION OF A BUFFERED SHARED USE PATH ALONG THE DOWNWARD SIDE OF FRANK SINATRA DRIVE FROM MIRADA ESTATES TO HIGHWAY 111 TO ACCOMMODATE PEDESTRIAN AND BICYCLE USE, SUBJECT TO ENGINEER AND PUBLIC WORKS DIRECTOR APPROVAL**

MOTION CARRIED 5/0.

7. ACTION CALENDAR

7.A. Intention to Annex Territory Comprising 5.04 Acres to Community Facilities District No. 1 in Connection with Tentative Tract Map No. TTM 38447. Location: Southwest Corner of Via Florencia and Via Josefina

— RECOMMENDED ACTION: Adopt Resolution No. 2025-(Next-in-Order), Declaring the City's Intention to Annex Territory to Community Facilities District No. 1 and to Levy a Special Tax therein for Additional Police and Fire Services, Preliminarily Approve a Map of the Area Proposed to be Annexed, and Schedule a Public Hearing to Consider the Annexation and the Levy of the Special Tax for Annexation No. 203.

Jacob De La Cruz, Financial Analyst, presented the staff report.

MOVED/SECONDED BY FROMBERG EDLELSTEIN/O'KEEFE TO ADOPT RESOLUTION NO. 2025-49, DECLARING THE CITY'S INTENTION TO ANNEX TERRITORY TO COMMUNITY FACILITIES DISTRICT NO. 1 AND TO LEVY A SPECIAL TAX THEREIN FOR ADDITIONAL POLICE AND FIRE SERVICES, PRELIMINARILY APPROVE A MAP OF THE AREA PROPOSED TO BE ANNEXED, AND SCHEDULE A PUBLIC HEARING TO CONSIDER THE ANNEXATION AND THE LEVY OF THE SPECIAL TAX FOR ANNEXATION NO. 203. MOTION CARRIED 5/0.

8. NON-AGENDA PUBLIC COMMENTS

The following individuals provided non-agenda public comments: Wally Melendez and Susan Ragsdale.

9. CLOSED SESSION

9.A. Closed Session Agenda

— 1. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION Pursuant to Government Code Section 54956.9(d)(1). Case name unspecified since disclosure may jeopardize existing settlement negotiations.

Colin Kirkpatrick, City Attorney, announced that the City Council would recess to Closed Session to confer with legal counsel regarding one existing litigation item, pursuant to Government Code Section 54956.9(d)(1), with the case name being unspecified since disclosure may jeopardize existing settlement negotiations.

9.B. Recess to Closed Session

Mayor Mallotto recessed the meeting to Closed Session at 2:55 P.M.

9.C. Reconvene Open Session

Mayor Mallotto reconvened the meeting at 3:24 P.M., with Council Member Downs, Council Member Weill, Mayor Pro Tem O'Keefe, and Mayor Mallotto in attendance.

9.D. Closed Session Announcements

Colin Kirkpatrick, City Attorney, announced that no reportable action was taken during Closed Session.

10. ADJOURNMENT

Mayor Mallotto adjourned the meeting at 3:25 P.M.

Date Approved by City Council:

City Council Staff Report

Calendar Year 2026 Salary Schedule

DATE	ITEM #
January 15, 2026	CONSENT CALENDAR - 5D.
Presented To	**Presented By**
Mayor and City Council	Joseph Carpenter, Assistant Director of Administrative Services

RECOMMENDED ACTION

Adopt Resolution No. 2026-(Next-in-Order), Approving the Updated Calendar Year 2026 Salary Schedule to Comply with California Public Employee's Retirement System (CalPERS) Statutory and Regulatory Requirements for Compensation Earnable and Publicly Available Pay Schedules.

DISCUSSION

On January 8, 2020, CalPERS issued Circular Letter 200-003-20, clarifying that salary schedules must comply with Government Code Section 20636 and CCR Section 570.5. The City must comply with the compensation earnable provisions and corresponding regulations of the Public Employee's Retirement Law. Where employers fail to comply, CalPERS will be unable to use such pay amounts when calculating members' retirement benefits.

To comply with said codes, salary schedules need to meet the following requirements:

1. Have been duly approved and adopted by the employer's governing body in accordance with requirements of applicable public meetings laws;
2. Identifies the position title for every employee position;
3. Shows the payrate for each identified position, which may be stated as a single amount or as multiple amounts within a range;
4. Indicates the time base, including, but not limited to, whether the time base is hourly, daily, bi-weekly, monthly, bi-monthly, or annually;
5. Is posted at the office of the employer or immediately accessible and available for public review from the employer during normal business hours or posted on the employer's internet website;
6. Indicates an effective date and date of any revisions;
7. Is retained by the employer and available for public inspection for not less than five years; and
8. Does not reference another document in lieu of disclosing the payrate.

All eight (8) requirements must be met for CalPERS to approve the pay amount as payrate and reportable compensation earnable.

The salary schedule included as Exhibit A to the Resolution incorporates a cost-of-living adjustment effective January 1, 2026. The salary schedule shall remain in effect unless and until amended by the City Council.

Attachments

Attachment 1 - Draft Resolution

ATTACHMENT 1

RESOLUTION NO. 2026-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO MIRAGE APPROVING THE UPDATED CALENDAR YEAR 2026 SALARY SCHEDULE TO COMPLY WITH CALIFORNIA PUBLIC EMPLOYEE'S RETIREMENT SYSTEM (CALPERS) STATUTORY AND REGULATORY REQUIREMENTS FOR COMPENSATION EARNABLE AND PUBLICLY AVAILABLE PAY SCHEDULES

WHEREAS, the City of Rancho Mirage ("City") is a charter city and recognized as a political subdivision of the State of California for certain purposes; and

WHEREAS, the City must comply with the compensation earnable and publicly available pay schedules provisions contained within California Government Code (CGC) section 20636(d) and California Code of Regulations (CCR) 570.5 otherwise CalPERS is unable to use any such amounts when calculating members' retirement benefits; and

WHEREAS, the Finance Division of the Department of Administrative Services who manages the salary schedules requests that the City Council approve certain additions, deletions, and modifications to the salary schedule; and

WHEREAS, attached to this resolution and incorporated by reference is the City's updated comprehensive salary schedule which will be made publicly available on the City's external website and provided upon request; and

WHEREAS, in light of the foregoing, the City Council desires to adopt the Calendar Year 2026 salary schedule, subject to any modifications made by the City Council.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO MIRAGE DOES HEREBY RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

Section 1. Recitals.

That the Recitals set forth above are true and correct.

Section 2. Approval and Adoption of the City's Calendar Year 2026 Salary Schedule.

That the City Council hereby approves and confirms the salary schedule to comply with California Public Employees' Retirement System (CalPERS) statuary and regulatory requirements for compensation earnable and publicly available pay schedules.

Section 3. Severability.

That the City Council declares that, should any provision, section, paragraph, sentence or word of this Resolution be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this Resolution as hereby adopted shall remain in full force and effect.

Section 4. Repeal of Conflicting Provisions.

That all the provisions heretofore adopted by the City or the City Council that are in conflict with the provisions of this Resolution are hereby repealed.

Section 5. Effective Date.

That this Resolution shall take effect upon its adoption.

Section 6. Certification.

That the City Clerk shall certify to the passage of this Resolution and enter it into the book of original resolutions.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

PASSED, APPROVED, and ADOPTED on this 15th day of January, 2026.

CITY OF RANCHO MIRAGE

_____
Lynn Mallotto, Mayor

ATTEST:

_____
Kristie Ramos, City Clerk

APPROVED AS TO FORM:

_____
Colin Kirkpatrick, City Attorney

EXHIBIT “A”

SALARY SCHEDULE

(SEE ATTACHED)

CITY OF RANCHO MIRAGE - HOURLY SALARY SCHEDULE

RANGE	TITLE	*	A	B	C	D	E	F	G
20	Library Page	1	20.9543	22.0019	23.1020	23.6794	24.2716	24.8785	25.5003
21	Library Clerk I	1	22.0019	23.1020	24.2572	24.8636	25.4853	26.1222	26.7755
22		1	23.1020	24.2572	25.4700	26.1066	26.7594	27.4284	28.1142
23	Records Technician I	1	24.2572	25.4700	26.7435	27.4121	28.0974	28.7998	29.5198
24	Office Assistant III	1	25.4700	26.7435	28.0806	28.7829	29.5023	30.2400	30.9958
		2	-	-	-	-	-	-	32.5274
25	Maintenance Worker I	1	26.7435	28.0806	29.4847	30.2217	30.9774	31.7518	32.5457
26	Audio Visual Assistant Library Assistant	1	28.0806	29.4847	30.9590	31.7331	32.5263	33.3394	34.1729
27	Accounting Technician II Code Compliance Officer I Library Clerk II Maintenance Worker II Observatory Assistant	1	29.4847	30.9590	32.5070	33.3196	34.1527	35.0066	35.8819
28	Administrative Analyst Animal Control/Code Compliance Officer I Permit Technician Planning Technician Public Works Technician	1	30.9590	32.5070	34.1324	34.9857	35.8602	36.7566	37.6757
29	Computer & Audio/Visual Technician Digital Marketing Coordinator Senior Accounting Technician Senior Maintenance Worker	1	32.5070	34.1324	35.8390	36.7351	37.6534	38.5948	39.5596
30	Building Inspector I Code Compliance Officer II Coordinator I Development Services Technician Mobile Home/Code Inspector Traffic Signal Technician I	1	34.1324	35.8390	37.6310	38.5718	39.5360	40.5244	41.5377
31		1	35.8390	37.6310	39.5126	40.5003	41.5127	42.5508	43.6145
32	Accountant Assistant Planner Building Inspector II Building/Landscaping Maintenance Supervisor Circulation Supervisor Coordinator II Engineering Technician II GIS Specialist Librarian/Technology Librarian Network & Computer Specialist Network & Support Specialist Traffic Signal Technician II	1	37.6310	39.5126	41.4881	42.5255	43.5886	44.6783	45.7952
		2	-	-	-	-	-	-	48.0579
33	Housing Specialist Public Works Inspector Records Management Coordinator	1	39.5126	41.4881	43.5627	44.6516	45.7680	46.9120	48.0848
34	IT Business Analyst I Marketing & Events Specialist Program Coordinator Senior Building Inspector Senior Code Compliance Officer Senior Coordinator Senior Librarian Senior Traffic Signal Technician	1	41.4881	43.5627	45.7407	46.8842	48.0562	49.2578	50.4891
35	Human Resource Specialist (Confidential) Media & Communications Specialist Multimedia Specialist	1	43.5627	45.7407	48.0278	49.2282	50.4591	51.7206	53.0135

* 1 - Hired on or after 01/01/2012

2 - Hired on or before 12/31/2011 (payrate is the max for individual employees within each specific range)

CITY OF RANCHO MIRAGE - HOURLY SALARY SCHEDULE

RANGE	TITLE	*	A	B	C	D	E	F	G
36	Accounting Supervisor Assistant to the City Manager Associate Planner Building/Landscaping Maintenance Supervisor II Contracts Specialist Financial Analyst IT Business Analyst II Management Analyst Principal Librarian Project Manager Records Management Supervisor Streets Maintenance Supervisor	**1**	45.7407	48.0278	50.4292	51.6900	52.9821	54.3067	55.6643
37		**1**	48.0278	50.4292	52.9507	54.2744	55.6313	57.0218	58.4477
38	Astronomer Executive Coordinator (Confidential) Senior Management Analyst Senior Planner	**1**	50.4292	52.9507	55.5983	56.9880	58.4127	59.8731	61.3698
39	Associate Civil Engineer	**1**	52.9507	55.5983	58.3780	59.8373	61.3336	62.8669	64.4383
40		**1**	55.5983	58.3780	61.2969	62.8295	64.4001	66.0100	67.6603
41	Code Compliance Manager Facilities & Fleet Manager Finance Manager Housing Manager Information Services Manager Library Operations Manager Planning Manager Records Manager Senior Civil Engineer Streets & Fleet Manager	**1**	58.3780	61.2969	64.3619	65.9707	67.6201	69.3105	71.0432
42		**1**	61.2969	64.3619	67.5801	69.2694	71.0009	72.7760	74.5956
43	Senior Manager	**1**	64.3619	67.5801	70.9590	72.7327	74.5512	76.4150	78.3254
44		**1**	67.5801	70.9590	74.5067	76.3694	78.2786	80.2356	82.2417
45		**1**	70.9590	74.5067	78.2321	80.1878	82.1926	84.2475	86.3537
46		**1**	74.5067	78.2321	82.1437	84.1975	86.3023	88.4597	90.6713
47		**1**	78.2321	82.1437	86.2510	88.4072	90.6174	92.8828	95.2048
48		**1**	82.1437	86.2510	90.5635	92.8276	95.1482	97.5269	99.9652
Contract	Emergency Manager / Human Resources Manager		60.6491	63.6814	66.8656	68.5370	70.2504	72.0068	73.8071
Contract	Assistant Director / Building Official / Deputy		76.9600	80.8080	82.8282	84.8989	87.0214	89.1970	91.4268
Contract	City Engineer		76.9600	80.8080	82.8282	84.8989	87.0214	89.1970	91.4268
Contract	Director		95.9400	100.7370	103.2555	105.8368	108.4827	111.1948	113.9746
Contract	Library Director and Executive Director of RMWF		105.5554	110.3524	112.8709	115.4522	118.0981	120.8102	123.5900
Contract	City Clerk		-	-	-	-	-	-	71.3942
Contract	Assistant City Manager		-	-	-	-	-	-	130.0000
Contract	City Manager		-	-	-	-	-	-	171.6347
Elected	Councilmember		-	-	-	-	-	-	18.6550
Elected	Mayor		-	-	-	-	-	-	20.5205

Effective January 1, 2026 | Updated December 31, 2025

* 1 - Hired on or after 01/01/2012
2 - Hired on or before 12/31/2011 (payrate is the max for individual employees within each specific range)

City Council Staff Report

Contracts

DATE	ITEM #
January 15, 2026	CONSENT CALENDAR - 5E.
Presented To	**Presented By**
Mayor and City Council	Kofi Antobam, Director of Administrative Services

RECOMMENDED ACTION

Approve the terms of the contracts as presented and authorize the City Manager to execute the subject contracts.

DISCUSSION

Attached hereto is a contracts list that staff is requesting the City Council to approve. These are contracts for Fiscal Year 2025-2026 for services for which costs and terms were negotiated.

Attachments

Attachment 1 - Contract List

ATTACHMENT 1

Contracts List

#	Name	Terms	Scope	Effective Date	Expiration Date	Compensation	Sole Source Yes/No	Department	Staff
1	Gentry General Engineering, Inc	5.5 Months	CP 25-402 Citywide Concrete Repair Project	1/15/2026	6/30/2026	$358,460.00	No	Public Works	Ryan Stendell

CITY OF RANCHO MIRAGE ©

CONTRACT SUMMARY

FROM: Ryan Stendell, Assistant City Manager

DATE: January 15, 2026

SUBJECT: Award of Contract for CP 25-402 Citywide Concrete Repair Project.

Background

This project consists of the repair and replacement of damaged concrete at 16 unique locations throughout the city to improve safety and accessibility. The scope of work includes removal and replacement of sidewalks, curb ramps, curb and gutter, median curbs, spandrels, and related concrete improvements in accordance with the city standards and specifications.

On December 10, 2025, the City received five sealed bids in response to the Notice Inviting Bids that was issued on November 6, 2025, for the subject project. The following are the results of the bidding:

Contractor	***Total Bid***
Gentry General Engineering, Inc.	**$358,460.00**
LC Paving & Sealing, Inc.	$402,575.00
Tri-Star Contracting II, Inc.	$499,768.50
Granite Construction	$515,000.00
Hardy & Harper, Inc.	$600,000.00

The bid submitted by Gentry General Engineering, Inc. was analyzed and found to be responsive. The contractor's license status and references were evaluated and are in order.

FISCAL IMPACT

Sufficient funds have been budgeted for the project from Measure A Local Funds and department level repair and maintenance accounts. No budget adjustments are necessary. If the contract is awarded, work on this project will begin in early March and take approximately 60 days to complete.

City Council Staff Report

Demands

DATE	ITEM #
January 15, 2026	CONSENT CALENDAR - 5F.
Presented To	**Presented By**
Mayor and City Council	Kofi Antobam, Director of Administrative Services

RECOMMENDED ACTION

Approve the demands as presented.

Attachments

Attachment 1 - Demands

ATTACHMENT 1

CITY OF RANCHO MIRAGE

We hereby accept as files checks issued thru January 8, 2026:

City Funds **$ 6,257,885.58**

ordered paid as stated below.

Date: January 15, 2026 _____

Mayor

DEMANDS\GEN

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
9364	12/19/2025	EFT	188	JONI D ALMY	81764	12/16/2025		12192025	3,560.71
Invoice: 81764						MEDICAL REIMBURSEMENT 1/2026			
					3,560.71 10151000 7200	GROUP INSURANCE-MEDICAL			
						CHECK	9364 TOTAL:		3,560.71
9365	12/19/2025	EFT	2110	ANNIE SANFILLIPPO	81767	12/16/2025		12192025	1,763.36
Invoice: 81767						MEDICAL REIMBURSEMENT 1/2026			
					1,763.36 10151000 7200	GROUP INSURANCE-MEDICAL			
						CHECK	9365 TOTAL:		1,763.36
9366	12/19/2025	EFT	333	BECK OIL INC	191768	12/02/2025		12192025	414.97
Invoice: 191768						FUEL PE 12/2/2025			
					66.06 10133000 7623	VEHICLE FUEL			
					89.11 10132000 7623	VEHICLE FUEL			
					259.80 10141000 7623	VEHICLE FUEL			
				BECK OIL INC	192524	12/09/2025		12192025	750.92
Invoice: 192524						FUEL PE 12/9/2025			
					57.90 10132000 7623	VEHICLE FUEL			
					170.51 10133000 7623	VEHICLE FUEL			
					46.61 10151000 7623	VEHICLE FUEL			
					203.51 10132000 7623	VEHICLE FUEL			
					132.00 10141000 7623	VEHICLE FUEL			
					140.39 10123000 7623	VEHICLE FUEL			
						CHECK	9366 TOTAL:		1,165.89
9367	12/19/2025	EFT	74	RANDAL BYNDER	81780	12/16/2025		12192025	1,929.74
Invoice: 81780						MEDICAL REIMBURSEMENT 1/2026			
					1,929.74 10151000 7200	GROUP INSURANCE-MEDICAL			
						CHECK	9367 TOTAL:		1,929.74
9368	12/19/2025	EFT	1657	CARDIFF TRANSPORTATION	REISSUE 9333	12/16/2025		12192025	3,825.55
Invoice: REISSUE 9333						TRANSPORTATION SERVICES PE 12/9/2025			
					259.60 244 8700	MISC EXPENDITURE			
					223.85 244 7910	FOUNDATION - PROGRAMS			
					1,599.00 244 7887	SPECIAL EVENTS			
					878.80 244 7887	SPECIAL EVENTS			
					864.30 244 7887	SPECIAL EVENTS			
						CHECK	9368 TOTAL:		3,825.55

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
9369	12/19/2025	EFT	359	NOEL CHICAS	81772	12/16/2025		12192025	2,701.62
Invoice: 81772						MEDICAL REIMBURSEMENT 1/2026			
				2,701.62	10151000 7200	GROUP INSURANCE-MEDICAL			
						CHECK	9369	TOTAL:	2,701.62
9370	12/19/2025	EFT	124	LELAND COLE	81776	12/16/2025		12192025	1,935.31
Invoice: 81776						MEDICAL REIMBURSEMENT 1/2026			
				1,935.31	10151000 7200	GROUP INSURANCE-MEDICAL			
						CHECK	9370	TOTAL:	1,935.31
9371	12/19/2025	EFT	3405	COMFOR TEK SEATING	DEPOSIT	11/19/2025		12192025	37,450.00
Invoice: DEPOSIT						DEPOSIT - CHAIRS FOR RMWF			
				37,450.00	244 8900	FURNITURE & EQUIPMENT			
						CHECK	9371	TOTAL:	37,450.00
9372	12/19/2025	EFT	2966	DEANNE DEKLE	81761	12/16/2025		12192025	91.35
Invoice: 81761						REIMBURSEMENT - BOOKS FOR COLLECTION			
				91.35	24281000 7912	FOUNDATION - COLLECTION			
						CHECK	9372	TOTAL:	91.35
9373	12/19/2025	EFT	547	LETICIA GALLEGOS-GALLARDO	81777	12/16/2025		12192025	1,372.38
Invoice: 81777						MEDICAL REIMBURSEMENT 1/2026			
				1,372.38	10151000 7200	GROUP INSURANCE-MEDICAL			
						CHECK	9373	TOTAL:	1,372.38
9374	12/19/2025	EFT	2227	GLORIA GRIEGO	81773	12/16/2025		12192025	3,560.71
Invoice: 81773						MEDICAL REIMBURSEMENT 1/2026			
				3,560.71	10151000 7200	GROUP INSURANCE-MEDICAL			
						CHECK	9374	TOTAL:	3,560.71
9375	12/19/2025	EFT	1358	HERC RENTALS INC	36171098-001	12/11/2025		12192025	205.79
Invoice: 36171098-001						WATER TRAILER RENTAL 12/11/2025			
				205.79	10133310 8002	EQUIPMENT RENTAL			
						CHECK	9375	TOTAL:	205.79

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
						INVOICE DTL DESC			
9376	12/19/2025	EFT	10	ICMA RETIREMENT TRUST-401	81803	12/17/2025		12192025	4,658.34
Invoice: 81803						ICMA 401A PE 12/12/25			
					4,658.34 101 2236	401A DEF COMP - ICMA			
						CHECK	9376 TOTAL:		4,658.34
9377	12/19/2025	EFT	34	ICMA RETIREMENT TRUST-457	81804	12/17/2025		12192025	43,030.55
Invoice: 81804						ICMA 457 PE 12/12/25			
					43,030.55 101 2235	DEFERRED COMP - ICMA			
						CHECK	9377 TOTAL:		43,030.55
9378	12/19/2025	EFT	3336	IT1 SOURCE LLC	01067334	12/10/2025		12192025	3,351.06
Invoice: 01067334						VIDEO ALARMS LICENSE			
					3,351.06 10134000 9560	IT INFRASTRUCTURE			
						CHECK	9378 TOTAL:		3,351.06
9379	12/19/2025	EFT	2866	JUSTFOIA INC	RN26406	12/15/2025		12192025	11,799.11
Invoice: RN26406						RNWL - PUBLIC RECORDS REQUEST SOFTWARE 2026-2027			
					11,799.11 10156000 7639	COMPUTER MAINTENANCE			
						CHECK	9379 TOTAL:		11,799.11
9380	12/19/2025	EFT	3035	KAILA WAYBRIGHT	81817	12/15/2025		12192025	354.17
Invoice: 81817						REFRESHMENTS, SUPPLIES FOR PROGRAMS			
					283.36 24281000 7910	FOUNDATION - PROGRAMS			
					70.81 24281000 7914	FOUNDATION - READING CLUB			
						CHECK	9380 TOTAL:		354.17
9381	12/19/2025	EFT	3313	KEPPLER ASSOCIATES INC	K-1028863	12/15/2025		12192025	8,500.00
Invoice: K-1028863						2026 RMWF BALANCE - LT GENERAL R HONORE			
					8,500.00 244 7910	FOUNDATION - PROGRAMS			
						CHECK	9381 TOTAL:		8,500.00
9382	12/19/2025	EFT	1578	RICHARD KITE	81779	12/16/2025		12192025	1,169.00
Invoice: 81779						MEDICAL REIMBURSEMENT 1/2026			
					1,169.00 10151000 7200	GROUP INSURANCE-MEDICAL			
						CHECK	9382 TOTAL:		1,169.00

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
9383	12/19/2025	EFT	238	BERNARD B. KOPP	81768	12/16/2025		12192025	807.05
Invoice: 81768						MEDICAL REIMBURSEMENT 1/2026			
				807.05 10151000 7200		GROUP INSURANCE-MEDICAL			
						CHECK	9383 TOTAL:		807.05
9384	12/19/2025	EFT	127	DAVID MARTIN	81766	12/16/2025		12192025	2,701.62
Invoice: 81766						MEDICAL REIMBURSEMENT 1/2026			
				2,701.62 10151000 7200		GROUP INSURANCE-MEDICAL			
						CHECK	9384 TOTAL:		2,701.62
9385	12/19/2025	EFT	3309	MAZZETTI INC	0110670	12/12/2025	20260072	12192025	33,567.00
Invoice: 0110670						RE-ISSUE PO 20250169			
				33,567.00 600 7426		SUSTAINABILITY REBATES & PRGRM			
						CHECK	9385 TOTAL:		33,567.00
9386	12/19/2025	EFT	1317	MISSION LINEN SUPPLY	525084729	12/04/2025	20260009	12192025	35.00
Invoice: 525084729						BI-WEEKLY RENTAL SERVICE			
				35.00 21500690 8002		EQUIPMENT RENTAL			
				MISSION LINEN SUPPLY	525084727	12/04/2025	20260009	12192025	39.66
Invoice: 525084727						BI-WEEKLY RENTAL SERVICE			
				39.66 10133300 8002		EQUIPMENT RENTAL			
						CHECK	9386 TOTAL:		74.66
9387	12/19/2025	EFT	468	NATIONWIDE	81807	12/17/2025		12192025	2,435.67
Invoice: 81807						PT DEFERRED COMP PE 12/12/25			
				2,435.67 101 2241		NATIONAL - PART TIME			
						CHECK	9387 TOTAL:		2,435.67
9388	12/19/2025	EFT	116	PARKHOUSE TIRE	2030255099	12/15/2025		12192025	31.56
Invoice: 2030255099						TIRE REPAIR			
				31.56 10132000 7624		VEHICLE MAINTENANCE			
				PARKHOUSE TIRE	2030255118	12/15/2025		12192025	1,330.98
Invoice: 2030255118						TIRES			
				1,330.98 10133000 7624		VEHICLE MAINTENANCE			
						CHECK	9388 TOTAL:		1,362.54

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
9389	12/19/2025	EFT	1808	PATRICK PRATT	81763	12/16/2025		12192025	1,913.79
Invoice: 81763						MEDICAL REIMBURSEMENT 1/2026			
					1,913.79 10151000 7200	GROUP INSURANCE-MEDICAL			
						CHECK 9389 TOTAL:			1,913.79
9390	12/19/2025	EFT	2370	ROBERT STIFF	25-302	12/13/2025	20260133	12192025	1,500.00
Invoice: 25-302						MOON BALLOONS - HOLIDAY SHOW 12/13/2025			
					1,500.00 10172000 7494	AMPHITHEATER PROGRAMMING			
						CHECK 9390 TOTAL:			1,500.00
9391	12/19/2025	EFT	50	RANCHO MIRAGE CHAMBER OF COMMERCE	115905	10/15/2025		12192025	950.00
Invoice: 115905						2025 STATE OF THE CITY			
					950.00 10157000 7872	PUBLIC RELATIONS			
						CHECK 9391 TOTAL:			950.00
9392	12/19/2025	EFT	232	RMEA MEMBERSHIP	81806	12/17/2025		12192025	960.00
Invoice: 81806						RMEA DUES PE 12/12/25			
					960.00 101 2255	RMEA MEMBERSHIP			
				RMEA MEMBERSHIP	81830	12/17/2025		12192025	25.90
Invoice: 81830						RMEA PREPAID LEGAL PE 12/12/25			
					25.90 101 2256	RMEA PREPAID LEGAL			
				RMEA MEMBERSHIP	81831	12/17/2025		12192025	33.90
Invoice: 81831						RMEA PREPAID LEGAL PE 12/12/25			
					33.90 101 2256	RMEA PREPAID LEGAL			
						CHECK 9392 TOTAL:			1,019.80
9393	12/19/2025	EFT	2080	ROGER MANNING	81774	12/16/2025		12192025	3,560.71
Invoice: 81774						MEDICAL REIMBURSEMENT 1/2026			
					3,560.71 10151000 7200	GROUP INSURANCE-MEDICAL			
						CHECK 9393 TOTAL:			3,560.71
9394	12/19/2025	EFT	1810	RON HALL	81765	12/16/2025		12192025	807.05
Invoice: 81765						MEDICAL REIMBURSEMENT 1/2026			
					807.05 10151000 7200	GROUP INSURANCE-MEDICAL			
						CHECK 9394 TOTAL:			807.05

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
9395	12/19/2025	EFT	3395	RRM DESIGN GROUP, A CALIFORNIA CO	3715-01-PP24-7	11/24/2025	20260124	12192025	8,610.00
Invoice: 3715-01-PP24-7						ADU DESIGN/PLAN SERVICES 10/2025			
					8,610.00 10121000 7400	PROFESSIONAL/TECHNICAL			
						CHECK	9395 TOTAL:		8,610.00
9396	12/19/2025	EFT	3143	DRI-STICK DECAL CORPORATION	PS-INV136062	12/10/2025		12192025	470.33
Invoice: PS-INV136062						GOLF CART PERMITS			
					470.33 10123000 8000	SUPPLIES			
						CHECK	9396 TOTAL:		470.33
9397	12/19/2025	EFT	2972	SCA OF CA, LLC	CA25004764	12/15/2025	20260088	12192025	8,973.90
Invoice: CA25004764						CITYWIDE STREET SWEEPING 12/2025			
					8,973.90 248 7615	STREET SWEEPING			
						CHECK	9397 TOTAL:		8,973.90
9398	12/19/2025	EFT	2423	MICHAEL SCHLANGE	81770	12/16/2025		12192025	2,658.58
Invoice: 81770						MEDICAL REIMBURSEMENT 1/2026			
					2,658.58 10151000 7200	GROUP INSURANCE-MEDICAL			
						CHECK	9398 TOTAL:		2,658.58
9399	12/19/2025	EFT	195	SHIRLEY NYEKI	81778	12/16/2025		12192025	1,763.36
Invoice: 81778						MEDICAL REIMBURSEMENT 1/2026			
					1,763.36 10151000 7200	GROUP INSURANCE-MEDICAL			
						CHECK	9399 TOTAL:		1,763.36
9400	12/19/2025	EFT	2709	SHUSTER ADVISORY GROUP LLC	10167	12/11/2025		12192025	1,000.00
Invoice: 10167						ADVISORY FEE 11/2025			
					1,000.00 10154000 7400	PROFESSIONAL/TECHNICAL			
						CHECK	9400 TOTAL:		1,000.00
9401	12/19/2025	EFT	332	IRIS SMOTRICH	81771	12/16/2025		12192025	1,169.00
Invoice: 81771						MEDICAL REIMBURSEMENT 1/2026			
					1,169.00 10151000 7200	GROUP INSURANCE-MEDICAL			
						CHECK	9401 TOTAL:		1,169.00

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
9402	12/19/2025	EFT	1946	SOUTHERN CALIFORNIA EDISON	1040254	11/03/2025		12192025	234,949.52
Invoice: 1040254						RMEA CONTRACT ID# 88091 PE 06/30/2025			
				234,949.52 600 7520		POWER PROCRUREMENT			
				SOUTHERN CALIFORNIA EDISON	1048313	12/11/2025		12192025	74,790.66
Invoice: 1048313						RMEA CONTRACT ID# 88091 PE 07/31/2025			
				74,790.66 600 7520		POWER PROCRUREMENT			
						CHECK	9402 TOTAL:		309,740.18
9403	12/19/2025	EFT	640	STEVEN B QUINTANILLA,	81745	12/15/2025		12192025	65,125.50
Invoice: 81745						LEGAL SERVICES 12/2025			
				63,205.50 10114000 7400		PROFESSIONAL/TECHNICAL			
				100.00 24281000 7400		PROFESSIONAL/TECHNICAL			
				1,820.00 28000000 7400		PROFESSIONAL/TECHNICAL			
						CHECK	9403 TOTAL:		65,125.50
9404	12/19/2025	EFT	542	CHARLES TOWNSEND VINCI	81769	12/16/2025		12192025	1,169.00
Invoice: 81769						MEDICAL REIMBURSEMENT 1/2026			
				1,169.00 10151000 7200		GROUP INSURANCE-MEDICAL			
						CHECK	9404 TOTAL:		1,169.00
9405	12/19/2025	EFT	121	UNITED PARCEL SERVICE	0000E405A5505	12/13/2025		12192025	2.48
Invoice: 0000E405A5505						EXPRESS MAIL 11/22/2025			
				2.48 10151000 8000		SUPPLIES			
						CHECK	9405 TOTAL:		2.48
9406	12/19/2025	EFT	218	TRACY FINNELL, INC	139977	11/21/2025		12192025	48.75
Invoice: 139977						SMOG - 2009 HONDA CIVIC			
				48.75 10133000 7624		VEHICLE MAINTENANCE			
						CHECK	9406 TOTAL:		48.75
9407	12/19/2025	EFT	3404	VICKI L HOBART	81775	12/16/2025		12192025	503.50
Invoice: 81775						MEDICAL REIMBURSEMENT 1/2026			
				503.50 10151000 7200		GROUP INSURANCE-MEDICAL			
						CHECK	9407 TOTAL:		503.50
9408	12/19/2025	EFT	1674	RANDALL J. VIEGAS	81760	12/16/2025		12192025	1,248.29
Invoice: 81760						MEDICAL REIMBURSEMENT 1/2026			
				1,248.29 10151000 7200		GROUP INSURANCE-MEDICAL			

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
						CHECK	9408 TOTAL:		1,248.29
9409	12/19/2025	EFT	2889	VINTAGE ASSOCIATES INC	239328	11/30/2025	20260100	12192025	2,250.00
Invoice: 239328					2,250.00 10133310 7612	TREE REMOVAL MAINTENANCE			
				VINTAGE ASSOCIATES INC	239362	12/10/2025	20260100	12192025	175.00
Invoice: 239362					175.00 21892000 7612	IRRIGATION DECODER REPLACEMENT MAINTENANCE			
				VINTAGE ASSOCIATES INC	239361	12/10/2025	20260100	12192025	220.50
Invoice: 239361					220.50 10133320 7612	VALVE REPLACEMENT MAINTENANCE			
				VINTAGE ASSOCIATES INC	239360	12/10/2025	20260100	12192025	1,311.10
Invoice: 239360					1,311.10 21893000 7612	BACKFLOW PREVENTER MAINTENANCE			
				VINTAGE ASSOCIATES INC	239359	12/10/2025	20260100	12192025	156.00
Invoice: 239359					156.00 21895000 7612	MAIN LINE REPAIR MAINTENANCE			
				VINTAGE ASSOCIATES INC	239363	12/10/2025	20260100	12192025	360.00
Invoice: 239363					360.00 10133320 7612	VALVE REPLACEMENT MAINTENANCE			
				VINTAGE ASSOCIATES INC	239392	12/17/2025	20260100	12192025	78.25
Invoice: 239392					78.25 21895000 7612	SOLENOID REPAIR MAINTENANCE			
				VINTAGE ASSOCIATES INC	239393	12/16/2025	20260100	12192025	1,212.00
Invoice: 239393					1,212.00 10133320 7612	RETENTION BASIN CLEAN UP 12/11/2025 MAINTENANCE			
				VINTAGE ASSOCIATES INC	239391	12/17/2025	20260100	12192025	135.56
Invoice: 239391					135.56 21892000 7612	MAIN LINE REPAIR MAINTENANCE			
						CHECK	9409 TOTAL:		5,898.41
9410	12/19/2025	EFT	2027	WASHINGTON SPEAKERS BUREAU, INC.	INV0008222	12/16/2025		12192025	25,000.00
Invoice: INV0008222					25,000.00 244 7910	2026 RMWF BALANCE - ADM W MCRAVEN FOUNDATION - PROGRAMS			
						CHECK	9410 TOTAL:		25,000.00

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
9411	12/19/2025	EFT	313	TROY WILSON	81762	12/16/2025		12192025	807.05
Invoice: 81762						MEDICAL REIMBURSEMENT 1/2026			
					807.05 10151000 7200	GROUP INSURANCE-MEDICAL			
						CHECK 9411 TOTAL:			807.05
9412	12/19/2025	EFT	1848	EMPLOYEE BENEFIT SPECIALISTS, INC	141282	12/15/2025		12192025	380.70
Invoice: 141282						ADMIN FEE 12/2025			
					380.70 10151000 7400	PROFESSIONAL/TECHNICAL			
						CHECK 9412 TOTAL:			380.70
9413	12/19/2025	EFT	2101	WESTERN ELECTRICITY COORDINATING	WR55787	12/08/2025		12192025	125.00
Invoice: WR55787						ANNUAL FEE			
					125.00 600 7400	PROFESSIONAL/TECHNICAL			
						CHECK 9413 TOTAL:			125.00
9414	12/19/2025	EFT	3224	ZETROC ELECTRIC LLC	1200	12/07/2025	20260078	12192025	182,906.16
Invoice: 1200						CP 23-388: CITY HALL ELECTRICAL PANEL UPGRADES			
					192,532.80 10134000 9450	CITY HALL BUILDING IMPROV			
					-9,626.64 101 2050	RETENTION PAYABLE			
						CHECK 9414 TOTAL:			182,906.16
242110	12/19/2025	PRTD	56	ALTURA CREDIT UNION	81805	12/17/2025		12192025	176.00
Invoice: 81805						CREDIT UNION PE 12/12/25			
					176.00 101 2245	EMPLOYEE CREDIT UNION			
						CHECK 242110 TOTAL:			176.00
242111	12/19/2025	PRTD	1592	AMAZON CAPITAL SERVICES, INC.	13RV-GWTV-YQCF	12/01/2025		12192025	1,563.95
Invoice: 13RV-GWTV-YQCF						PROGRAM SUPPLIES, OFFICE SUPPLIES, YOUTH THEATER			
					770.47 24281000 7887	SPECIAL EVENTS			
					211.82 24281000 8000	SUPPLIES			
					258.59 244 8000	SUPPLIES			
					323.07				
					E LL_YTHEATR-UNDEFINED -UNDEFINED -UNDEFINED				
					24281000 7919	FOUNDATN-LITERARY LEGACY			
						CHECK 242111 TOTAL:			1,563.95
242112	12/19/2025	PRTD	199	DBA EDWARD S. BABCOCK & SONS, INC	CL51088-2391M	12/17/2025		12192025	78.04
Invoice: CL51088-2391M						ANNUAL TEST - VEHICLE WASH CLARIFIER			
					78.04 10133310 8700	MISC EXPENDITURE			

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
							CHECK 242112 TOTAL:		78.04
242113	12/19/2025	PRTD	80	BARBARA SINATRA CHILDRENS CENTER	OCTOBER 2025	11/12/2025		12192025	246.50
Invoice: OCTOBER 2025						RIV CO SHERIFF 10/15/2025			
				246.50 10141000 7400		PROFESSIONAL/TECHNICAL			
							CHECK 242113 TOTAL:		246.50
242114	12/19/2025	PRTD	2082	AMBK, INC	TA102625	11/13/2025		12192025	2,696.00
Invoice: TA102625						ACCIDENT CLEANUP 10/26/2025			
				2,696.00 10141000 7400		PROFESSIONAL/TECHNICAL			
							CHECK 242114 TOTAL:		2,696.00
242115	12/19/2025	PRTD	1527	BIO-TOX LABORATORIES	48274	11/21/2025		12192025	1,015.00
Invoice: 48274						DUI TESTING PE 10/14/2025			
				1,015.00 10141000 7400		PROFESSIONAL/TECHNICAL			
							CHECK 242115 TOTAL:		1,015.00
242116	12/19/2025	PRTD	3283	BRIAN D WILLIAMS	2026 RMWF TRAVEL	12/15/2025		12192025	3,077.67
Invoice: 2026 RMWF TRAVEL						2026 RMWF TRAVEL REIMBURSEMENT			
				3,077.67 244 7910		FOUNDATION - PROGRAMS			
				BRIAN D WILLIAMS	2026 RMWF DEPOSIT	12/15/2025		12192025	12,500.00
Invoice: 2026 RMWF DEPOSIT						2026 RMWF DEPOSIT - B WILLIAMS			
				12,500.00 244 7910		FOUNDATION - PROGRAMS			
							CHECK 242116 TOTAL:		15,577.67
242117	12/19/2025	PRTD	2488	BRIAN P WANZEK	031820QC	03/04/2020		12192025	1,900.00
Invoice: 031820QC						HONORARIUM 3/18 Q OF COACHELLA VALLEY			
				1,900.00 10157000 7875		CULTURAL SPECIAL EVENTS			
							CHECK 242117 TOTAL:		1,900.00
242118	12/19/2025	PRTD	246	BURRTEC WASTE & RECYCLING SERVICE	N12239272	12/01/2025		12192025	214.60
Invoice: N12239272						STORAGE BOX RENTAL 12/1/2025			
				214.60 10133310 8002		EQUIPMENT RENTAL			
							CHECK 242118 TOTAL:		214.60

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
				INVOICE DTL DESC					
242119	12/19/2025	PRTD	252	CALIFORNIA ASSOCIATION OF CODE	300023346	12/16/2025		12192025	100.00
Invoice: 300023346						FY 2026 MEMBER DUES - P. MORA			
				100.00 10123000 7806		MEETINGS/TRAINING/TRAVEL			
				CALIFORNIA ASSOCIATION OF CODE	300023347	12/16/2025		12192025	100.00
Invoice: 300023347						FY 2026 MEMBER DUES - P. BIRKY			
				100.00 10123000 7806		MEETINGS/TRAINING/TRAVEL			
				CALIFORNIA ASSOCIATION OF CODE	300023348	12/16/2025		12192025	100.00
Invoice: 300023348						FY 2026 MEMBER DUES - S. NITAO			
				100.00 10123000 7806		MEETINGS/TRAINING/TRAVEL			
						CHECK 242119 TOTAL:			300.00
242120	12/19/2025	PRTD	134	CHILDRENS DISCOVERY MUSEUM OF	81793	12/16/2025		12192025	25,000.00
Invoice: 81793						FY 25/26 CONTRIBUTION			
				25,000.00 10157000 7497		SPECIAL CONTRIBUTIONS			
				CHILDRENS DISCOVERY MUSEUM OF	81829	12/18/2025		12192025	5,000.00
Invoice: 81829						SUPPORT FOR NON PROFIT			
				1,000.00					
						E MALLOTTO -UNDEFINED -UNDEFINED -UNDEFINED			
						10157000 7458 SUPPORT FOR NON-PROFITS			
				1,000.00					
						E OKEEFE -UNDEFINED -UNDEFINED -UNDEFINED			
						10157000 7458 SUPPORT FOR NON-PROFITS			
				1,000.00					
						E EDELSTEIN -UNDEFINED -UNDEFINED -UNDEFINED			
						10157000 7458 SUPPORT FOR NON-PROFITS			
				1,000.00					
						E DOWNS -UNDEFINED -UNDEFINED -UNDEFINED			
						10157000 7458 SUPPORT FOR NON-PROFITS			
				1,000.00					
						E WEILL -UNDEFINED -UNDEFINED -UNDEFINED			
						10157000 7458 SUPPORT FOR NON-PROFITS			
						CHECK 242120 TOTAL:			30,000.00
242121	12/19/2025	PRTD	3414	CHIMAMANDA ADICHIE	2026 RMWF DEPOSIT	12/18/2025		12192025	15,000.00
Invoice: 2026 RMWF DEPOSIT						2026 RMWF DEPOSIT - C ADICHIE			
				15,000.00 244 7910		FOUNDATION - PROGRAMS			
						CHECK 242121 TOTAL:			15,000.00
242122	12/19/2025	PRTD	275	CINTAS DOCUMENT MANAGEMENT	5308462503	12/11/2025		12192025	364.23
Invoice: 5308462503						FIRST AID SUPPLIES			
				364.23 10151000 8000		SUPPLIES			

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
				INVOICE DTL DESC					
						CHECK	242122 TOTAL:		364.23
242123	12/19/2025	PRTD	2799	COUNTY OF RIVERSIDE	PE0000003142	12/04/2025		12192025	487.02
	Invoice: PE0000003142					APX MAINTENANCE 11/2025			
				487.02 10141000 7400		PROFESSIONAL/TECHNICAL			
						CHECK	242123 TOTAL:		487.02
242124	12/19/2025	PRTD	741	DAVID BARRY	2026 RMWF FINAL	12/15/2025		12192025	14,000.00
	Invoice: 2026 RMWF FINAL					2026 RMWF BALANCE & TRAVEL REIMBURSEMENT			
				14,000.00 244 7910		FOUNDATION - PROGRAMS			
						CHECK	242124 TOTAL:		14,000.00
242125	12/19/2025	PRTD	132	DEPARTMENT OF JUSTICE	010030	12/04/2025		12192025	32.00
	Invoice: 010030					FINGERPRINTS 11/2025			
				32.00 10154000 7860		RECRUITMENT/LIVESCANS			
						CHECK	242125 TOTAL:		32.00
242126	12/19/2025	PRTD	3282	DONALD E SWARM	012052025RML	12/05/2025		12192025	410.00
	Invoice: 012052025RML					GLASS ORNAMENTS FOR EVENT			
				220.00 24281000 7914		FOUNDATION - READING CLUB			
				190.00 24281000 7910		FOUNDATION - PROGRAMS			
						CHECK	242126 TOTAL:		410.00
242127	12/19/2025	PRTD	1628	EISENHOWER MEDICAL CENTER	81729	11/17/2025		12192025	4,400.00
	Invoice: 81729					ACCT#700000134(S252000011/S252460055/S252490015/)			
				4,400.00 10141000 7400		PROFESSIONAL/TECHNICAL			
						CHECK	242127 TOTAL:		4,400.00
242128	12/19/2025	PRTD	3412	ELDORADO COUNTRY CLUB	043389	12/01/2025		12192025	35,357.21
	Invoice: 043389					2026 RMWF ANGEL RECEIPTION 12/1/2025			
				35,357.21 244 7887		SPECIAL EVENTS			
						CHECK	242128 TOTAL:		35,357.21
242129	12/19/2025	PRTD	403	EMCOR SERVICE	910077605	12/12/2025	20260014	12192025	1,100.78
	Invoice: 910077605					HVAC MAINTENANCE			
				280.00 10133300 7612		MAINTENANCE			
				820.78 24281000 7612		MAINTENANCE			
				EMCOR SERVICE	910077667	12/16/2025	20260014	12192025	280.00

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
	Invoice: 910077667					HVAC MAINTENANCE - TROUBLESHOOT CHILLER			
				280.00 24281000 7612		MAINTENANCE			
			EMCOR SERVICE		910077669	12/16/2025	20260014	12192025	1,327.64
	Invoice: 910077669					HVAC MAINTENANCE			
				1,327.64 24281000 7612		MAINTENANCE			
						CHECK 242129 TOTAL:			2,708.42
242130	12/19/2025	PRTD	73	ESGIL CORPORATION	2166763	08/08/2025	20260049	12192025	18,338.98
	Invoice: 2166763					PLAN REVIEW SERVICES PE 7/2025			
				18,338.98 10122000 7400		PROFESSIONAL/TECHNICAL			
						CHECK 242130 TOTAL:			18,338.98
242131	12/19/2025	PRTD	24	FEDERAL EXPRESS CORPORATION	9-100-22189	12/12/2025		12192025	52.08
	Invoice: 9-100-22189					POSTAGE 12/5/2025			
				52.08 10151000 7869		EMPLOYEE EVENTS			
						CHECK 242131 TOTAL:			52.08
242132	12/19/2025	PRTD	3120	GANNETT MEDIA CORP	0007461636	11/30/2025		12192025	476.47
	Invoice: 0007461636					PUBLIC HEAR NOTICES PE 11/30/2025			
				476.47 10155000 7842		ADVERTISING/PUBLISHING			
						CHECK 242132 TOTAL:			476.47
242133	12/19/2025	PRTD	3285	GHD INC	380-0083235	12/16/2025	20260086	12192025	13,195.75
	Invoice: 380-0083235					DESIGN SERVICES - CITY ENGINEERING PE 11/30/2025			
				13,195.75 10131000 7400		PROFESSIONAL/TECHNICAL			
						CHECK 242133 TOTAL:			13,195.75
242134	12/19/2025	PRTD	676	HAZELDEN BETTY FORD FOUNDATION	77084	07/01/2025		12192025	50,000.00
	Invoice: 77084					BFC OPIOID ABATEMENT GRANT			
				50,000.00 260 7458		SUPPORT FOR NON-PROFITS			
						CHECK 242134 TOTAL:			50,000.00
242135	12/19/2025	PRTD	3311	INLAND SOUTHERN CALIFORNIA UNITED	81809	12/17/2025		12192025	3.85
	Invoice: 81809					UNITED WAY PE 12/12/25			
				3.85 101 2250		DONATIONS-UNITED WAY			
						CHECK 242135 TOTAL:			3.85

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
242136	12/19/2025	PRTD	2731	IVAN'S PAINTING INC	4484	12/12/2025		12192025	5,875.00
Invoice: 4484						REPAINT RESTROOMS - RMCP			
				5,875.00 21892000 7612		MAINTENANCE			
						CHECK	242136 TOTAL:		5,875.00
242137	12/19/2025	PRTD	3366	LARRY PEDERSEN	1017	11/25/2025	20260141	12192025	450.00
Invoice: 1017						VIDEOGRAPHY SERVICES			
				450.00 107 7478		MARKETING PROGRAM			
						CHECK	242137 TOTAL:		450.00
242138	12/19/2025	PRTD	2028	PJ CASTORENA, INC.	82692	12/11/2025		12192025	81.37
Invoice: 82692						RMEA MAILINGS 00N1/00N2 12/3 - 12/10/2025			
				81.37 600 7842		ADVERTISING/PUBLISHING			
				PJ CASTORENA, INC.	82559	12/04/2025		12192025	155.11
Invoice: 82559						RMEA MAILINGS 00N1/00N2 - 11/19 -11/26/2025			
				155.11 600 7842		ADVERTISING/PUBLISHING			
						CHECK	242138 TOTAL:		236.48
242139	12/19/2025	PRTD	2914	JORDAN FREEMAN	MWG2562	11/26/2025		12192025	427.25
Invoice: MWG2562						SERVICE - SHERIFF MOTORCYCLE 11/26/2025			
				427.25 10141000 7624		VEHICLE MAINTENANCE			
				JORDAN FREEMAN	MWG2497	06/05/2025		12192025	577.25
Invoice: MWG2497						SERVICE - SHERIFF MOTORCYCLE 6/05/2025			
				577.25 10141000 7624		VEHICLE MAINTENANCE			
				JORDAN FREEMAN	MWG2557	11/13/2025		12192025	1,586.54
Invoice: MWG2557						SERVICE - SHERIFF MOTORCYCLE 11/13/2025			
				1,586.54 10141000 7624		VEHICLE MAINTENANCE			
						CHECK	242139 TOTAL:		2,591.04
242140	12/19/2025	PRTD	2852	ODP BUSINESS SOLUTIONS, LLC	449711408001	12/08/2025		12192025	178.93
Invoice: 449711408001						PAPER, MARKER, COFFEE SUPPLIES			
				178.93 10151000 8000		SUPPLIES			
				ODP BUSINESS SOLUTIONS, LLC	449906700001	12/08/2025		12192025	263.32
Invoice: 449906700001						CUP. LOTION, PEN,ENVELOPE			
				263.32 24281000 8000		SUPPLIES			
				ODP BUSINESS SOLUTIONS, LLC	449937016001	12/08/2025		12192025	9.75
Invoice: 449937016001						PENCIL			
				9.75 24281000 8000		SUPPLIES			

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
				INVOICE DTL DESC					
				ODP BUSINESS SOLUTIONS, LLC	451452397001	12/11/2025		12192025	180.02
				Invoice: 451452397001				TONER	
					180.02	24281000 8000		SUPPLIES	
				ODP BUSINESS SOLUTIONS, LLC	451454471001	12/11/2025		12192025	180.02
				Invoice: 451454471001				TONER	
					180.02	24281000 8000		SUPPLIES	
							CHECK	242140 TOTAL:	812.04
242141	12/19/2025	PRTD	447	ON THE FLY SERVICES, INC	413192	11/04/2025	20260005	12192025	75.00
				Invoice: 413192				PEST CONTROL 11/2025	
					75.00	24282000 7613		OBSERVATORY MAINTENANCE	
				ON THE FLY SERVICES, INC	414667	11/19/2025	20260005	12192025	55.00
				Invoice: 414667				PEST CONTROL 11/2025	
					55.00	10133310 7612		MAINTENANCE	
				ON THE FLY SERVICES, INC	413072	11/03/2025	20260005	12192025	67.00
				Invoice: 413072				PEST CONTROL 11/2025	
					67.00	10133310 7612		MAINTENANCE	
				ON THE FLY SERVICES, INC	413073	11/03/2025	20260005	12192025	47.00
				Invoice: 413073				PEST CONTROL 11/2025	
					47.00	21500500 7612		MAINTENANCE	
				ON THE FLY SERVICES, INC	413967	11/12/2025	20260005	12192025	47.00
				Invoice: 413967				PEST CONTROL 11/2025	
					47.00	21500690 7612		MAINTENANCE	
							CHECK	242141 TOTAL:	291.00
242142	12/19/2025	PRTD	99999	COACHELLA VALLEY DISASTER PREPARE	81758	12/16/2025		12192025	5,000.00
				Invoice: 81758				SUPPORT FOR NON-PROFIT	
					1,000.00				
						E OKEEFE -UNDEFINED -UNDEFINED -UNDEFINED			
						10157000 7458		SUPPORT FOR NON-PROFITS	
					1,000.00				
						E MALLOTTO -UNDEFINED -UNDEFINED -UNDEFINED			
						10157000 7458		SUPPORT FOR NON-PROFITS	
					1,000.00				
						E DOWNS -UNDEFINED -UNDEFINED -UNDEFINED			
						10157000 7458		SUPPORT FOR NON-PROFITS	
					1,000.00				
						E WEILL -UNDEFINED -UNDEFINED -UNDEFINED			
						10157000 7458		SUPPORT FOR NON-PROFITS	
					1,000.00				
						E EDELSTEIN -UNDEFINED -UNDEFINED -UNDEFINED			
						10157000 7458		SUPPORT FOR NON-PROFITS	

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
							CHECK	242142 TOTAL:	5,000.00
242143	12/19/2025	PRTD	99999	DEBONNE CONSTRUCTION INC	62801	10/27/2025		12192025	2,000.00
	Invoice: 62801					REFUND DUST CONTROL DEPOSIT (E2100188)			
				2,000.00 702 2415		DUST CONTROL DEPOSIT			
							CHECK	242143 TOTAL:	2,000.00
242144	12/19/2025	PRTD	99999	GEORGE FINK	81798	12/15/2025		12192025	1,000.00
	Invoice: 81798					REFUND - 2026 RMWF READER PASSES			
				1,000.00 244 4432		WRITERS FESTIVAL PASSES			
							CHECK	242144 TOTAL:	1,000.00
242145	12/19/2025	PRTD	45	PALM SPRINGS MOTORS INC	922392/1	12/11/2025		12192025	1,762.15
	Invoice: 922392/1					PM SERVICE, TIRES, BATTERY - 2014 FORD F150			
				1,762.15 10123000 7624		VEHICLE MAINTENANCE			
				PALM SPRINGS MOTORS INC	922733/1	12/11/2025		12192025	1,841.43
	Invoice: 922733/1					PM SERVICE - 2017 FORD EXPLORER			
				1,841.43 10141000 7624		VEHICLE MAINTENANCE			
							CHECK	242145 TOTAL:	3,603.58
242146	12/19/2025	PRTD	485	PETROCHEM MANUFACTURING, LLC	3752-55	11/24/2025	20260125	12192025	549,101.20
	Invoice: 3752-55					CP 25-397: CITYWIDE REAS PROJECT PE 11/7/2025			
				494,329.07 224 9528		REAS ON VRIOUS PUB STRTS			
				83,672.19 236 9528		REAS ON VRIOUS PUB STRTS			
				-28,900.06 101 2050		RETENTION PAYABLE			
							CHECK	242146 TOTAL:	549,101.20
242147	12/19/2025	PRTD	2120	STEVEN K SALMACIA	17678	12/15/2025		12192025	450.00
	Invoice: 17678					PIANO TUNNING 12/5, 12/15/2025			
				450.00					
				E LB_MUSIC -UNDEFINED -UNDEFINED -UNDEFINED					
				24281000 7910		FOUNDATION - PROGRAMS			
							CHECK	242147 TOTAL:	450.00
242148	12/19/2025	PRTD	670	POSTNET	1045	10/16/2025		12192025	129.30
	Invoice: 1045					PRINTING SERVICES			
				129.30 10172000 7476		COMMUNITY ECONOMIC DEVELOPMENT			
				POSTNET	1042	09/27/2025		12192025	48.49

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
								INVOICE DTL DESC	
	Invoice: 1042							PRINTING SERVICES	
					48.49 10172000 7476			COMMUNITY ECONOMIC DEVELOPMENT	
								CHECK 242148 TOTAL:	177.79
242149	12/19/2025	PRTD	1926	PROPER SOLUTIONS	17760	12/12/2025		12192025	1,366.20
	Invoice: 17760							T PRICE PE 12/12/2025	
					1,366.20 10133000 7444			TEMPORARY AGENCY SERVICES	
								CHECK 242149 TOTAL:	1,366.20
242150	12/19/2025	PRTD	147	RIVERSIDE COUNTY SHERIFFS DEPT	SH0000049493	12/05/2025		12192025	944.64
	Invoice: SH0000049493							EXTRA DUTY - SHREK 11/22/25	
					944.64 10141000 7404			SHERIFF SERVICES	
				RIVERSIDE COUNTY SHERIFFS DEPT	SH0000049494	12/05/2025		12192025	951.64
	Invoice: SH0000049494							EXTRA DUTY - SHREK 11/23/25	
					951.64 10141000 7404			SHERIFF SERVICES	
				RIVERSIDE COUNTY SHERIFFS DEPT	SH0000049474	12/04/2025		12192025	987,084.15
	Invoice: SH0000049474							LAW ENFORCEMENT BP #4 PE 10/15/2025	
					987,084.15 10141000 7404			SHERIFF SERVICES	
								CHECK 242150 TOTAL:	988,980.43
242151	12/19/2025	PRTD	61	SOUTHERN CALIFORNIA EDISON COMPAN	509311282025	12/02/2025		12192025	2,076.98
	Invoice: 509311282025							SERVICE PE 11/28/2025 (ACCT# 700485325093)	
					2,076.98 21500500 7603			ELECTRICITY	
				SOUTHERN CALIFORNIA EDISON COMPAN	460410292025	12/03/2025		12192025	87.18
	Invoice: 460410292025							SERVICE PE 11/30/2025 (ACCT# 700484394604)	
					87.18 201 7603			ELECTRICITY	
				SOUTHERN CALIFORNIA EDISON COMPAN	492211182025	11/21/2025		12192025	1,749.10
	Invoice: 492211182025							SERVICE PE 11/18/2025 (ACCT #700457284922)	
					1,749.10 21892000 7603			ELECTRICITY	
				SOUTHERN CALIFORNIA EDISON COMPAN	170811182025	11/21/2025		12192025	94.28
	Invoice: 170811182025							SERVICE PE 11/18/2025 (ACCT #700261401708)	
					94.28 201 7603			ELECTRICITY	
				SOUTHERN CALIFORNIA EDISON COMPAN	008611302025	12/03/2025		12192025	1,761.14
	Invoice: 008611302025							SERVICE PE 11/30/2025 (ACCT# 700052520086)	
					1,761.14 10132000 7603			ELECTRICITY	
				SOUTHERN CALIFORNIA EDISON COMPAN	954812012025	12/04/2025		12192025	838.72
	Invoice: 954812012025							SERVICE PE 12/01/2025 (ACCT #700183359548)	
					838.72 201 7603			ELECTRICITY	

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
				SOUTHERN CALIFORNIA EDISON COMPAN	595412022025	12/05/2025		12192025	54.36
	Invoice: 595412022025					SERVICE PE 12/02/2025 (ACCT #700013745954)			
					54.36 10133300 7603	ELECTRICITY			
				SOUTHERN CALIFORNIA EDISON COMPAN	681212012025	12/04/2025		12192025	870.46
	Invoice: 681212012025					SERVICE PE 12/01/2025 (ACCT #700349196812)			
					482.88 21895000 7603	ELECTRICITY			
					317.87 21892000 7603	ELECTRICITY			
					69.71 21893000 7603	ELECTRICITY			
						CHECK	242151 TOTAL:		7,532.22
242152	12/19/2025	PRTD	62	SOUTHERN CALIFORNIA GAS COMPANY	0930112152025	12/17/2025		12192025	297.74
	Invoice: 0930112152025					SERVICE PE 12/15/2025 (ACCT #154 326 0930 1)			
					297.74 21500690 7600	NATURAL GAS			
				SOUTHERN CALIFORNIA GAS COMPANY	2300612152025	12/17/2025		12192025	1,662.88
	Invoice: 2300612152025					SERVICE PE 12/15/2025 (ACCT #051 525 2300 6)			
					1,662.88 10133300 7600	NATURAL GAS			
						CHECK	242152 TOTAL:		1,960.62
242153	12/19/2025	PRTD	2824	T-MOBILE USA INC	L2512040427	12/04/2025		12192025	50.00
	Invoice: L2512040427					SERVICE PE 12/02/2025			
					50.00 10141000 7400	PROFESSIONAL/TECHNICAL			
				T-MOBILE USA INC	L2511280274	11/28/2025		12192025	115.00
	Invoice: L2511280274					SERVICE PE 12/19/2025			
					115.00 10141000 7400	PROFESSIONAL/TECHNICAL			
				T-MOBILE USA INC	L2512070029	12/07/2025		12192025	165.00
	Invoice: L2512070029					SERVICE PE 11/24/2025			
					165.00 10141000 7400	PROFESSIONAL/TECHNICAL			
						CHECK	242153 TOTAL:		330.00
242154	12/19/2025	PRTD	1388	TERRYBERRY COMPANY	T46950	11/13/2025		12192025	713.16
	Invoice: T46950					EMPLOYEE SERVICE AWARDS			
					713.16 10151000 7869	EMPLOYEE EVENTS			
						CHECK	242154 TOTAL:		713.16
242155	12/19/2025	PRTD	444	TRI-STAR CONTRACTING II, INC.	2352G	09/19/2025		12192025	1,177.00
	Invoice: 2352G					CAT245 LOADER			
					1,177.00 10132000 7634	EQUIPMENT MAINT & FUEL			

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
						CHECK	242155 TOTAL:		1,177.00
242156	12/19/2025	PRTD	329	WESTERN PUMP, INC.	W84963	12/16/2025		12192025	1,367.96
Invoice: W84963					1,367.96 21500690 7612	COMPRESSOR SERVICE 12/15/2025 MAINTENANCE			
						CHECK	242156 TOTAL:		1,367.96
					NUMBER OF CHECKS 98	*** CASH ACCOUNT TOTAL ***			2,584,334.21

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	47	1,783,609.49
TOTAL EFT'S	51	800,724.72

*** GRAND TOTAL *** 2,584,334.21

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
9415	01/02/2026	EFT	3318	ALEXANDRIA SANCHEZ	81951	12/30/2025		01022026	27.93
Invoice: 81951						MILEAGE REIMBURSEMENT 12/2025			
					27.93 107 7800	MILEAGE			
						CHECK	9415 TOTAL:		27.93
9416	01/02/2026	EFT	1523	CDW GOVERNMENT INC	ZR01056412	12/26/2025		01022026	1,584.05
Invoice: ZR01056412						ACRONIS DISASTER BACKUP PE 12/31/25			
					1,584.05 10156000 7639	COMPUTER MAINTENANCE			
						CHECK	9416 TOTAL:		1,584.05
9417	01/02/2026	EFT	2860	CHARTER COMMUNICATIONS HOLDINGS,	189400201120725	12/07/2025		01022026	304.19
Invoice: 189400201120725						SERVICE PE 1/8/2025 (ACCT #189400201)			
					304.19 21500500 7826	INTERNET ACCESS & SERVICE			
				CHARTER COMMUNICATIONS HOLDINGS,	189396001120725	12/07/2025		01022026	1,033.53
Invoice: 189396001120725						SERVICE PE 1/8/2025 (ACCT #189396001)			
					1,033.53 10151000 7824	COMMUNICATION MAIN/SERV			
				CHARTER COMMUNICATIONS HOLDINGS,	189395901120725	12/07/2025		01022026	1,697.95
Invoice: 189395901120725						SERVICE PE 1/8/2025 (ACCT# 189395901)			
					1,697.95 10151000 7824	COMMUNICATION MAIN/SERV			
				CHARTER COMMUNICATIONS HOLDINGS,	189395801120725	12/07/2025		01022026	385.57
Invoice: 189395801120725						SERVICE PE 1/8/2025 (ACCT #189395801)			
					385.57 10151000 7824	COMMUNICATION MAIN/SERV			
				CHARTER COMMUNICATIONS HOLDINGS,	189395601120725	12/07/2025		01022026	130.64
Invoice: 189395601120725						SERVICE PE 1/8/2025 (ACCT #189395601)			
					130.64 10151000 7824	COMMUNICATION MAIN/SERV			
				CHARTER COMMUNICATIONS HOLDINGS,	189392301120725	12/07/2025		01022026	363.88
Invoice: 189392301120725						SERVICE PE 1/8/2025 (ACCT #189392301)			
					363.88 21800000 7824	COMMUNICATION MAIN/SERV			
				CHARTER COMMUNICATIONS HOLDINGS,	187879401122125	12/21/2025		01022026	3,526.95
Invoice: 187879401122125						SERVICE PE 01/20/2026 (ACCT # 187879401)			
					3,526.95 10151000 7826	INTERNET ACCESS & SERVICE			
						CHECK	9417 TOTAL:		7,442.71
9418	01/02/2026	EFT	3365	CONNOR HORN	1019	12/18/2025		01022026	500.00
Invoice: 1019						SOCIAL MEDIA REELS			
					500.00 107 7830	PHOTOGRAPHY			
						CHECK	9418 TOTAL:		500.00

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
9419	01/02/2026	EFT	2314	CREATIVE LIGHTING & ELECTRICAL ,	4156028	12/24/2025	20260016	01022026	269.50
Invoice: 4156028						LIGHTING MAINTENANCE 12/2025			
					269.50 24281000 7612	MAINTENANCE			
						CHECK	9419 TOTAL:		269.50
9420	01/02/2026	EFT	732	DEBORAH DEJAH	2026-4	12/30/2025	20260102	01022026	18,750.00
Invoice: 2026-4						2026 RMWF DIRECTOR OF PROGRAMMING QE 3/2026			
					18,750.00 244 7400	PROFESSIONAL/TECHNICAL			
						CHECK	9420 TOTAL:		18,750.00
9421	01/02/2026	EFT	433	DESERT PROMOTIONAL & EMBROIDERY L	108479	12/17/2025		01022026	273.13
Invoice: 108479						SERVICE AWARD - COPS			
					273.13 10141000 7550	CITY-WIDE COPS PROGRAM			
				DESERT PROMOTIONAL & EMBROIDERY L	106594	09/25/2025		01022026	163.33
Invoice: 106594						COPS UNIFORMS			
					163.33 10141000 7550	CITY-WIDE COPS PROGRAM			
				DESERT PROMOTIONAL & EMBROIDERY L	107867	11/18/2025		01022026	39.33
Invoice: 107867						COPS UNIFORMS			
					39.33 10141000 7550	CITY-WIDE COPS PROGRAM			
				DESERT PROMOTIONAL & EMBROIDERY L	108541	12/22/2025		01022026	54.63
Invoice: 108541						SERVICE AWARDS - COPS			
					54.63 10141000 7550	CITY-WIDE COPS PROGRAM			
						CHECK	9421 TOTAL:		530.42
9422	01/02/2026	EFT	2783	DESERT THEATRICALS, LLC	DT 26-1004	12/17/2025	20260017	01022026	300.00
Invoice: DT 26-1004						DESERT THEATRICALS 2025-2026 SEASON			
					300.00 10172000 7494	AMPHITHEATER PROGRAMMING			
						CHECK	9422 TOTAL:		300.00
9423	01/02/2026	EFT	2241	GLASS BOX TECHNOLOGY	RANCBARR121525	12/15/2025	20260138	01022026	37,638.12
Invoice: RANCBARR121525						BARRACUDA SUPPORT LICENSE SUBSCRIPTION			
					37,638.12 24281000 7639	COMPUTER MAINTENANCE			
				GLASS BOX TECHNOLOGY	RANCSCAL100625	10/06/2025	20260091	01022026	12,164.53
Invoice: RANCSCAL100625						SCALE COMPUTING LICENSING AND SUPPORT RENEWAL			
					12,164.53 24281000 7639	COMPUTER MAINTENANCE			
						CHECK	9423 TOTAL:		49,802.65

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
9424	01/02/2026	EFT	2785	JENNIFER S. YOUNT	120625BF	10/06/2025	20260129	01022026	500.00
Invoice: 120625BF						PHOTOGRAPHY SERVICES			
					500.00 10172000 7494	AMPHITHEATER PROGRAMMING			
				JENNIFER S. YOUNT	121325DTH	10/06/2025	20260129	01022026	500.00
Invoice: 121325DTH						PHOTOGRAPHY SERVICES			
					500.00 10172000 7494	AMPHITHEATER PROGRAMMING			
						CHECK	9424 TOTAL:		1,000.00
9425	01/02/2026	EFT	1295	MICHAEL BAKER INTERNATIONAL INC	1270737	12/17/2025	20260073	01022026	12,298.70
Invoice: 1270737						PROFESSIONAL SERVICES - FS TRAILS PE 11/23/2025			
					12,298.70 10131000 7400	PROFESSIONAL/TECHNICAL			
						CHECK	9425 TOTAL:		12,298.70
9426	01/02/2026	EFT	1317	MISSION LINEN SUPPLY	525178094	12/19/2025	20260009	01022026	30.00
Invoice: 525178094						BI-WEEKLY RENTAL SERVICE			
					30.00 24281000 8002	EQUIPMENT RENTAL			
						CHECK	9426 TOTAL:		30.00
9427	01/02/2026	EFT	295	OVERDRIVE INC	01187CO25398033	12/17/2025		01022026	77.15
Invoice: 01187CO25398033						EBOOKS & AUDIOBOOKS			
					77.15				
					E LB_ELECT -UNDEFINED -UNDEFINED -UNDEFINED				
					24281000 7912	FOUNDATION - COLLECTION			
						CHECK	9427 TOTAL:		77.15
9428	01/02/2026	EFT	2370	ROBERT STIFF	25-302A	12/13/2025	20260133	01022026	850.00
Invoice: 25-302A						MOON BALLOONS FOR EVENTS - BALANCE OF INV 25-302			
					850.00 10172000 7494	AMPHITHEATER PROGRAMMING			
						CHECK	9428 TOTAL:		850.00
9429	01/02/2026	EFT	2743	PUBLIC RISK, INNOVATION, SOLUTION	26401283	01/02/2026		01022026	1,233.12
Invoice: 26401283						EMPLOYEE ASSISTANCE PROGRAM QE 3/2025			
					1,233.12 10151000 7275	OTHER MEDICAL			
						CHECK	9429 TOTAL:		1,233.12
9430	01/02/2026	EFT	728	FIRE PROTECTION SERVICE CORPORATI	7617094	01/01/2026		01022026	253.73
Invoice: 7617094						MONITORING SERVICE PE 1/31/2026			
					121.25 24281000 7612	MAINTENANCE			

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
					132.48 24282000 7613 OBSERVATORY MAINTENANCE				
						CHECK	9430	TOTAL:	253.73
9431	01/02/2026	EFT	2883	SBA THE STEVEN BARCLAY AGENCY INC	2401891	12/03/2025		01022026	1,500.00
Invoice: 2401891						2026 RMWF TRAVEL REIMBURSEMENT - MENDELSOHN			
					1,500.00 244 7910 FOUNDATION - PROGRAMS				
						CHECK	9431	TOTAL:	1,500.00
9432	01/02/2026	EFT	2459	SELF INSURED SERVICES COMPANY	B0LFXV	01/01/2026		01022026	16,301.40
Invoice: B0LFXV						DENTAL & VISION 1/2026			
					9,878.00 101 2277 DENTAL WITHHOLDING				
					2,202.40 10151000 7205 GROUP INSURANCE-DENTAL				
					3,296.40 101 2278 VISION WITHHOLDING				
					924.60 10151000 7210 GROUP INSURANCE-VISION				
						CHECK	9432	TOTAL:	16,301.40
9433	01/02/2026	EFT	2751	SOLOMON N NIMAKO	110	12/10/2025	20260066	01022026	6,050.00
Invoice: 110						GIS SERVICES 11/2025			
					6,050.00 10156000 7400 PROFESSIONAL/TECHNICAL				
						CHECK	9433	TOTAL:	6,050.00
9434	01/02/2026	EFT	3253	URBANA PRESERVATION & PLANNING LL	2024-31.3	12/08/2025	20260085	01022026	13,480.00
Invoice: 2024-31.3						HISTORICAL RESOURCE SURVEY PE 12/2025			
					13,480.00 10157000 7880 HISTORIC PRESERVATION COM				
				URBANA PRESERVATION & PLANNING LL	2024-31.4	12/31/2025	20260085	01022026	1,670.00
Invoice: 2024-31.4						HISTORICAL RESOURCE SURVEY PE 12/2025			
					1,670.00 10157000 7880 HISTORIC PRESERVATION COM				
						CHECK	9434	TOTAL:	15,150.00
9435	01/02/2026	EFT	489	VERIZON WIRELESS	6129904312	12/01/2025		01022026	14,198.66
Invoice: 6129904312						SERVICE PE 12/1/25 (ACCT# 572244822-00001)			
					14,198.66 10151000 7824 COMMUNICATION MAIN/SERV				
						CHECK	9435	TOTAL:	14,198.66
9436	01/02/2026	EFT	776	WILLDAN ENGINEERING	002-36710	12/04/2025	20260106	01022026	1,260.00
Invoice: 002-36710						DAVIDSON PLAN CHECK SERVICES 11/2025			
					1,260.00 10122000 7430 PLAN CHECK SERVICES				
				WILLDAN ENGINEERING	002-36713	12/04/2025	20260106	01022026	1,890.00

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
Invoice: 002-36713					1,890.00 10122000 7430			DMB PLAN CHECK SERVICES 11/2025 PLAN CHECK SERVICES	
				WILLDAN ENGINEERING	002-36716	12/04/2025	20260106	01022026	420.00
Invoice: 002-36716					420.00 10122000 7430			JOHNSTON PLAN CHECK SERVICES 11/2025 PLAN CHECK SERVICES	
				WILLDAN ENGINEERING	002-36712	12/04/2025	20260106	01022026	630.00
Invoice: 002-36712					630.00 10122000 7430			PENTA PLAN CHECK SERVICES 11/2025 PLAN CHECK SERVICES	
				WILLDAN ENGINEERING	002-36715	12/04/2025	20260106	01022026	105.00
Invoice: 002-36715					105.00 10122000 7430			B FOSTER PLAN CHECK SERVICES 11/2025 PLAN CHECK SERVICES	
				WILLDAN ENGINEERING	002-36711	12/04/2025	20260106	01022026	105.00
Invoice: 002-36711					105.00 10122000 7430			J GINGER PLAN CHECK SERVICES 11/2025 PLAN CHECK SERVICES	
				WILLDAN ENGINEERING	002-36714	12/04/2025	20260106	01022026	420.00
Invoice: 002-36714					420.00 10122000 7430			WOODBRIDGE PLAN CHECK SERVICES 11/2025 PLAN CHECK SERVICES	
				WILLDAN ENGINEERING	002-36709	12/04/2025	20260106	01022026	1,890.00
Invoice: 002-36709					1,890.00 10122000 7430			SHEA PLAN CHECK SERVICES 11/2025 PLAN CHECK SERVICES	
				WILLDAN ENGINEERING	002-36708	12/04/2025	20260106	01022026	1,537.50
Invoice: 002-36708					1,537.50 10122000 7430			PLAN CHECK AND INSPECTION SERVICES 11/2025 PLAN CHECK SERVICES	
							CHECK	9436 TOTAL:	8,257.50
9437	01/02/2026	EFT	294	WILLDAN FINANCIAL SERVICES	010-64550	12/26/2025	20260026	01022026	2,452.02
Invoice: 010-64550					2,452.02 21500000 7400			ANNUAL LEVY ADMINISTRATION SERVICES QE 3/2026 PROFESSIONAL/TECHNICAL	
							CHECK	9437 TOTAL:	2,452.02
9438	01/02/2026	EFT	10	ICMA RETIREMENT TRUST-401	81960	12/31/2025		01022026	4,642.31
Invoice: 81960					4,642.31 101 2236			ICMA 401A PE 12/26/25 401A DEF COMP - ICMA	
							CHECK	9438 TOTAL:	4,642.31
9439	01/02/2026	EFT	34	ICMA RETIREMENT TRUST-457	81961	12/31/2025		01022026	61,070.67
Invoice: 81961					61,070.67 101 2235			ICMA 457 PE 12/26/25 DEFERRED COMP - ICMA	

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
						CHECK	9439 TOTAL:		61,070.67
9440	01/02/2026	EFT	468	NATIONWIDE	81964	12/31/2025		01022026	1,762.21
Invoice: 81964						PT DEFERRED COMP PE 12/26/25			
					1,762.21 101 2241	NATIONAL - PART TIME			
						CHECK	9440 TOTAL:		1,762.21
242157	01/02/2026	PRTD	3222	ABD OFFICE MACHINES INC	ABD25120111	12/15/2025	20260077	01022026	1,311.52
Invoice: ABD25120111						PRINTER MAINTENANCE 12/2025			
					1,311.52 10156000 8000	SUPPLIES			
						CHECK	242157 TOTAL:		1,311.52
242158	01/02/2026	PRTD	2888	UNIVERSAL BUILDING MAINTENANCE, L	17931211	12/25/2025	20260111	01022026	200.00
Invoice: 17931211						JANITORIAL SERVICES			
					200.00 10172000 7494	AMPHITHEATER PROGRAMMING			
				UNIVERSAL BUILDING MAINTENANCE, L	17931210	12/25/2025	20260111	01022026	100.00
Invoice: 17931210						JANITORIAL SERVICES			
					100.00 10172000 7494	AMPHITHEATER PROGRAMMING			
				UNIVERSAL BUILDING MAINTENANCE, L	17931209	12/25/2025	20260111	01022026	100.00
Invoice: 17931209						JANITORIAL SERVICES			
					100.00 107 7872	PUBLIC RELATIONS			
				UNIVERSAL BUILDING MAINTENANCE, L	17931208	12/25/2025	20260111	01022026	200.00
Invoice: 17931208						JANITORIAL SERVICES			
					200.00 10172000 7494	AMPHITHEATER PROGRAMMING			
				UNIVERSAL BUILDING MAINTENANCE, L	17931214	12/25/2025	20260111	01022026	112.50
Invoice: 17931214						JANITORIAL SERVICES			
					112.50 10172000 7494	AMPHITHEATER PROGRAMMING			
				UNIVERSAL BUILDING MAINTENANCE, L	17931213	12/25/2025	20260111	01022026	100.00
Invoice: 17931213						JANITORIAL SERVICES			
					100.00 107 7872	PUBLIC RELATIONS			
				UNIVERSAL BUILDING MAINTENANCE, L	17931212	12/25/2025	20260111	01022026	200.00
Invoice: 17931212						JANITORIAL SERVICES			
					200.00 10172000 7494	AMPHITHEATER PROGRAMMING			
						CHECK	242158 TOTAL:		1,012.50
242159	01/02/2026	PRTD	56	ALTURA CREDIT UNION	81962	12/31/2025		01022026	176.00
Invoice: 81962						CREDIT UNION PE 12/26/25			
					176.00 101 2245	EMPLOYEE CREDIT UNION			

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
						CHECK	242159 TOTAL:		176.00
242160	01/02/2026	PRTD	186	ANDERSON COMMUNICATIONS INC	21587B	12/01/2025	20260020	01022026	1,065.00
Invoice: 21587B						RADIO SITE LEASE FOR (3) REPEATERS ON INDIO HILL			
					1,065.00 10142000 7824	COMMUNICATION MAIN/SERV			
						CHECK	242160 TOTAL:		1,065.00
242161	01/02/2026	PRTD	597	ASCAP	500578686-2026	12/20/2025		01022026	458.54
Invoice: 500578686-2026						2026 MUSIC LICENSE FEE - ACCT # 500578686			
					458.54 10151000 7851	INSURANCE & BONDS			
						CHECK	242161 TOTAL:		458.54
242162	01/02/2026	PRTD	2803	OBK CORPORATION	063365	12/18/2025		01022026	127.95
Invoice: 063365						REFRESHMENTS - CITY COUNCIL MEETING 12/18/2025			
					127.95 10151000 7806	MEETINGS/TRAINING/TRAVEL			
						CHECK	242162 TOTAL:		127.95
242163	01/02/2026	PRTD	24	FEDERAL EXPRESS CORPORATION	9-050-56071	10/31/2025		01022026	9.00
Invoice: 9-050-56071						POSTAGE 10/31/25			
					9.00 10151000 7869	EMPLOYEE EVENTS			
						CHECK	242163 TOTAL:		9.00
242164	01/02/2026	PRTD	3212	ICC CODIFICATION INC	GC00132898	12/01/2025		01022026	1,445.00
Invoice: GC00132898						ANNUAL MAINT/UPDATE			
					1,445.00 10112000 7836	ORDINANCE CODIFICATION			
						CHECK	242164 TOTAL:		1,445.00
242165	01/02/2026	PRTD	471	HARTFORD FIRE INSURANCE COMPANY	31538486-265099974	12/20/2025		01022026	1,535.00
Invoice: 31538486-265099974						FLOOD INS- CITY YARD PARKING SHLTR (1) PE 3/20/26			
					1,535.00 10151000 7851	INSURANCE & BONDS			
				HARTFORD FIRE INSURANCE COMPANY	31538478-265100344	12/20/2025		01022026	3,777.00
Invoice: 31538478-265100344						FLOOD INS - CITY YARD ADMIN WAREHOUSE PE 3/20/26			
					3,777.00 10151000 7851	INSURANCE & BONDS			
				HARTFORD FIRE INSURANCE COMPANY	31538475-265099857	12/20/2025		01022026	3,173.00
Invoice: 31538475-265099857						FLOOD INS - CITY YARD MAINTENANCE BLDG PE 3/20/26			
					3,173.00 10151000 7851	INSURANCE & BONDS			
				HARTFORD FIRE INSURANCE COMPANY	31538490-265064136	12/19/2025		01022026	1,069.00
Invoice: 31538490-265064136						FLOOD INS- CITY YARD PARKING SHLTR (3) PE 3/20/26			

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
					1,069.00 10151000 7851	INSURANCE & BONDS			
				HARTFORD FIRE INSURANCE COMPANY	31538488-265063695	12/19/2025		01022026	3,940.00
				Invoice: 31538488-265063695		FLOOD INS - CITY YARD SHOP/STORAGE BLDG PE 3/20/26			
					3,940.00 10151000 7851	INSURANCE & BONDS			
				HARTFORD FIRE INSURANCE COMPANY	31538484-265063584	12/19/2025		01022026	1,108.00
				Invoice: 31538484-265063584		FLOOD INS - CITY YARD WASH RACK BLDG PE 3/19/26			
					1,108.00 10151000 7851	INSURANCE & BONDS			
						CHECK	242165 TOTAL:		14,602.00
242166	01/02/2026	PRTD	1319	THE HDL COMPANIES	SIN057194	12/27/2025		01022026	2,828.11
	Invoice: SIN057194					SERVICE FEE QE 12/2025			
					2,828.11 10155000 7400	PROFESSIONAL/TECHNICAL			
						CHECK	242166 TOTAL:		2,828.11
242167	01/02/2026	PRTD	1906	HOUSTON & HARRIS PCS, INC	25-27006	12/18/2025		01022026	288.00
	Invoice: 25-27006					STORM DRAIN&CATCH BASIN DRYWELL CLEANING 12/18/25			
					288.00 248 7612	MAINTENANCE			
						CHECK	242167 TOTAL:		288.00
242168	01/02/2026	PRTD	3311	INLAND SOUTHERN CALIFORNIA UNITED	81966	12/31/2025		01022026	3.85
	Invoice: 81966					UNITED WAY PE 12/26/25			
					3.85 101 2250	DONATIONS-UNITED WAY			
						CHECK	242168 TOTAL:		3.85
242169	01/02/2026	PRTD	3366	LARRY PEDERSEN	1023	12/17/2025	20260141	01022026	945.00
	Invoice: 1023					VIDEOGRAPHY SERVICES			
					945.00 107 7478	MARKETING PROGRAM			
						CHECK	242169 TOTAL:		945.00
242170	01/02/2026	PRTD	185	LIEBERT CASSIDY WHITMORE	311092	11/30/2025		01022026	97.00
	Invoice: 311092					LEGAL SERVICES 11/30/2025			
					97.00 10154000 7400	PROFESSIONAL/TECHNICAL			
						CHECK	242170 TOTAL:		97.00
242171	01/02/2026	PRTD	2852	ODP BUSINESS SOLUTIONS, LLC	449937018003	12/12/2025		01022026	2.97
	Invoice: 449937018003					GLUE			
					2.97 24281000 8000	SUPPLIES			

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
				ODP BUSINESS SOLUTIONS, LLC	451270371001	12/16/2025		01022026	125.66
	Invoice: 451270371001					PAPER, BATTERY			
					125.66 10151000 8000	SUPPLIES			
				ODP BUSINESS SOLUTIONS, LLC	452159098001	12/18/2025		01022026	54.36
	Invoice: 452159098001					ROLLER, SPONGE, WIPES			
					54.36 10151000 8000	SUPPLIES			
						CHECK	242171 TOTAL:		182.99
242172	01/02/2026	PRTD	181	PLANT MASTERS INC	00012267	12/31/2025		01022026	175.00
	Invoice: 00012267					PLANT MAINTENANCE 12/2025			
					175.00 24281000 7612	MAINTENANCE			
						CHECK	242172 TOTAL:		175.00
242173	01/02/2026	PRTD	49	THE PRINTING PLACE	251661	12/22/2025		01022026	442.85
	Invoice: 251661					2026-2027 PARKING PERMITS			
					442.85 10172000 7827	COMMUNITY PUBLICATIONS			
				THE PRINTING PLACE	251716	12/19/2025		01022026	999.92
	Invoice: 251716					TRAIL MAPS			
					999.92 10157000 7879	TRAILS COMMISSION			
						CHECK	242173 TOTAL:		1,442.77
242174	01/02/2026	PRTD	101	RITZ-CARLTON HOTEL	81834	12/17/2025		01022026	5,000.00
	Invoice: 81834					MARKETING SUPPORT			
					5,000.00 107 7478	MARKETING PROGRAM			
						CHECK	242174 TOTAL:		5,000.00
242175	01/02/2026	PRTD	407	RIVERSIDE COUNTY FIRE DEPARTMENT	235802	12/03/2025		01022026	2,706,359.98
	Invoice: 235802					FIRE PROTECTION SERVICES QE 9/30/2025			
					2,706,359.98 21500000 7412	FIRE SERVICES			
						CHECK	242175 TOTAL:		2,706,359.98
242176	01/02/2026	PRTD	3276	SESAC RIGHTS MANAGEMENT INC	10875718	01/01/2026		01022026	641.00
	Invoice: 10875718					MUSIC LICENSE 01/01/26 - 12/31/26			
					641.00 107 7478	MARKETING PROGRAM			
						CHECK	242176 TOTAL:		641.00

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
242177	01/02/2026	PRTD	61	SOUTHERN CALIFORNIA EDISON COMPAN	371412142025	12/17/2025		01022026	6,275.27
	Invoice: 371412142025					SERVICE PE 12/14/2025 (ACCT #700380343714)			
					6,275.27 10132000 7618	TRAFFIC SIGNAL MAINT/ELEC			
				SOUTHERN CALIFORNIA EDISON COMPAN	660312182025	12/23/2025		01022026	7,165.28
	Invoice: 660312182025					SERVICE PE 12/18/2025 (ACCT# 700301966603)			
					7,165.28 24281000 7603	ELECTRICITY			
				SOUTHERN CALIFORNIA EDISON COMPAN	452412142025	12/17/2025		01022026	8,771.29
	Invoice: 452412142025					SERVICE PE 12/14/2025 (ACCT #700275914524)			
					8,771.29 10133300 7603	ELECTRICITY			
						CHECK	242177 TOTAL:		22,211.84
242178	01/02/2026	PRTD	1388	TERRYBERRY COMPANY	T57442	12/15/2025		01022026	208.38
	Invoice: T57442					EMPLOYEE SERVICE AWARDS			
					208.38 10151000 7869	EMPLOYEE EVENTS			
						CHECK	242178 TOTAL:		208.38
242179	01/02/2026	PRTD	2137	TYLER BUSINESS FORMS	109062	12/18/2025		01022026	344.92
	Invoice: 109062					TAX FORMS/ENVELOPES - W-2			
					344.92 10155000 8000	SUPPLIES			
						CHECK	242179 TOTAL:		344.92

NUMBER OF CHECKS 49 *** CASH ACCOUNT TOTAL *** 2,987,271.08

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	23	2,760,936.35
TOTAL EFT'S	26	226,334.73

*** GRAND TOTAL *** 2,987,271.08

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
9441	01/09/2026	EFT	1650	AQUA-SERV ENGINEERS, INC	128989	12/31/2025	20260002	01092025	615.00
Invoice: 128989						CH & LIB COOLING TOWER TREATMENT 12/2025			
				615.00 10133300 7612		MAINTENANCE			
						CHECK	9441 TOTAL:		615.00
9442	01/09/2026	EFT	412	MARTIN VINTON WEBSTER	250648-DEPOSIT	01/06/2026		01092025	28,050.00
Invoice: 250648-DEPOSIT						DEPOSIT - 2026 RMWF CATERING SERVICES			
				28,050.00 244 7887		SPECIAL EVENTS			
						CHECK	9442 TOTAL:		28,050.00
9443	01/09/2026	EFT	3085	B.B. LEGACY PROTECTION INC	1700	12/10/2025	20260059	01092025	1,344.00
Invoice: 1700						SECURITY SVCS - FARMERS MARKET/AMP PE 12/6/2025			
				1,344.00 107 7872		PUBLIC RELATIONS			
				B.B. LEGACY PROTECTION INC	1681	11/17/2025	20260059	01092025	416.00
Invoice: 1681						SECURITY SVCS - AMPHITHEATER PE 10/26/2025			
				416.00 10172000 7494		AMPHITHEATER PROGRAMMING			
						CHECK	9443 TOTAL:		1,760.00
9444	01/09/2026	EFT	333	BECK OIL INC	194000	12/16/2025		01092025	769.58
Invoice: 194000						FUEL PE 12/16/2025			
				197.16 10133000 7623		VEHICLE FUEL			
				336.06 10132000 7623		VEHICLE FUEL			
				236.36 10141000 7623		VEHICLE FUEL			
				BECK OIL INC	194582	12/23/2025		01092025	794.76
Invoice: 194582						FUEL PE 12/23/2025			
				161.09 10133000 7623		VEHICLE FUEL			
				110.01 21800000 7623		VEHICLE FUEL			
				275.22 10132000 7623		VEHICLE FUEL			
				165.63 10141000 7623		VEHICLE FUEL			
				82.81 10123000 7623		VEHICLE FUEL			
				BECK OIL INC	195227	12/30/2025		01092025	263.03
Invoice: 195227						FUEL PE 12/30/2025			
				137.32 10133000 7623		VEHICLE FUEL			
				125.71 10141000 7623		VEHICLE FUEL			
						CHECK	9444 TOTAL:		1,827.37
9445	01/09/2026	EFT	1657	CARDIFF TRANSPORTATION	146537	11/30/2025		01092025	231.85
Invoice: 146537						TRANSPORTATION SERVICES - D BERRY 11/30/2025			
				231.85 244 7887		SPECIAL EVENTS			

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
						CHECK	9445	TOTAL:	231.85
9446	01/09/2026	EFT	2860	CHARTER COMMUNICATIONS HOLDINGS,	129838601010126	01/01/2026		01092025	1,016.72
	Invoice: 129838601010126					SERVICE PE 1/31/2026 (ACCT# 129838601)			
				1,016.72 10151000 7824		COMMUNICATION MAIN/SERV			
						CHECK	9446	TOTAL:	1,016.72
9447	01/09/2026	EFT	3405	COMFOR TEK SEATING	ORD00038981	11/20/2025	20260146	01092025	37,450.00
	Invoice: ORD00038981					BALANCE - CHAIRS FOR RMWF			
				37,450.00 244 8900		FURNITURE & EQUIPMENT			
						CHECK	9447	TOTAL:	37,450.00
9448	01/09/2026	EFT	3365	CONNOR HORN	1022	01/05/2026	20260140	01092025	3,600.00
	Invoice: 1022					SOCIAL MEDIA REELS			
				3,600.00 107 7478		MARKETING PROGRAM			
						CHECK	9448	TOTAL:	3,600.00
9449	01/09/2026	EFT	2314	CREATIVE LIGHTING & ELECTRICAL ,	4156024	12/24/2025	20260016	01092025	85.00
	Invoice: 4156024					LIGHTING MAINTENANCE 12/2025			
				85.00 21891000 7612		MAINTENANCE			
				CREATIVE LIGHTING & ELECTRICAL ,	4156025	12/24/2025	20260016	01092025	303.00
	Invoice: 4156025					LIGHTING MAINTENANCE 12/2025			
				303.00 10133310 7612		MAINTENANCE			
				CREATIVE LIGHTING & ELECTRICAL ,	4156026	12/24/2025	20260016	01092025	388.00
	Invoice: 4156026					LIGHTING MAINTENANCE 12/2025			
				388.00 21892000 7612		MAINTENANCE			
				CREATIVE LIGHTING & ELECTRICAL ,	4156027	12/24/2025	20260016	01092025	302.00
	Invoice: 4156027					LIGHTING MAINTENANCE 12/2025			
				302.00 10133300 7612		MAINTENANCE			
						CHECK	9449	TOTAL:	1,078.00
9450	01/09/2026	EFT	2783	DESERT THEATRICALS, LLC	DT 26-1005	01/06/2026	20260093	01092025	35,211.00
	Invoice: DT 26-1005					YOUTH THEATER - FROZEN JR			
				35,211.00					
				E LL_YTHEATR-UNDEFINED -UNDEFINED -UNDEFINED					
				24281000 7919		FOUNDATN-LITERARY LEGACY			
						CHECK	9450	TOTAL:	35,211.00

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
9451	01/09/2026	EFT	1287	ENDEAVOR PARENT LLC	03262503JH/B	12/24/2025		01092025	25,000.00
Invoice: 03262503JH/B						2026 RMWF BALANCE - K ROVE			
				25,000.00 244 7910		FOUNDATION - PROGRAMS			
				ENDEAVOR PARENT LLC	07102402JH/B	01/01/2026		01092025	10,000.00
Invoice: 07102402JH/B						2026 RMWF BALANCE - C BLOW			
				10,000.00 244 7910		FOUNDATION - PROGRAMS			
						CHECK	9451 TOTAL:		35,000.00
9452	01/09/2026	EFT	515	HERMANN DESIGN GROUP INC	24040-006	08/21/2025	20260081	01092025	625.00
Invoice: 24040-006						DESIGN SERVICES - KEY LARGO PARK PE 7/31/2025			
				625.00 21800000 7400		PROFESSIONAL/TECHNICAL			
				HERMANN DESIGN GROUP INC	24040-007	09/17/2025	20260081	01092025	1,343.75
Invoice: 24040-007						DESIGN SERVICES - KEY LARGO PARK PE 8/31/2025			
				1,343.75 21800000 7400		PROFESSIONAL/TECHNICAL			
						CHECK	9452 TOTAL:		1,968.75
9453	01/09/2026	EFT	2738	HR GREEN PACIFIC INC	197184	01/07/2026	20260044	01092025	2,045.96
Invoice: 197184						SURVEY/CIVIL ENGINEERING PLAN REVIEW PE 12/31/2025			
				2,045.96 10131000 7400		PROFESSIONAL/TECHNICAL			
						CHECK	9453 TOTAL:		2,045.96
9454	01/09/2026	EFT	3336	IT1 SOURCE LLC	01064711	11/30/2025		01092025	5,186.66
Invoice: 01064711						AP BUNDLE & CLOUD STORAGE			
				5,186.66 10134000 9471		RMC PARK EXPANSION			
						CHECK	9454 TOTAL:		5,186.66
9455	01/09/2026	EFT	3409	JOSEPH SYSTEMS INC	2512-BLK	12/31/2025		01092025	950.00
Invoice: 2512-BLK						WINDOWS HELLO CONFIGURATION			
				950.00 10156000 7400		PROFESSIONAL/TECHNICAL			
						CHECK	9455 TOTAL:		950.00
9456	01/09/2026	EFT	36	JOSLYN CENTER	13667	01/05/2026		01092025	22,464.60
Invoice: 13667						CONTRACT SERVICES Q3 FY 25/26			
				22,464.60 10157000 7488		SENIOR CENTERS			
						CHECK	9456 TOTAL:		22,464.60

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
9457	01/09/2026	EFT	2083	KANOPY INC.	485438 - PPU	12/31/2025		01092025	1,840.00
Invoice: 485438 - PPU						STREAMING SERVICE PE 12/31/2025			
					1,840.00 24281000 7912	FOUNDATION - COLLECTION			
						CHECK	9457 TOTAL:		1,840.00
9458	01/09/2026	EFT	645	KIMLEY-HORN & ASSOCIATES INC	34219657	11/30/2025	20260046	01092025	4,712.00
Invoice: 34219657						RM TS INTERCONNECT DESIGN SERVICES PE 11/30/2025			
					4,712.00 10134000 9524	CTYWD TRF SIGL INT CNTRL			
						CHECK	9458 TOTAL:		4,712.00
9459	01/09/2026	EFT	1295	MICHAEL BAKER INTERNATIONAL INC	1270739	01/05/2026	20260052	01092025	17,347.90
Invoice: 1270739						CP 22-378 PUBLIC PARKING IMPROVEMENTS PE11/23/2025			
					17,347.90 10134000 9003	PUBLIC PARKING LOT IMPROVEMENT			
				MICHAEL BAKER INTERNATIONAL INC	1251266	12/19/2025	20260053	01092025	16,677.50
Invoice: 1251266						CP 25-401: SOLAR - CITY HALL PE 11/23/2025			
					16,677.50 600 7426	SUSTAINABILITY REBATES & PRGRM			
						CHECK	9459 TOTAL:		34,025.40
9460	01/09/2026	EFT	3422	MICHAEL KIST	1026-DEPOSIT	01/06/2026		01092025	2,750.00
Invoice: 1026-DEPOSIT						2026 RMWF DEPOSIT - M KIST			
					2,750.00 244 7910	FOUNDATION - PROGRAMS			
						CHECK	9460 TOTAL:		2,750.00
9461	01/09/2026	EFT	1317	MISSION LINEN SUPPLY	525169607	12/18/2025	20260009	01092025	35.00
Invoice: 525169607						BI-WEEKLY RENTAL SERVICE			
					35.00 21500690 8002	EQUIPMENT RENTAL			
				MISSION LINEN SUPPLY	525169605	12/18/2025	20260009	01092025	39.66
Invoice: 525169605						BI-WEEKLY RENTAL SERVICE			
					39.66 10133300 8002	EQUIPMENT RENTAL			
				MISSION LINEN SUPPLY	525178081	12/19/2025	20260009	01092025	41.00
Invoice: 525178081						BI-WEEKLY RENTAL SERVICE			
					41.00 21500500 8002	EQUIPMENT RENTAL			
				MISSION LINEN SUPPLY	525178095	12/19/2025	20260009	01092025	54.00
Invoice: 525178095						BI-WEEKLY RENTAL SERVICE			
					54.00 10133300 8002	EQUIPMENT RENTAL			
				MISSION LINEN SUPPLY	525250355	01/01/2026	20260009	01092025	35.00
Invoice: 525250355						BI-WEEKLY RENTAL SERVICE			
					35.00 21500690 8002	EQUIPMENT RENTAL			

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
				MISSION LINEN SUPPLY	525250353	01/01/2026	20260009	01092025	39.66
Invoice: 525250353					BI-WEEKLY RENTAL SERVICE				
				39.66	10133300 8002 EQUIPMENT RENTAL				
							CHECK	9461 TOTAL:	244.32
9462	01/09/2026	EFT	295	OVERDRIVE INC	01187CO25396629	12/16/2025		01092025	412.96
Invoice: 01187CO25396629					EBOOKS & AUDIO BOOKS				
				412.96	E LB_ELECT -UNDEFINED -UNDEFINED -UNDEFINED				
					24281000 7912 FOUNDATION - COLLECTION				
				OVERDRIVE INC	01187CO25396868	12/16/2025		01092025	819.15
Invoice: 01187CO25396868					EBOOKS & AUDIO BOOKS				
				819.15	E LB_ELECT -UNDEFINED -UNDEFINED -UNDEFINED				
					24281000 7912 FOUNDATION - COLLECTION				
				OVERDRIVE INC	01187DA25406814	12/30/2025		01092025	119.98
Invoice: 01187DA25406814					EBOOKS				
				119.98	E LB_ELECT -UNDEFINED -UNDEFINED -UNDEFINED				
					24281000 7912 FOUNDATION - COLLECTION				
				OVERDRIVE INC	01187CO25407494	12/31/2025		01092025	226.36
Invoice: 01187CO25407494					EBOOKS				
				226.36	E LB_ELECT -UNDEFINED -UNDEFINED -UNDEFINED				
					24281000 7912 FOUNDATION - COLLECTION				
				OVERDRIVE INC	01187CO26002047	01/05/2026		01092025	111.95
Invoice: 01187CO26002047					EBOOKS				
				111.95	E LB_ELECT -UNDEFINED -UNDEFINED -UNDEFINED				
					24281000 7912 FOUNDATION - COLLECTION				
				OVERDRIVE INC	01187DA26003688	01/06/2026		01092025	43.99
Invoice: 01187DA26003688					EBOOKS				
				43.99	E LB_ELECT -UNDEFINED -UNDEFINED -UNDEFINED				
					24281000 7912 FOUNDATION - COLLECTION				
							CHECK	9462 TOTAL:	1,734.39
9463	01/09/2026	EFT	3391	PACIFIC COAST PROPANE LLC	I-3958	12/31/2025		01092025	10.00
Invoice: I-3958					PROPANE TANKS 12/31/2025				
				10.00	10133310 8002 EQUIPMENT RENTAL				
				PACIFIC COAST PROPANE LLC	I-3959	12/31/2025		01092025	5.00

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
								INVOICE DTL DESC	
	Invoice: I-3959							PROPANE TANKS 12/31/2025	
					5.00 10133310 8002			EQUIPMENT RENTAL	
				PACIFIC COAST PROPANE LLC	1-1267	01/07/2026		01092025	60.00
	Invoice: 1-1267							PROPANE TANK RENTAL CY 2025	
					60.00 10133310 8002			EQUIPMENT RENTAL	
				PACIFIC COAST PROPANE LLC	1-1266	01/07/2026		01092025	60.00
	Invoice: 1-1266							PROPANE TANK RENTAL CY 2025	
					60.00 10133310 8002			EQUIPMENT RENTAL	
								CHECK 9463 TOTAL:	135.00
9464	01/09/2026	EFT	558	PFM ASSET MGMT LLC	15049460	12/10/2025		01092025	3,345.95
	Invoice: 15049460							INVESTMENT SERVICES PE 11/30/2025	
					3,345.95 10151000 7400			PROFESSIONAL/TECHNICAL	
				PFM ASSET MGMT LLC	15049461	12/10/2025		01092025	61.06
	Invoice: 15049461							INVESTMENT SERVICES PE 11/30/2025	
					61.06 276 7400			PROFESSIONAL/TECHNICAL	
								CHECK 9464 TOTAL:	3,407.01
9465	01/09/2026	EFT	658	PREMIER HOLIDAY DESIGN	202625	01/05/2026	20260022	01092025	5,240.00
	Invoice: 202625							BALANCE - HOLIDAY LIGHTS	
					5,240.00 10133300 8032			HOLIDAY DECORATIONS	
				PREMIER HOLIDAY DESIGN	202626	01/05/2026	20260022	01092025	800.00
	Invoice: 202626							HOLIDAY LIGTHS & DECORATIONS INSTALLATION	
					800.00 24281000 8032			HOLIDAY DECORATIONS	
								CHECK 9465 TOTAL:	6,040.00
9466	01/09/2026	EFT	728	FIRE PROTECTION SERVICE CORPORATI	7506175	12/16/2025		01092025	35.00
	Invoice: 7506175							REPLACE AES RADIO BATTERY	
					35.00 10133310 7612			MAINTENANCE	
				FIRE PROTECTION SERVICE CORPORATI	7617032	01/01/2026		01092025	559.11
	Invoice: 7617032							MONITORING SERVICE PE 1/31/2026	
					166.16 10133300 7612			MAINTENANCE	
					127.99 21892000 7612			MAINTENANCE	
					195.35 10133310 7612			MAINTENANCE	
					69.61 21500690 7612			MAINTENANCE	
								CHECK 9466 TOTAL:	594.11

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
9467	01/09/2026	EFT	612	RACHEL ANNE HORWITZ	L844348	01/05/2026	20260135	01092025	595.00
Invoice: L844348				595.00 10172000 7494		GRAPHIC DESIGN SERVICES 12/2025 AMPHITHEATER PROGRAMMING			
				RACHEL ANNE HORWITZ	L844355	01/05/2026	20260035	01092025	2,322.00
Invoice: L844355				2,322.00 244 7400		GRAPHIC DESIGN SERVICES FOR RMWF 12/2025 PROFESSIONAL/TECHNICAL			
				RACHEL ANNE HORWITZ	L844354	01/05/2026	20260036	01092025	3,804.84
Invoice: L844354				3,804.84 24281000 7400		GRAPHIC DESIGN SERVICES FOR RMLOF 12/2025 PROFESSIONAL/TECHNICAL			
				RACHEL ANNE HORWITZ	L844349	01/05/2026		01092025	102.00
Invoice: L844349				102.00 251 7563		GRAPHIC DESIGN SERVICES 12/2025 SOLID WASTE & RECYCLING			
						CHECK 9467 TOTAL:			6,823.84
9468	01/09/2026	EFT	2883	SBA THE STEVEN BARCLAY AGENCY INC	2401907	01/05/2026		01092025	40,000.00
Invoice: 2401907				40,000.00 244 7910		2026 RMWF BALANCE - E LARSON FOUNDATION - PROGRAMS			
				SBA THE STEVEN BARCLAY AGENCY INC	2401906	01/05/2026		01092025	20,000.00
Invoice: 2401906				20,000.00 244 7910		2026 RMWF BALANCE - D MENDELSOHN FOUNDATION - PROGRAMS			
				SBA THE STEVEN BARCLAY AGENCY INC	2401912	01/06/2026		01092025	298.50
Invoice: 2401912				298.50 244 7910		2026 RMWF TRAVEL REIMBURSEMENT - E LARSON FOUNDATION - PROGRAMS			
						CHECK 9468 TOTAL:			60,298.50
9469	01/09/2026	EFT	317	SIGNATURE PARTY RENTALS, LLC	464328	12/19/2025	20260147	01092025	3,964.58
Invoice: 464328				3,964.58 10172000 7494		AMPHITHEATER EVENT RENTALS - HOLIDAY SHOW AMPHITHEATER PROGRAMMING			
				SIGNATURE PARTY RENTALS, LLC	459508	11/24/2025	20260147	01092025	4,055.29
Invoice: 459508				4,055.29 10172000 7494		AMPHITHEATER EVENT RENTALS - SHREK AMPHITHEATER PROGRAMMING			
				SIGNATURE PARTY RENTALS, LLC	464900	12/17/2025	20260147	01092025	884.57
Invoice: 464900				884.57 10172000 7494		AMPHITHEATER EVENT RENTALS - MAIN ORDER AMPHITHEATER PROGRAMMING			
						CHECK 9469 TOTAL:			8,904.44

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
9470	01/09/2026	EFT	2988	SUMMIT LAKE PARK EAGLE RESTORATIO	113933	11/10/2025		01092025	2,869.00
Invoice: 113933						RANGE EXHAUST HOOD CLEANING			
					2,869.00 21500690 7612	MAINTENANCE			
						CHECK	9470 TOTAL:		2,869.00
9471	01/09/2026	EFT	1388	TERRYBERRY COMPANY	T55409	12/09/2025		01092025	204.79
Invoice: T55409						EMPLOYEE SERVICE AWARDS			
					204.79 10151000 7869	EMPLOYEE EVENTS			
				TERRYBERRY COMPANY	T55408	12/09/2025		01092025	490.13
Invoice: T55408						EMPLOYEE SERVICE AWARDS			
					490.13 10151000 7869	EMPLOYEE EVENTS			
				TERRYBERRY COMPANY	T55631	12/09/2025		01092025	520.64
Invoice: T55631						EMPLOYEE SERVICE AWARDS			
					520.64 10151000 7869	EMPLOYEE EVENTS			
				TERRYBERRY COMPANY	T55407	12/09/2025		01092025	206.92
Invoice: T55407						EMPLOYEE SERVICE AWARDS			
					206.92 10151000 7869	EMPLOYEE EVENTS			
						CHECK	9471 TOTAL:		1,422.48
9472	01/09/2026	EFT	3325	THE NATELSON DALE GROUP INC	04066	12/31/2025	20260042	01092025	16,228.31
Invoice: 04066						CONSULTING SERVICES 10/2025			
					16,228.31 10172000 7476	COMMUNITY ECONOMIC DEVELOPMENT			
						CHECK	9472 TOTAL:		16,228.31
9473	01/09/2026	EFT	1398	THYSSENKRUPP ELEVATOR COMPANY	3009178271	01/01/2026		01092025	1,511.84
Invoice: 3009178271						ELEVATOR MAINTENANCE PE 3/31/2026			
					1,511.84 10133300 7612	MAINTENANCE			
						CHECK	9473 TOTAL:		1,511.84
9474	01/09/2026	EFT	254	UNDERGROUND SERVICES ALERT	1220250601	01/01/2026		01092025	514.00
Invoice: 1220250601						DIG ALERT TICKETS 12/2025			
					514.00 10131000 7400	PROFESSIONAL/TECHNICAL			
				UNDERGROUND SERVICES ALERT	25-262213	01/01/2026		01092025	65.83
Invoice: 25-262213						CA STATE FEE REGULATORY COSTS PE 12/15/2025			
					65.83 10131000 7400	PROFESSIONAL/TECHNICAL			
						CHECK	9474 TOTAL:		579.83

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
9475	01/09/2026	EFT	2244	U.S. BANK CORPORATE PAYMENT SYSTE	6960 PE 1222025	12/22/2025		01092025	50,600.47
Invoice: 6960 PE 1222025						CC 6960 PE 12/22/2025			
				50,600.47	242 2011	CAL CARD - US BANK			
						CHECK	9475 TOTAL:		50,600.47
9476	01/09/2026	EFT	218	TRACY FINNELL, INC	140327	12/29/2025		01092025	130.61
Invoice: 140327						PM SERVICE - 2024 FORD MAVERICK			
				130.61	10133000 7624	VEHICLE MAINTENANCE			
						CHECK	9476 TOTAL:		130.61
9477	01/09/2026	EFT	2889	VINTAGE ASSOCIATES INC	239458	12/24/2025	20260100	01092025	14,965.00
Invoice: 239458						REMOVE LANDSCAPE & IRRIGATION			
				14,965.00	24281000 7612	MAINTENANCE			
						CHECK	9477 TOTAL:		14,965.00
9478	01/09/2026	EFT	2027	WASHINGTON SPEAKERS BUREAU, INC.	INV0008257	12/18/2025		01092025	25,000.00
Invoice: INV0008257						BALANCE - 2026 RMWF D KEARNS GOODWIN			
				25,000.00	244 7910	FOUNDATION - PROGRAMS			
						CHECK	9478 TOTAL:		25,000.00
9479	01/09/2026	EFT	3397	WESTAIR GASES & EQUIPMENT INC	0080718608	12/31/2025		01092025	21.30
Invoice: 0080718608						HELIUM TANK			
				21.30	24281000 8000	SUPPLIES			
						CHECK	9479 TOTAL:		21.30
9480	01/09/2026	EFT	294	WILLDAN FINANCIAL SERVICES	010-64443	12/17/2025	20260128	01092025	2,825.00
Invoice: 010-64443						ASSESSMENT DISTRICT CONSULTANT SERVICES 11/30/2025			
				2,825.00	10131000 7400	PROFESSIONAL/TECHNICAL			
						CHECK	9480 TOTAL:		2,825.00
9481	01/09/2026	EFT	2109	WITTMAN ENTERPRISES LLC	251202547	01/01/2026		01092025	8,448.00
Invoice: 251202547						AMBULANCE BILLING SERVICES 12/2025			
				8,448.00	21500000 7400	PROFESSIONAL/TECHNICAL			
						CHECK	9481 TOTAL:		8,448.00

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
9482	01/09/2026	EFT	2855	YUNEX LLC	90005937	12/19/2025	20260011	01092025	15,946.80
Invoice: 90005937						TRAFFIC SIGNAL MAINTENANCE			
					15,946.80 10132000 7618	TRAFFIC SIGNAL MAINT/ELEC			
						CHECK 9482 TOTAL:			15,946.80
242180	01/09/2026	PRTD	3159	WEST COAST LANDCARE INC	59	12/14/2025		01092025	3,500.00
Invoice: 59						LANDSCAPE MAINTENACE - CITY HALL			
					3,500.00 10134000 9450	CITY HALL BUILDING IMPROV			
						CHECK 242180 TOTAL:			3,500.00
242181	01/09/2026	PRTD	1858	AL MILLER & SONS ROOFING CO, INC.	205	12/31/2025		01092025	300.00
Invoice: 205						ROOF REPAIRS - FS 69			
					300.00 21500690 7612	MAINTENANCE			
						CHECK 242181 TOTAL:			300.00
242182	01/09/2026	PRTD	2888	UNIVERSAL BUILDING MAINTENANCE, L	17907684	12/19/2025	20260111	01092025	521.84
Invoice: 17907684						JANITORIAL SERVICES			
					521.84 10133300 7612	MAINTENANCE			
				UNIVERSAL BUILDING MAINTENANCE, L	17911887	12/19/2025	20260111	01092025	44.93
Invoice: 17911887						JANITORIAL SERVICES			
					44.93 10133300 7612	MAINTENANCE			
				UNIVERSAL BUILDING MAINTENANCE, L	17961585	01/03/2026	20260111	01092025	925.50
Invoice: 17961585						JANITORIAL SERVICES 12/2025			
					925.50 24282000 7613	OBSERVATORY MAINTENANCE			
				UNIVERSAL BUILDING MAINTENANCE, L	17963363	01/01/2026	20260111	01092025	13,152.06
Invoice: 17963363						JANITORIAL SERVICES 1/2026			
					4,533.39 10133300 7612	MAINTENANCE			
					968.82 10133310 7612	MAINTENANCE			
					7,220.71 24281000 7612	MAINTENANCE			
					429.14 24282000 7613	OBSERVATORY MAINTENANCE			
						CHECK 242182 TOTAL:			14,644.33
242183	01/09/2026	PRTD	4	BEST SIGNS INCORPORATED	100179	12/18/2025		01092025	367.08
Invoice: 100179						CVAG SIGNS - CITY YARD			
					367.08 10133310 8004	REPAIR & MAINT SUPPLIES			
						CHECK 242183 TOTAL:			367.08

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
242184	01/09/2026	PRTD	115	BIGHORN INSTITUTE	82013	01/02/2026	20260115	01092025	6,250.00
Invoice: 82013						CONTRACT SERVICES Q2 FY 2025/2026			
					6,250.00 10151000 7400	PROFESSIONAL/TECHNICAL			
						CHECK 242184 TOTAL:			6,250.00
242185	01/09/2026	PRTD	204	CALIFORNIA PARKS AND RECREATION	149090	12/22/2025		01092025	145.00
Invoice: 149090						MEMBER DUES - R. STENDELL FY 25/26			
					145.00 10131000 7806	MEETINGS/TRAINING/TRAVEL			
						CHECK 242185 TOTAL:			145.00
242186	01/09/2026	PRTD	3248	CAPITOL ADVOCACY, LLC	999084	01/01/2026	20260033	01092025	10,000.00
Invoice: 999084						STATE AND FEDERAL REPRESENTATION SERVICES 1/2026			
					10,000.00 10151000 7400	PROFESSIONAL/TECHNICAL			
						CHECK 242186 TOTAL:			10,000.00
242187	01/09/2026	PRTD	2402	CHAD HANNA	2026 ANGEL NIGHT	12/10/2025		01092025	5,530.00
Invoice: 2026 ANGEL NIGHT						RMWF ANGEL NIGHT PRODUCTION SERVICES 1/26-27/2026			
					5,530.00 244 7400	PROFESSIONAL/TECHNICAL			
						CHECK 242187 TOTAL:			5,530.00
242188	01/09/2026	PRTD	3413	CHRISTOPHER MARLOWE	82047	12/17/2025		01092025	300.00
Invoice: 82047						HONORARIUM - CELEBRATING SONDHEIM 12/15/2025			
					300.00				
					E LB_MUSIC -UNDEFINED -UNDEFINED -UNDEFINED				
					24281000 7910	FOUNDATION - PROGRAMS			
						CHECK 242188 TOTAL:			300.00
242189	01/09/2026	PRTD	275	CINTAS DOCUMENT MANAGEMENT	9353414989	12/31/2025	20260034	01092025	426.69
Invoice: 9353414989						AED SERVICE AGREEMENT 12/2025			
					426.69 24281000 8220	LEASE PAYMENTS			
				CINTAS DOCUMENT MANAGEMENT	5311199902	01/05/2026		01092025	167.69
Invoice: 5311199902						FIRST AID SUPPLIES			
					167.69 10133310 8000	SUPPLIES			
				CINTAS DOCUMENT MANAGEMENT	5311446106	01/06/2026		01092025	503.65
Invoice: 5311446106						FIRST AID SUPPLIES			
					503.65 10133310 8000	SUPPLIES			
				CINTAS DOCUMENT MANAGEMENT	5311622412	01/07/2026		01092025	205.30
Invoice: 5311622412						FIRST AID SUPPLIES			

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
					205.30 24281000 8000 SUPPLIES				
				CINTAS DOCUMENT MANAGEMENT	5311622406	01/07/2026		01092025	118.44
	Invoice: 5311622406				FIRST AID SUPPLIES				
					118.44 21892000 8000 SUPPLIES				
						CHECK	242189 TOTAL:		1,421.77
242190	01/09/2026	PRTD	13	COACHELLA VALLEY WATER DISTRICT	56772212162025	12/19/2025		01092025	557.79
	Invoice: 56772212162025				SERVICE PE 12/16/2025 (ACCT# 214945-567722)				
					557.79 24281000 7606 WATER				
				COACHELLA VALLEY WATER DISTRICT	75844812162025	12/19/2025		01092025	40.65
	Invoice: 75844812162025				SERVICE PE 12/16/2025 (ACCT# 298439-758448)				
					40.65 24281000 7606 WATER				
						CHECK	242190 TOTAL:		598.44
242191	01/09/2026	PRTD	1314	COVE ELECTRIC INC	18958	01/05/2026		01092025	2,157.00
	Invoice: 18958				INSTALL RECEPTACLE LOCKS - CITY HALL				
					2,157.00 10133300 7612 MAINTENANCE				
						CHECK	242191 TOTAL:		2,157.00
242192	01/09/2026	PRTD	132	DEPARTMENT OF JUSTICE	007956	11/25/2025		01092025	140.00
	Invoice: 007956				DUI TESTING PE 10/2025				
					140.00 10141000 7400 PROFESSIONAL/TECHNICAL				
						CHECK	242192 TOTAL:		140.00
242193	01/09/2026	PRTD	1491	DESERT ARC	2000	10/09/2025		01092025	3,208.25
	Invoice: 2000				SHREDDING SERVICES PE 10/9/2025				
					3,208.25 251 7563 SOLID WASTE & RECYCLING				
						CHECK	242193 TOTAL:		3,208.25
242194	01/09/2026	PRTD	3140	DESERT RECREATION DISTRICT	82019	01/01/2026		01092025	450.00
	Invoice: 82019				2026 SPONSORSHIP - MUNICIPAL SOFTBALL LEAGUE				
					450.00 10151000 7869 EMPLOYEE EVENTS				
						CHECK	242194 TOTAL:		450.00
242195	01/09/2026	PRTD	601	JOSUE CAMPA	120625	12/08/2025	20260134	01092025	600.00
	Invoice: 120625				VALET FOR AMPHITHEATER 12/6/2025				
					600.00 10172000 7494 AMPHITHEATER PROGRAMMING				

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
				JOSUE CAMPA	112325	12/08/2025	20260134	01092025	1,200.00
Invoice: 112325						VALET FOR AMPHITHEATER 11/23-24/2025			
				1,200.00	10172000 7494	AMPHITHEATER PROGRAMMING			
						CHECK	242195	TOTAL:	1,800.00
242196	01/09/2026	PRTD	1714	DUNN EDWARDS PAINTS	2019A61077	12/10/2025		01092025	161.36
Invoice: 2019A61077						PAINT SUPPLIES			
				161.36	10133310 8004	REPAIR & MAINT SUPPLIES			
						CHECK	242196	TOTAL:	161.36
242197	01/09/2026	PRTD	1714	DUNN EDWARDS PAINTS	2019A61729	12/18/2025		01092025	165.29
Invoice: 2019A61729						PAINT SUPPLIES			
				165.29	10133310 8004	REPAIR & MAINT SUPPLIES			
						CHECK	242197	TOTAL:	165.29
242198	01/09/2026	PRTD	2907	KENNETH PINCKNEY	743	12/29/2025	20260149	01092025	6,458.09
Invoice: 743						BOOKCASE & WALL INSTALLATION FOR RMWF			
				6,458.09	244 7400	PROFESSIONAL/TECHNICAL			
						CHECK	242198	TOTAL:	6,458.09
242199	01/09/2026	PRTD	403	EMCOR SERVICE	910077790	12/19/2025	20260014	01092025	5,575.52
Invoice: 910077790						HVAC MAINTENANCE			
				5,575.52	10133300 7612	MAINTENANCE			
						CHECK	242199	TOTAL:	5,575.52
242200	01/09/2026	PRTD	1727	FIRST AMERICAN DATA TREE	9034601225	12/31/2025		01092025	48.00
Invoice: 9034601225						RECORDING DOCS PE 12/31/2025			
				48.00	10131000 8000	SUPPLIES			
						CHECK	242200	TOTAL:	48.00
242201	01/09/2026	PRTD	2239	KATJON, LLC	11229	12/31/2025		01092025	3,214.18
Invoice: 11229						FUEL TRACKING SYSTEM PE 3/27/27			
				3,214.18	10133310 7612	MAINTENANCE			
						CHECK	242201	TOTAL:	3,214.18
242202	01/09/2026	PRTD	3114	GRANITE TELECOMMUNICATIONS LLC	728575114	01/01/2026		01092025	809.74
Invoice: 728575114						SERVICES PE 1/31/2026			
				192.01	28100000 7821	TELEPHONE			

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
					202.15 28600000 7821 TELEPHONE				
					281.98 28400000 7821 TELEPHONE				
					133.60 28300000 7821 TELEPHONE				
								CHECK 242202 TOTAL:	809.74
242203	01/09/2026	PRTD	3326	GRASSROOTS LAB LLC	010126-21	12/30/2025		01092025	7,500.00
	Invoice: 010126-21					CONSULTANT SERVICES 12/2025			
					7,500.00 10155000 7400 PROFESSIONAL/TECHNICAL				
								CHECK 242203 TOTAL:	7,500.00
242204	01/09/2026	PRTD	30	IMPERIAL IRRIGATION DISTRICT	5033942112022025	12/04/2025		01092025	56.72
	Invoice: 5033942112022025					SERVICE PE 12/2/2025 (ACCT# 50339421)			
					56.72 10132000 7618 TRAFFIC SIGNAL MAINT/ELEC				
				IMPERIAL IRRIGATION DISTRICT	5032131612022025	12/04/2025		01092025	120.10
	Invoice: 5032131612022025					SERVICE PE 12/2/2025 (ACCT# 50321316)			
					120.10 201 7603 ELECTRICITY				
				IMPERIAL IRRIGATION DISTRICT	5005355212022025	12/04/2025		01092025	95.00
	Invoice: 5005355212022025					SERVICE PE 12/2/2025 (ACCT# 50053552)			
					95.00 10132000 7618 TRAFFIC SIGNAL MAINT/ELEC				
				IMPERIAL IRRIGATION DISTRICT	5005353512022025	12/04/2025		01092025	165.19
	Invoice: 5005353512022025					SERVICE PE 12/2/2025 (ACCT# 50053535)			
					165.19 10132000 7618 TRAFFIC SIGNAL MAINT/ELEC				
				IMPERIAL IRRIGATION DISTRICT	5070533012022025	12/04/2025		01092025	105.95
	Invoice: 5070533012022025					SERVICE PE 12/2/2025 (ACCT# 50705330)			
					105.95 21891000 7603 ELECTRICITY				
				IMPERIAL IRRIGATION DISTRICT	5060236011282025	12/04/2025		01092025	66.79
	Invoice: 5060236011282025					SERVICE PE 11/28/2025 (ACCT# 50602360)			
					66.79 10132000 7618 TRAFFIC SIGNAL MAINT/ELEC				
				IMPERIAL IRRIGATION DISTRICT	5047472112022025	12/04/2025		01092025	90.39
	Invoice: 5047472112022025					SERVICE PE 12/2/2025 (ACCT# 50474721)			
					90.39 10132000 7618 TRAFFIC SIGNAL MAINT/ELEC				
				IMPERIAL IRRIGATION DISTRICT	5042311212022025	12/04/2025		01092025	45.53
	Invoice: 5042311212022025					SERVICE PE 12/2/2025 (ACCT #50423112)			
					45.53 10132000 7618 TRAFFIC SIGNAL MAINT/ELEC				
				IMPERIAL IRRIGATION DISTRICT	5021443112022025	12/04/2025		01092025	36.07
	Invoice: 5021443112022025					SERVICE PE 10/01/2025 (ACCT# 50214431)			
					36.07 201 7603 ELECTRICITY				
				IMPERIAL IRRIGATION DISTRICT	5017900912022025	12/04/2025		01092025	21.50
	Invoice: 5017900912022025					SERVICE PE 12/02/2025 (ACCT #50179009)			

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
					21.50 201 7603 ELECTRICITY				
				IMPERIAL IRRIGATION DISTRICT	5005357412022025	12/04/2025		01092025	43.54
				Invoice: 5005357412022025		SERVICE PE 12/2/2025 (ACCT #50053574)			
					43.54 10132000 7618 TRAFFIC SIGNAL MAINT/ELEC				
				IMPERIAL IRRIGATION DISTRICT	5005356512022025	12/04/2025		01092025	74.35
				Invoice: 5005356512022025		SERVICE PE 12/2/2025 (ACCT #50053565)			
					74.35 10133310 7603 ELECTRICITY				
				IMPERIAL IRRIGATION DISTRICT	5033942212012025	12/04/2025		01092025	28.26
				Invoice: 5033942212012025		SERVICE PE 12/1/2025 (ACCT# 50339422)			
					28.26 10132000 7618 TRAFFIC SIGNAL MAINT/ELEC				
				IMPERIAL IRRIGATION DISTRICT	5033781712012025	12/04/2025		01092025	2,473.55
				Invoice: 5033781712012025		SERVICE PE 12/1/2025 (ACCT# 50337817)			
					2,473.55 10133310 7603 ELECTRICITY				
				IMPERIAL IRRIGATION DISTRICT	5005354212022025	12/04/2025		01092025	34.73
				Invoice: 5005354212022025		SERVICE PE 12/2/2025 (ACCT# 50053542)			
					34.73 10132000 7618 TRAFFIC SIGNAL MAINT/ELEC				
				IMPERIAL IRRIGATION DISTRICT	5076512512022025	12/04/2025		01092025	20.50
				Invoice: 5076512512022025		SERVICE PE 12/2/2025 (ACCT# 50765125)			
					20.50 201 7603 ELECTRICITY				
							CHECK 242204 TOTAL:		3,478.17
242205	01/09/2026	PRTD	2876	IT MANAGEMENT CORPORATION	IN82761	01/01/2026	20260067	01092025	1,366.56
	Invoice: IN82761					SAAS LICENSE SUBSCRIPTIONS PE 1/31/2025			
					1,366.56 10156000 8028 COMPUTER ENHANCEMENT				
							CHECK 242205 TOTAL:		1,366.56
242206	01/09/2026	PRTD	3366	LARRY PEDERSEN	1025	01/03/2026	20260141	01092025	900.00
	Invoice: 1025					VIDEO PRODUCTION SERVICES 12/2025			
					900.00 107 7478 MARKETING PROGRAM				
							CHECK 242206 TOTAL:		900.00
242207	01/09/2026	PRTD	190	MIDWEST TAPE	508253429	12/31/2025		01092025	8,091.24
	Invoice: 508253429					HOOPLA DIGITAL MEDIA 12/2025			
					8,091.24 E LB_ELECT -UNDEFINED -UNDEFINED -UNDEFINED				
					24281000 7912 FOUNDATION - COLLECTION				
				MIDWEST TAPE	507861634	10/09/2025		01092025	79.90
	Invoice: 507861634					PROCESSING SUPPLIES			
					79.90 24281000 8000 SUPPLIES				

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
				MIDWEST TAPE	507861633	10/09/2025		01092025	642.00
				Invoice: 507861633		PROCESSING SUPPLIES			
					642.00 24281000 8000 SUPPLIES				
						CHECK	242207 TOTAL:		8,813.14
242208	01/09/2026	PRTD	2852	ODP BUSINESS SOLUTIONS, LLC	453921389001	01/01/2026		01092025	79.67
				Invoice: 453921389001		FOLDER			
					79.67 10151000 8000 SUPPLIES				
						CHECK	242208 TOTAL:		79.67
242209	01/09/2026	PRTD	1569	OPHELIA PROJECT	82081	01/07/2026		01092025	1,350.00
				Invoice: 82081		SUPPORT FOR NON-PROFIT			
					270.00 E WEILL -UNDEFINED -UNDEFINED -UNDEFINED				
					10157000 7458 SUPPORT FOR NON-PROFITS				
					270.00 E DOWNS -UNDEFINED -UNDEFINED -UNDEFINED				
					10157000 7458 SUPPORT FOR NON-PROFITS				
					270.00 E EDELSTEIN -UNDEFINED -UNDEFINED -UNDEFINED				
					10157000 7458 SUPPORT FOR NON-PROFITS				
					270.00 E OKEEFE -UNDEFINED -UNDEFINED -UNDEFINED				
					10157000 7458 SUPPORT FOR NON-PROFITS				
					270.00 E MALLOTTO -UNDEFINED -UNDEFINED -UNDEFINED				
					10157000 7458 SUPPORT FOR NON-PROFITS				
						CHECK	242209 TOTAL:		1,350.00
242210	01/09/2026	PRTD	1893	PACIFIC PRODUCTS AND SERVICES LLC	37335	12/17/2025		01092025	298.25
				Invoice: 37335		PARKING SIGNS			
					298.25 10132000 8003 STREET SIGNS & MARKINGS				
						CHECK	242210 TOTAL:		298.25
242211	01/09/2026	PRTD	45	PALM SPRINGS MOTORS INC	923248/2	12/16/2025		01092025	512.15
				Invoice: 923248/2		PM SERVICE - 2015 FORD F150			
					512.15 10123000 7624 VEHICLE MAINTENANCE				
				PALM SPRINGS MOTORS INC	923522/1	12/19/2025		01092025	95.40
				Invoice: 923522/1		PM SERVICE - 2015 FORD F150			
					95.40 10123000 7624 VEHICLE MAINTENANCE				

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
						CHECK	242211 TOTAL:		607.55
242212	01/09/2026	PRTD	485	PETROCHEM MANUFACTURING, LLC	3782-84	12/15/2025	20260125	01092025	22,136.99
Invoice: 3782-84						CP 25-397: CITYWIDE REAS PROJECT			
				22,136.99 236 9528		REAS ON VRIOUS PUB STRTS			
						CHECK	242212 TOTAL:		22,136.99
242213	01/09/2026	PRTD	5	POWERS AWARDS	163098	12/29/2025		01092025	31.73
Invoice: 163098						NAME BADGE - LIBRARY			
				31.73 24281000 8000		SUPPLIES			
						CHECK	242213 TOTAL:		31.73
242214	01/09/2026	PRTD	3147	BRANDON MABE	1445	12/20/2025		01092025	180.00
Invoice: 1445						PM SERVICE - GENERATOR (FS 69)			
				180.00 21500690 7612		MAINTENANCE			
				BRANDON MABE	1447	12/20/2025		01092025	180.00
Invoice: 1447						PM SERVICE - GENERATOR (FS 50)			
				180.00 21500500 7612		MAINTENANCE			
				BRANDON MABE	1443	12/20/2025		01092025	180.00
Invoice: 1443						PM SERVICE - GENERATOR (MAINTENANCE YARD)			
				180.00 10133310 7612		MAINTENANCE			
				BRANDON MABE	1444	12/20/2025		01092025	180.00
Invoice: 1444						PM SERVICE - GENERATOR (MAINTENANCE YARD)			
				180.00 10133310 7612		MAINTENANCE			
				BRANDON MABE	1448	12/20/2025		01092025	180.00
Invoice: 1448						GENERATOR MAINTENANCE			
				180.00 24281000 7612		MAINTENANCE			
						CHECK	242214 TOTAL:		900.00
242215	01/09/2026	PRTD	1926	PROPER SOLUTIONS	17781	12/19/2025		01092025	1,669.80
Invoice: 17781						T PRICE PE 12/19/2025			
				1,669.80 10133000 7444		TEMPORARY AGENCY SERVICES			
				PROPER SOLUTIONS	17806	01/02/2026		01092025	872.85
Invoice: 17806						T PRICE PE 1/2/2026			
				872.85 10133000 7444		TEMPORARY AGENCY SERVICES			
						CHECK	242215 TOTAL:		2,542.65

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
242216	01/09/2026	PRTD	197	PVP COMMUNICATIONS INC	137472	11/24/2025		01092025	837.05
Invoice: 137472						HELMET RADIO - SHERIFF			
					837.05 10141000 7824	COMMUNICATION MAIN/SERV			
						CHECK	242216 TOTAL:		837.05
242217	01/09/2026	PRTD	2680	RENEGADE PEST CONTROL INC	48927	12/17/2025		01092025	150.00
Invoice: 48927						PEST CONTROL 12/17/2025			
					150.00 207 7612	MAINTENANCE			
						CHECK	242217 TOTAL:		150.00
242218	01/09/2026	PRTD	61	SOUTHERN CALIFORNIA EDISON COMPAN	873212142025	12/17/2025		01092025	203.54
Invoice: 873212142025						SERVICE PE 12/14/2025 (ACCT #700483708732)			
					125.49 204 7603	ELECTRICITY			
					60.05 203 7603	ELECTRICITY			
					18.00 205 7603	ELECTRICITY			
				SOUTHERN CALIFORNIA EDISON COMPAN	492212182025	12/23/2025		01092025	1,439.67
Invoice: 492212182025						SERVICE PE 12/18/2025 (ACCT #700457284922)			
					1,439.67 21892000 7603	ELECTRICITY			
				SOUTHERN CALIFORNIA EDISON COMPAN	351812142025	12/19/2025		01092025	2,582.86
Invoice: 351812142025						SERVICE PE 11/12/2025 (ACCT #700409463518)			
					2,582.86 201 7603	ELECTRICITY			
				SOUTHERN CALIFORNIA EDISON COMPAN	163112142025	12/17/2025		01092025	99.99
Invoice: 163112142025						SERVICE PE 12/14/2025 (ACCT #700405041631)			
					99.99 10133300 7603	ELECTRICITY			
				SOUTHERN CALIFORNIA EDISON COMPAN	690512032025	12/18/2025		01092025	2,678.51
Invoice: 690512032025						SERVICE PE 12/03/2025 (ACCT# 700394436905)			
					2,678.51 10132000 7618	TRAFFIC SIGNAL MAINT/ELEC			
				SOUTHERN CALIFORNIA EDISON COMPAN	781312162025	12/16/2025		01092025	14.03
Invoice: 781312162025						SERVICE PE 12/16/2025 (ACCT #700311337813)			
					14.03 201 7603	ELECTRICITY			
				SOUTHERN CALIFORNIA EDISON COMPAN	593212162025	12/19/2025		01092025	215.12
Invoice: 593212162025						SERVICE PE 1216/2025 (ACCT #700310815932)			
					215.12 201 7603	ELECTRICITY			
				SOUTHERN CALIFORNIA EDISON COMPAN	170812182025	12/23/2025		01092025	101.18
Invoice: 170812182025						SERVICE PE 12/18/2025 (ACCT #700261401708)			
					101.18 201 7603	ELECTRICITY			
				SOUTHERN CALIFORNIA EDISON COMPAN	858812182025	12/26/2025		01092025	1,424.98
Invoice: 858812182025						SERVICE PE 12/18/2025 (ACCT #700214888588)			
					1,424.98 10132000 7603	ELECTRICITY			

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
				SOUTHERN CALIFORNIA EDISON COMPAN	603512162025	12/19/2025		01092025	1,644.73
	Invoice: 603512162025					SERVICE PE 12/16/2025 (ACCT #700100656035)			
					1,644.73 21500690 7603	ELECTRICITY			
				SOUTHERN CALIFORNIA EDISON COMPAN	590312152025	12/19/2025		01092025	60.42
	Invoice: 590312152025					SERVICE PE 12/15/2025 (ACCT #700099905903)			
					60.42 201 7603	ELECTRICITY			
				SOUTHERN CALIFORNIA EDISON COMPAN	533612172025	12/22/2025		01092025	11.19
	Invoice: 533612172025					SERVICE PE 12/17/2025 (ACCT #700013705336)			
					11.19 201 7603	ELECTRICITY			
						CHECK	242218 TOTAL:		10,476.22
242219	01/09/2026	PRTD	61	SOUTHERN CALIFORNIA EDISON COMPAN	593538	08/05/2025		01092025	10,594.14
	Invoice: 593538					NEW TRANSFORMER - TD2405156			
					10,594.14 10134000 9450	CITY HALL BUILDING IMPROV			
						CHECK	242219 TOTAL:		10,594.14
242220	01/09/2026	PRTD	62	SOUTHERN CALIFORNIA GAS COMPANY	3388012162025	12/18/2025		01092025	173.43
	Invoice: 3388012162025					SERVICE PE 12/16/2025 (ACCT #066 225 3388 0)			
					173.43 21500500 7600	NATURAL GAS			
				SOUTHERN CALIFORNIA GAS COMPANY	6818712162025	12/18/2025		01092025	1,994.27
	Invoice: 6818712162025					SERVICE PE 12/16/2025 (ACCT# 106 253 6818 7)			
					1,994.27 24281000 7600	NATURAL GAS			
						CHECK	242220 TOTAL:		2,167.70
242221	01/09/2026	PRTD	234	DESERT LIMNOLOGISTS INC	12-24139	12/20/2025 20260004		01092025	415.00
	Invoice: 12-24139					WATER FEATURE MAINTENANCE 12/2025			
					415.00 21895000 7612	MAINTENANCE			
				DESERT LIMNOLOGISTS INC	12-24140	12/15/2025 20260004		01092025	150.00
	Invoice: 12-24140					WATER FEATURE MAINTENANCE 12/2025			
					150.00 21893000 7612	MAINTENANCE			
						CHECK	242221 TOTAL:		565.00
242222	01/09/2026	PRTD	1122	BRET STEPHENS	2026 RMWF TRAVEL	01/07/2026		01092025	2,159.18
	Invoice: 2026 RMWF TRAVEL					2026 RMWF TRAVEL REIMBURSEMENT			
					2,159.18 244 7910	FOUNDATION - PROGRAMS			
						CHECK	242222 TOTAL:		2,159.18

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
242223	01/09/2026	PRTD	509	ULINE, INC	201693466	12/11/2025		01092025	2,284.80
Invoice: 201693466						PAPER SHOPPING BAGS			
					2,284.80 24281000 8000	SUPPLIES			
						CHECK	242223 TOTAL:		2,284.80
242224	01/09/2026	PRTD	126	UNITED CEREBRAL PALSY	82080	01/07/2026		01092025	2,500.00
Invoice: 82080						SUPPORT FOR NON-PROFIT			
					500.00				
						E MALLOTTO -UNDEFINED -UNDEFINED -UNDEFINED			
						10157000 7458 SUPPORT FOR NON-PROFITS			
					500.00				
						E OKEEFE -UNDEFINED -UNDEFINED -UNDEFINED			
						10157000 7458 SUPPORT FOR NON-PROFITS			
					500.00				
						E EDELSTEIN -UNDEFINED -UNDEFINED -UNDEFINED			
						10157000 7458 SUPPORT FOR NON-PROFITS			
					500.00				
						E DOWNS -UNDEFINED -UNDEFINED -UNDEFINED			
						10157000 7458 SUPPORT FOR NON-PROFITS			
					500.00				
						E WEILL -UNDEFINED -UNDEFINED -UNDEFINED			
						10157000 7458 SUPPORT FOR NON-PROFITS			
						CHECK	242224 TOTAL:		2,500.00
242225	01/09/2026	PRTD	174	VALLEY LOCK & SAFE	197373	12/31/2025		01092025	1,209.36
Invoice: 197373						KEYPAD REPLACEMENT			
					1,209.36 10133300 7612	MAINTENANCE			
						CHECK	242225 TOTAL:		1,209.36
242226	01/09/2026	PRTD	2119	VIVID STAGING SOLUTIONS	26-0005	01/08/2026	20260148	01092025	71,822.85
Invoice: 26-0005						DEPOSIT - 2026 RMWF AUDIO/VISUAL SERVICES			
					71,822.85 244 8002	EQUIPMENT RENTAL			
				VIVID STAGING SOLUTIONS	26-0006	01/08/2026	20260148	01092025	13,289.74
Invoice: 26-0006						DEPOSIT - 2026 RMWF AUDIO/VISUAL SERVICES			
					13,289.74 244 8002	EQUIPMENT RENTAL			
						CHECK	242226 TOTAL:		85,112.59
242227	01/09/2026	PRTD	329	WESTERN PUMP, INC.	W85259	12/31/2025		01092025	225.00
Invoice: W85259						COMPRESSOR SERVICE 12/29/2025			
					225.00 21500690 7612	MAINTENANCE			

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 999 1005 CHECKING

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
						CHECK	242227 TOTAL:		225.00
242228	01/09/2026	PRTD	2881	WELTYS ENTERPRISES, INC	26-76526	01/07/2026		01092025	147.41
	Invoice: 26-76526					PARKING SIGNS			
				147.41	244 7839	REPRODUCTION & PRINTING			
				WELTYS ENTERPRISES, INC	26-76465	01/06/2026		01092025	89.52
	Invoice: 26-76465					30TH ANNIVERSARY LIBRARY CARD POSTER			
				89.52	24281000 7839	REPRODUCTION & PRINTING			
						CHECK	242228 TOTAL:		236.93
					NUMBER OF CHECKS 91	*** CASH ACCOUNT TOTAL ***			686,280.29

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	49	235,766.73
TOTAL EFT'S	42	450,513.56

*** GRAND TOTAL *** 686,280.29

City Council Staff Report

Historic Resources Survey Update

DATE	ITEM #
January 15, 2026	PUBLIC HEARINGS - 6A.
Presented To	**Presented By**
Mayor and City Council	Ben Torres, Planning Manager

RECOMMENDED ACTION

Adopt Resolution No. 2026-(Next-in-Order), Approving the Historic Resources Survey Update.

DISCUSSION

Background

In 2003 the City of Rancho Mirage completed its first intensive level survey of historic resources to serve as the backbone of the newly established historic preservation program. The survey identified 105 properties including two historic districts (Tamarisk Ranchos I and Tamarisk Fairways). The 2003 Historic Resources Survey primarily consisted of single-family homes with a few commercial properties identified ranging in year built from 1934 to 1978. Currently, there are 77 designated properties and two historic districts within the City. Most of the currently designated properties were part of the original 2003 Historic Resources Survey (46 properties from the survey are designated and both historic districts).

The City issued a Request for Proposals (RFP) on May 14, 2024 given that the survey was over 20 years old and five proposals for the Historic Resources Survey Update were received. On July 18, 2024 the City Council awarded a professional services agreement with Urbana Preservation & Planning LLC to complete the Historic Resources Survey Update.

Historic Resources Survey Update (Survey Update)

The Historic Resources Survey Update is organized to include the following sections: Introduction, Regulatory Framework, Historic Resource Survey Results, Recommendations for Future Action, and Historic Context Statement. Each property listed on the survey update has a California Department of Parks and Recreation (DPR) 523 Series form located within the appendix section.

The Survey Update has identified and evaluated 50 new historic-era properties within the city boundaries, updated 58 records for existing historic-era properties that have not been designated from the 2003 Historic Resources Survey, identified 5 new potential historic districts, and created 12 new survey forms for designated properties missing adequate documentation.

Properties listed on the Survey Update range in year built from 1934 to 1986 and are primarily residential. As part of the update, additional commercial properties were also included like the VCA Rancho Mirage Animal Hospital, Provident Bank, and Lord Fletchers.

Historic Preservation Commission (HPC)

On November 19, 2025, the Historic Preservation Commission was presented with the draft Historic Resources Survey Update. Various public comments were made and provided at the meeting. The HPC made a motion to table the item to a future meeting to allow for additional review time.

On December 17, 2025, the HPC continued reviewing the subject request, and additional public comments were made and provided at the meeting. After further discussing the Survey Update, the Historic Preservation Commission made the following motion:

> MOVED/SECONDED BY LEIBOWITZ/LOPEZ TO AUTHORIZE STAFF TO MAKE MINOR REVISIONS TO THE HISTORIC RESOURCES SURVEY UPDATE BASED ON COMMENTS RECEIVED AND RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE HISTORIC RESOURCES SURVEY UPDATE. MOTION CARRIED 5/0.

After the meeting staff and the project consultant revised the Survey Update based on comments from the HPC and public comments provided.

Public Noticing

Municipal Code Section 17.74.020(C), *Hearing and notice,* allows for alternative notice (subject to Government Code Section 65091(A)(3)) with a minimum 1/8th page newspaper notice if the number of property owners to whom notice would be mailed is more than 1,000. The subject notice was published (1/8th page size) in *The Desert Sun* on January 4, 2026. The notice was also posted at City Hall, The Rancho Mirage Library & Observatory, and on the City's website on December 30, 2025.

Public Hearing Notices were also mailed out on December 30, 2025 to all properties listed on the Historic Resources Survey Update and to their mailing address listed on County Records. Attachment 6 contains new public comments that were received and past public comments that were presented to the HPC.

California Environmental Quality Act (CEQA)

This Historic Resources Survey Update is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the Historic Resources Survey Update will have a significant effect on the environment.

Program Status

As of this date, the City Council has designated 77 structures as Historic Resources. In addition, there are two designated Historic Districts in the City – Tamarisk Ranchos I and Cody Court (Tamarisk Fairways).

Attachments

Attachment 1 - 12/17/2025 & 11/19/2025 HPC Staff Reports

Attachment 2 - Public Hearing Notice

Attachment 3 - Draft Resolution

Attachment 4 - Draft 12/17/2025 HPC Minutes

Attachment 5 - 11/19/2025 HPC Minutes

Attachment 6 - Historic Resources Survey Update

Attachment 7 - Historic Designation Packet

CITY OF RANCHO MIRAGE ©

STAFF REPORT

TO: Historic Preservation Commission **DATE:** December 17, 2025

FROM: Ben Torres, Planning Manager

SUBJECT: Historic Resources Survey Update

SPECIFIC REQUEST OR RECOMMENDATION

Staff recommends that the Historic Preservation Commission:

1. Authorize staff to make minor revisions to the Historic Resources Survey Update based on comments received; and

2. Recommend to the City Council approval of the Historic Resources Survey Update.

ATTACHMENTS

1. Courtesy Notice
2. November 19, 2025 Historic Preservation Commission Staff Report
3. Draft November 19, 2025 Historic Preservation Commission Minutes
4. Historic Resources Survey Update
5. Public Comments

BACKGROUND

In 2003 the City of Rancho Mirage completed its first intensive level survey of historic resources to serve as the backbone of the newly established historic preservation program. The survey identified 105 properties including two historic districts (Tamarisk Ranchos I and Tamarisk Fairways). The 2003 Historic Resources Survey primarily consisted of single-family homes with a few commercial properties identified ranging in year built from 1934 to 1978. Currently, there are 77 designated properties and two historic districts within the City. Most of the currently designated properties were part of the original 2003 Historic Resources Survey (46 properties from the survey are designated and both historic districts).

The City issued a Request for Proposals (RFP) on May 14, 2024 given that the survey was over 20 years old and five proposals for the Historic Resources Survey Update were received. On July 18, 2024 the City Council awarded a professional services agreement with Urbana Preservation & Planning LLC to complete the Historic Resources Survey Update.

JUSTIFICATION OR INFORMATION CONTINUED:

HISTORIC RESOURCES SURVEY UPDATE

The Historic Resources Survey Update report is organized to include the following sections: Introduction, Regulatory Framework, Historic Resource Survey Results, Recommendations for Future Action, and Historic Context Statement. Each property listed on the survey update has a California Department of Parks and Recreation (DPR) 523 Series form located within the appendix section.

The Draft Historic Resources Survey Update has identified and evaluated 50 new historic-era properties within the city boundaries, updated 58 records for existing historic-era properties that have not been designated from the 2003 survey, identified 5 new potential historic districts, and created 12 new survey forms for designated properties missing adequate documentation.

Properties listed on the Historic Resources Survey Update range in year built from 1934 to 1986 and are primarily residential. As part of the update, additional commercial properties were also included like the VCA Rancho Mirage Animal Hospital, Provident Bank, a few Eisenhower Health buildings, and Lord Fletchers. The following is a summary of the survey results:

- 125 Total Evaluated Properties
  - 104 Properties are Significant and Eligible for Designation
  - 21 Properties are Not Ineligible for Designation
- 58 were Previously Recorded Properties
  - 12 Properties were found to be Significant but Ineligible for Designation (due to a lack of historic integrity)
    - 3 of those Properties are No Longer Extant (Demolished)
  - 46 Properties are Significant and Eligible For Designation
- 50 were Newly Recorded Properties
  - 9 Properties are Significant but Ineligible for Designation (due to a lack of historic integrity)
  - 41 Properties are Significant and Eligible For Designation
- 12 were Locally Designated Properties (lacking DPR 523 documentation)
  - 11 Properties are Eligible for the NRHP, CRHR, and Local Register
  - 1 Property is Eligible for the CRHR and the Local Register (Not 50 years old - Not eligible for the National Register of Historic Places)
- 5 Proposed Potential Historic Districts
  - Chalet Palms
  - Tamarisk West I
  - Tamarisk West II
  - Tamarisk Ranchos II
  - Tamarisk Gardens

The historic context statement was also updated from the 2003 Historic Resources Survey, with the following eight themes:

- Theme 1: The Coachella Valley in the Spanish and Mexican Eras, 1774 – 1847
- Theme 2: Development of the Coachella Valley, 1848 – 1923

JUSTIFICATION OR INFORMATION CONTINUED:

- Theme 3: Early Agricultural and Residential Period, 1924 – 1950
- Theme 4: Country Club Era, 1951 – 1973
- Theme 5: Residential Subdivisions and Cooperatives, 1951 – 1973
- Theme 6: Commercial Development, 1934 – 1973
- Theme 7: Cityhood, 1973 - Present
- Theme 8: Rancho Mirage Architectural Styles, 1934 – 1980s

The Historic Resources Survey Update comprehensively evaluated potential historic resources within the City as detailed in Attachment 4.

HISTORIC PRESERVATION COMMISSION

On November 19, 2025, the Historic Preservation Commission held a public meeting to consider the Historic Resources Survey Update. City staff and the project consultant (Urbana Preservation and Planning) presented the highlights of the survey update, and various public comments were received during the public meeting. As summarized in the draft meeting minutes attached to this report, the Commissioners asked questions which the staff addressed. After due consideration of the staff report and public testimony, the Historic Preservation Commission made a motion to table the item to a future meeting.

COURTESY NOTICE

On Wednesday, December 3, 2025 Courtesy Notices (Attachment 1) were mailed out to all properties listed on the Historic Resources Survey Update and to their mailing address listed on County Records. The Courtesy Notice informed property owners of the upcoming Historic Preservation Commission meeting and the purpose of the Historic Resources Survey Update. Public comment received are included as Attachment 5.

CITY OF RANCHO MIRAGE ©

STAFF REPORT

TO: Historic Preservation Commission **DATE:** November 19, 2025

FROM: Ben Torres, Planning Manager

SUBJECT: Historic Resources Survey Update

SPECIFIC REQUEST OR RECOMMENDATION

That the Historic Preservation Commission recommend to the City Council approval of the Historic Resources Survey Update.

ATTACHMENTS

1. Historic Resources Survey Update
2. Courtesy Notice
3. Public Comments

BACKGROUND

In 2003 the City of Rancho Mirage completed its first intensive level survey of historic resources to serve as the backbone of the newly established historic preservation program. The survey identified 105 properties including two historic districts (Tamarisk Ranchos I and Tamarisk Fairways). The 2003 Historic Resources Survey primarily consisted of single-family homes with a few commercial properties identified ranging in year built from 1934 to 1978. Currently, there are 77 designated properties and two historic districts within the City. Most of the currently designated properties were part of the original 2003 Historic Resources Survey (46 properties from the survey are designated and both historic districts).

The City issued a Request for Proposals (RFP) on May 14, 2024 given that the survey was over 20 years old and five proposals for the Historic Resources Survey Update were received. On July 18, 2024 the City Council awarded a professional services agreement with Urbana Preservation & Planning LLC to complete the Historic Resources Survey Update.

HISTORIC RESOURCES SURVEY UPDATE

The Historic Resources Survey Update report is organized to include the following sections: Introduction, Regulatory Framework, Historic Resource Survey Results, Recommendations for Future Action, and Historic Context Statement. Each property listed on the survey update has a California Department of Parks and Recreation (DPR) 523 Series form located within the appendix section.

JUSTIFICATION OR INFORMATION CONTINUED:

The Draft Historic Resources Survey Update has identified and evaluated 50 new historic-era properties within the city boundaries, updated 58 records for existing historic-era properties that have not been designated from the 2003 survey, identified 5 new potential historic districts, and created 12 new survey forms for designated properties missing adequate documentation.

Properties listed on the Historic Resources Survey Update range in year built from 1934 to 1986 and are primarily residential. As part of the update, additional commercial properties were also included like the VCA Rancho Mirage Animal Hospital, Provident Bank, a few Eisenhower Health buildings, and Lord Fletchers. Five additional Historic Districts were also identified which include Chalet Palms, Tamarisk West I, Tamarisk West II, Tamarisk Ranchos II, and Tamarisk Gardens.

The historic context statement was also updated from the 2003 Historic Resources Survey, with the following eight themes:

- Theme 1: The Coachella Valley in the Spanish and Mexican Eras, 1774 – 1847
- Theme 2: Development of the Coachella Valley, 1848 – 1923
- Theme 3: Early Agricultural and Residential Period, 1924 – 1950
- Theme 4: Country Club Era, 1951 – 1973
- Theme 5: Residential Subdivisions and Cooperatives, 1951 – 1973
- Theme 6: Commercial Development, 1934 – 1973
- Theme 7: Cityhood, 1973 - Present
- Theme 8: Rancho Mirage Architectural Styles, 1934 – 1980s

The Historic Resources Survey Update comprehensively evaluated potential historic resources within the City as detailed in Attachment 1.

COURTESY NOTICE

On Friday, November 7, 2025 Courtesy Notices (see Attachment 2) were mailed out to all properties listed on the Historic Resources Survey Update and to their mailing address listed on County Records. The Courtesy Notice informed property owners of the upcoming Historic Preservation Commission meeting and the purpose of the Historic Resources Survey Update. One public comment was received and is included as Attachment 3.

ATTACHMENT 2

CITY OF RANCHO MIRAGE

Planning Division
69-825 Highway 111
Rancho Mirage, CA 92270
Planning@RanchoMirageCA.gov
(760) 328-2266

PUBLIC HEARING NOTICE

CITY COUNCIL MEETING
Thursday, January 15, 2026 – 1:00 p.m.

Historic Resources Survey Update

Applicant: City of Rancho Mirage

Request: Consideration of a Historic Resources Survey Update which has identified and evaluated 50 new historic-era properties within the City, updated 58 records for properties that have not been designated from the 2003 survey, identified 5 new potential historic districts, and created 12 new survey forms for designated properties. The survey update identifies properties that have the potential to become Historic Resources or Historic Districts, with property owner consent. The Historic Preservation Commission recommended approval on December 17, 2025.

Location: City-wide

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City of Rancho Mirage City Council regarding consideration of the above referenced application, pursuant to Rancho Mirage Municipal Code Title 15, Chapter 15.27 *"Historic Preservation Program"* under the *"Buildings and Construction"* Section. This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3).

The Public Hearing will be held on Thursday, January 15, 2026, at 1:00 p.m., in the Council Chamber, 69-825 Highway 111, Rancho Mirage, California, at which time and place pertinent testimony will be heard. The file, including all environmental information, is available for public inspection at City Hall, Monday through Friday, between 8 a.m. and 5:00 p.m., and will be posted on the City's website with the publication of the City Council Agenda, to be posted at least 72 hours prior to the meeting.

Written testimony may be submitted to the City Clerk via email to CityClerk@RanchoMirageCA.gov, or mailed to City of Rancho Mirage, ATTN: City Clerk, 69-825 Highway 111, Rancho Mirage, CA 92270. Written testimony must be received no later than 10:00 a.m. on the day of the meeting to be considered by the City Council.

GOVERNMENT CODE § 65009 NOTICE: If you challenge this proposed activity in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Council sufficiently prior to the Public Hearing to enable its consideration by them.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO MIRAGE APPROVING THE HISTORIC RESOURCES SURVEY UPDATE

WHEREAS, the first Historic Resources Survey ("2003 Survey") for the City of Rancho Mirage was completed on February 3, 2003; and

WHEREAS, pursuant to Rancho Mirage Municipal Code ("RMMC") Section 15.27.040 "Survey/inventory – Historic structures and sites," the Rancho Mirage Historic Preservation Commission ("Commission"), after an open public meeting, caused the issuance of a written recommendation in support of the attached Historic Resources Survey Update ("Survey Update"), which evaluated 125 properties within the City; and

WHEREAS, the Survey Update identified and evaluated 50 new historic-era properties within the City boundaries, updated 58 records for existing historic-era properties that had not been designated from the 2003 Survey, identified 5 new potential historic districts, and created 12 new survey forms for designated properties missing adequate documentation; and

WHEREAS, pursuant to RMMC Section 15.27.040(D) "Survey/inventory – Historic structures and sites," the Rancho Mirage City Council considered the Commission's recommendation at a duly noticed public hearing, and designated the Survey Update as the official survey for the City of Rancho Mirage, as set forth in more detail herein.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO MIRAGE, CALIFORNIA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. RECITALS AND EXHIBITS.

That the foregoing Recitals and attached Exhibits are true and correct and are incorporated by this reference.

SECTION 2. HISTORIC RESOURCES SURVEY UPDATE.

That the Survey Update (attached hereto and incorporated herein by this reference as Exhibit A) is hereby designated as the official survey for the City of Rancho Mirage, subject to all of the applicable provisions set forth in RMMC Chapter 15.27 "Historic Preservation Program," incorporated herein by this reference as such provisions may be subsequently amended from time to time, and that the 2003 Survey is hereby repealed and superseded in its entirety.

SECTION 3. SEVERABILITY.

That the City Council declares that, should any provision, section, paragraph, sentence or word of this Resolution or Survey Update be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this Resolution or Survey Update as hereby adopted shall remain in full force and effect.

SECTION 4. REPEAL OF CONFLICTING PROVISIONS.

That all the provisions heretofore adopted by the City or the City Council that are in conflict with the provisions of this Resolution are hereby repealed.

SECTION 5. EFFECTIVE DATE.

That this Resolution shall take effect upon its adoption.

SECTION 6. CERTIFICATION.

That the City Clerk shall certify as to the adoption of this Resolution and shall cause the same to be processed in the manner required by law.

[THE REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK]

PASSED, APPROVED AND ADOPTED this 15th day of January 2026.

_____
Lynn Mallotto, Mayor

ATTEST:

_____
Kristie Ramos, CMC, City Clerk

APPROVED AS TO FORM:

_____
Colin Kirkpatrick, City Attorney

EXHIBIT "A"

Historic Resources Survey Update

[To Be Attached]

CITY OF RANCHO MIRAGE

HISTORIC PRESERVATION COMMISSION MEETING

WEDNESDAY, DECEMBER 17, 2025

9:00 A.M.

DRAFT MINUTES

Meeting Location:
City of Rancho Mirage
City Hall – Conference Room #3
69-825 Highway 111
Rancho Mirage, CA 92270

CALL TO ORDER – 9:00 A.M.

Roll Call of Regular Commission Members:
Present: Chair Traupane, Vice Chair Leibowitz, Commissioner Braun, Commissioner Lopez, Commissioner Penn.

Roll Call of Ex-Officio Members:
Present: Council Member Downs, Council Member Weill.
Absent: Mayor Mallotto, Mayor Pro Tem O'Keefe, Council Member Fromberg Edelstein.

NON-AGENDA PUBLIC COMMENTS – None

APPROVAL OF MINUTES – November 19, 2025, Regular Meeting.

MOVED/SECONDED BY LEIBOWITZ/BRAUN TO APPROVE THE NOVEMBER 19, 2025, REGULAR MEETING MINUTES. MOTION CARRIED 5/0.

ACTION ITEMS

1. Historic Resources Survey Update.

   Ben Torres, Planning Manager, presented the staff report.

   John Hyche, Urbana Preservation & Planning, provided an overview of the Historic Resources Survey Update.

   The following individuals provided public comments: Gary Groff, Suzanne Callahan, and Tom Glenn.

   A discussion ensued.

MOVED/SECONDED BY LEIBOWITZ/LOPEZ TO AUTHORIZE STAFF TO MAKE MINOR REVISIONS TO THE HISTORIC RESOURCES SURVEY UPDATE BASED ON COMMENTS RECEIVED AND RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE HISTORIC RESOURCES SURVEY UPDATE. MOTION CARRIED 5/0.

COMMISSIONER COMMENTS – None

ADJOURNMENT

The Historic Preservation Commission meeting was adjourned at 9:27 a.m.

Prepared by: Deanna Mendoza, Development Services Technician

Date Approved by Historic Preservation Commission:

CITY OF RANCHO MIRAGE

HISTORIC PRESERVATION COMMISSION MEETING

WEDNESDAY, NOVEMBER 19, 2025

9:00 A.M.

MINUTES

Meeting Location:
City of Rancho Mirage
City Hall – Conference Room #3
69-825 Highway 111
Rancho Mirage, CA 92270

CALL TO ORDER – 9:00 A.M.

Roll Call of Regular Commission Members:
Present: Chair Traupane, Vice Chair Leibowitz, Commissioner Braun, Commissioner Lopez, Commissioner Penn.

Roll Call of Ex-Officio Members:
Present: Council Member Downs, Council Member O'Keefe.
Absent: Mayor Weill, Mayor Pro Tem Mallotto, Council Member Fromberg Edelstein.

NON-AGENDA PUBLIC COMMENTS – None

APPROVAL OF MINUTES – November 19, 2025, Regular Meeting.

MOVED/SECONDED BY LEIBOWITZ/LOPEZ TO APPROVE THE November , 2025, REGULAR MEETING MINUTES. MOTION CARRIED 5/0.

ACTION ITEMS

1. Historic Preservation Case No. HP25-0007 - Request from Dr. Timothy Jochen and Lee Erwin (Property Owners) for exterior modifications at 37380 Marx Road.

   Ben Torres, Planning Manager, presented the staff report.

   David Prest, the architect representing the property owners, further elaborated on the proposed exterior modifications.

   The following individuals provided public comments: Jane Janiqer.

   A discussion ensued.

MOVED/SECONDED BY PENN/LOPEZ TO APPROVE EXTERIOR MODIFICATION AT 37380 MARX ROAD AS DETAILED IN THE STAFF REPORT. MOTION CARRIED 3/1 (WITH CHAIR TRAUPANE RECUSED).

2. Historic Preservation Case No. HP25-0006 - Request from James P. Bennette and David Cowan (Property Owners) of designation for the residence located at 70641 Tamarisk

Lane. The property is not listed on the 2003 Historic Resources Survey (1974, Architect: Stan Alan Sackley).

Ben Torres, Planning Manager, presented the staff report.

No public testimony was provided.

A discussion ensued.

MOVED/SECONDED BY LEIBOWITZ/BRAUN TO RECOMMEND TO THE CITY COUNCIL THE DESIGNATION OF 70641 TAMARISK LANE AS A HISTORIC RESOURCE BASED ON THE CRITERIA DETAILED IN THE STAFF REPORT PURSUANT TO RANCHO MIRAGE MUNICIPAL CODE CHAPTER 15.27.070. MOTION CARRIED 5/0.

3. Historic Resources Survey Update.

Ben Torres, Planning Manager, presented the staff report.

John Hyche, Urbana Preservation & Planning, provided an overview of the Historic Resources Survey Update.

The following individuals provided public comments: Richard A. Sherwood, Michael Stern, Mia Cottet, Susanne Callahan, and Jane Janiqer.

A discussion ensued.

MOVED/SECONDED BY TRAUPANE/LEIBOWITZ TO TABLE THE ITEM TO A FUTURE MEETING. MOTION CARRIED 5/0.

COMMISSIONER COMMENTS –

Vice Chair Leibowitz requested a summary of properties listed in the Draft Historic Resources Survey Update.

ADJOURNMENT

The Historic Preservation Commission meeting was adjourned at 9:51 a.m.

Prepared by: Deanna Mendoza, Development Services Technician

Date Approved by Historic Preservation Commission: 12/17/2025

ATTACHMENT 6

City of Rancho Mirage

Historic Context Statement and Resource Survey

Prepared For

City of Rancho Mirage
Planning Division
69-825 Highway 111
Rancho Mirage, CA 92270

Prepared By

Urbana Preservation & Planning, LLC
www.urbanapreservation.com
(844) 872-2623

December 2025

Table of Contents

I. Introduction **8**
Methodological Approach and Report Organization 9
Desk and Field Survey 10
Contextual and Property-Specific Research 10
Context Preparation 11
Documentation and Reporting 12
City of Rancho Mirage Planning Division 12
Other Partnerships 13
Personnel 13
II. Regulatory Framework **18**
National Historic Preservation Act (NHPA) & Historic Properties 18
NRHP Criteria Considerations 19
Integrity and the NRHP 19
California Environmental Quality Act (CEQA) & Historical Resources 20
Integrity and the California Register of Historic Resources (CRHR) 22
CRHR Special Considerations 22
City of Rancho Mirage Historic Preservation Program 23
III. Historic Resource Survey Results **26**
Updates to Previously Recorded Properties 27
Newly Recorded Properties 31
Locally Designated Properties in Need of Documentation 35
Proposed Historic Districts 39
Chalet Palms 42
Tamarisk West I 43
Tamarisk West II 44
Tamarisk Ranchos II 45
Tamarisk Gardens 46
IV. Recommendations for Future Action **48**
V. Historic Context Statement **51**
Theme 1: The Coachella Valley in the Spanish and Mexican Eras, 1774 – 1847 53
Associated Property Types 54
Archaeological Sites 54

Objects 55
Natural Areas and Features 56
Significance Thresholds 56
Integrity Considerations 58
Theme 2: Development of the Coachella Valley, 1848 – 1923 60
Native American Reservations and Early Homesteads 62
Associated Property Types 66
Significance Thresholds 67
Integrity Considerations 68
Theme 3: Early Agricultural and Residential Period, 1924 – 1950 70
Early Agricultural Ranches in Rancho Mirage 71
Early Residential Subdivisions 74
Associated Property Types 76
Significance Thresholds 78
Integrity Considerations 80
Theme 4: Country Club Era, 1951 – 1973 82
The Desert Air Hotel 83
Thunderbird Country Club 84
Tamarisk Country Club 85
Other Private Clubs and Estates 86
Associated Property Types 89
Significance Thresholds 91
Integrity Considerations 93
Theme 5: Residential and Cooperative Communities, 1951 – 1973 94
Associated Property Types 105
Significance Thresholds 106
Integrity Considerations 108
Theme 6: Commercial Development, 1934 – 1973 109
Associated Property Types 116
Significance Thresholds 117
Integrity Considerations 119
Theme 7: Cityhood, 1973 – Present 120
Country Clubs 121
Residential Developments 123

Commercial Properties 123
Municipal and Institutional Facilities 126
Associated Property Types 129
Significance Thresholds 131
Integrity Considerations 133
Theme 8: Rancho Mirage Architectural Styles, 1934 -1980s 134
Desert Vernacular (1912-1940s) 135
Spanish Colonial Revival / Neo-Spanish Colonial Revival (1915-1970s) 136
Tudor Revival (1890-1940) 138
International (1925-1960s) 139
New Formalism (1950s-1970s) 141
Ranch Styles (1934-Present) 142
Contemporary (1955-1965) 150
Desert Modernism (1950-1980s) 152
Post and Beam (1950-1980s) 154
Shed (1965-1985) 156
Organic Geometric (1955-1970s) 157
Brutalism (1950-1980s) 159
Postmodern (1960s-Present) 160
Known Architects and Builders in Rancho Mirage 161
Other Architects and Builders 177
Associated Property Types 177
Significance Thresholds 178
Integrity Considerations 179
VI. Bibliography 180
Works Cited/Endnotes 191

Appendices

Appendix A. Updated DPR Forms for Previously Recorded Properties
Appendix B. New DPR Forms for Newly Recorded Properties
Appendix C. DPR Forms for 12 Designated Properties
Appendix D. Proposed Historic District DPR Forms
Appendix E. Preparer Qualifications

List of Figures

Figure 1. City of Rancho Mirage Boundary – Survey Area. 14
Figure 2. City of Rancho Mirage Neighborhoods. 15
Figure 3. City of Rancho Mirage Historic-Era Neighborhoods (Pre-1980). 16
Figure 4. Location Map of All Surveyed Properties. 17
Figure 5. The Jorgensen/Mavis Residence at 40-253 Club View Drive. 29
Figure 6. Elman Residence at 70-770 Frank Sinatra Drive. 29
Figure 7. Location Map of Updates to Previously Recorded Eligible Properties. 30
Figure 8. Jeff Chandler Residence at 71-543 Tangier Road. 33
Figure 9. The Gerald Ford Estate at 40-471 Sand Dune Road. 33
Figure 10. Location Map of all Newly Recorded Eligible Properties. 34
Figure 11. Davis Residence "White Shadows" at 70-378 Pecos Road. 36
Figure 12. the Fincher Residence at 71-650 Estellita Drive. 36
Figure 13. Location Map of All Designated Properties in Rancho Mirage. 37
Figure 14. Location Map of 12 Designated Properties Without Documentation. 38
Figure 15. Chalet Palms - Tract No. 2926. 42
Figure 16. Tamarisk West I - Tract No. 3096. 43
Figure 17. Tamarisk West II - Tract No. 3795. 44
Figure 18. Tamarisk Ranchos I & II Tract Map. 45
Figure 19. Tamarisk Gardens - Tract No. 3129. 46
Figure 20. Location Map of 5 Proposed Historic Districts 47
Figure 21. The Bradshaw Trail. 61
Figure 22. Wonder Palms Hotel and Guest Ranch Advertisement. 66
Figure 23. White Sun Guest Ranch Entrance. 71
Figure 24. The original 1934 Rancho Mirage subdivision map. 74
Figure 25. Desser & Garfield Rancho Mirage advertisement, ca. 1959. 76
Figure 26. Desert Air Hotel Restaurant, ca. 1951. 83
Figure 27. Thunderbird Country Club Entrance Sign. 84
Figure 28. Sunnylands, The Annenberg Estate, designed by A. Quincy Jones. 86
Figure 29. Desert Braemar community illustration, ca. 1957. 98
Figure 30. Tamarisk West community advertisement, ca. 1965. 101
Figure 31. Rancho Mirage Chamber of Commerce members, 1964. 110
Figure 32. The first Rancho Mirage mailboxes, ca. 1930s. 111
Figure 33. Las Casuelas Nuevas Restaurant concept drawing, ca. 1972. 113
Figure 34. The Eisenhower Medical Center, now Eisenhower Health, ca. 1971. 115
Figure 35. Wally's Desert Turtle Restaurant. 124
Figure 36. Noel F. Birns Building, ca. 1974. 125
Figure 37. Rancho Mirage City Hall Building, ca. 1966. 127
Figure 38. The Clancy Residence at 71-010 Clancy Lane. 135
Figure 39. 71-284 San Gorgonio Road. 137
Figure 40. Las Casuelas Nuevas Restaurant at 70-050 Highway 111. 137
Figure 41. The Lord Fletcher's Restaurant at 70-385 Highway 111. 138
Figure 42. The Albert Marx Residence at 71-017 Fairway Drive. 140
Figure 43. The Betty Ford Center at 39-407 Vista Del Sol. 140
Figure 44. The Eisenhower Medical Center at 39-000 Bob Hope Drive. 141
Figure 45. 71-490 Mirage Road. 145
Figure 46. 71-431 Sahara Road. 145

Figure 47. The Hedy Lamarr House at 72-424 Desert Drive. 147
Figure 48. The D.B. McDaniels Residence at 70-772 Fairway Drive. 147
Figure 49. 72-204 Rancho Road. 149
Figure 50. 36-567 Palomino Lane. 151
Figure 51. The Jeff Chandler Residence at 71-543 Tangier Road. 151
Figure 52. The Schwartz Residence at 37-319 Los Reyes Drive. 153
Figure 53. 7 Cody Court. 153
Figure 54. 71-136 La Paz Road. 155
Figure 55. The Noel F. Birns Building at 72-067 Highway 111. 155
Figure 56. The Riback Residence at 70-843 Tamarisk Lane. 156
Figure 57. The Chart House at 69-934 Highway 111. 158
Figure 58. The Annenberg Health Sciences Building. 158
Figure 59. Fire Station #1 at 70-801 Highway 111. 159
Figure 60. The Klein Residence at 37-101 Los Reyes Drive. 160

List of Tables

Table 1. Updates to Previously Recorded Properties 27
Table 2. Newly Recorded Properties 31
Table 3. Locally Designated Properties in Need of Documentation 35
Table 4. Proposed Historic Districts 39
Table 5. Notable Early Commercial Buildings in Rancho Mirage 109

I. Introduction

In 2025 Urbana Preservation and Planning, LLC (Urbana) was commissioned by the City of Rancho Mirage to prepare a historic resource survey and historic context statement package to aid in the identification and evaluation of potential historic resources throughout the City. Preparation of the updated survey and context implements the City's goal to protect and preserve valuable and irreplaceable historic resources. See **Figure 1** for the survey area boundaries, **Figure 2** for a map of all historic-era (pre-1980) and contemporary-era neighborhoods, and **Figure 3** for a detailed map with the names of all historic-era neighborhoods.

The purpose of this historic resource survey and context statement is to evaluate the significance and integrity of historic-era properties in the City of Rancho Mirage under the criteria of the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and the Rancho Mirage Register of Historic Resources (Local Register), and to establish parameters via the historic context statement for future identification and evaluation of potential historic resources not yet surveyed.

In 2002, the city commissioned preparation of an intensive-level citywide survey of buildings and structures over 45 years of age (historic-era). Leslie Heumann and Associates conducted this survey between 2002-2003 which resulted in significance evaluation of 105 properties, including two potential historic districts and preparation of an initial historic context statement.

In 2024, Urbana was commissioned by the City to update and expand the 2003 historic context statement and the citywide historic resources survey. Urbana's methods and findings are presented in this report. The current citywide survey identified and evaluated 50 new historic-era properties within the city boundaries, updated 58 records for existing historic-era properties that have not been designated, identified 5 new potential historic districts, and created 12 new survey forms for designated properties missing adequate documentation. Urbana staff documented and evaluated all properties and districts at an intensive level on Department of Parks and Recreation (DPR) 523 series forms. Of the 125 evaluated properties and districts, 104 are found significant and eligible for designation and listing on the Local Register, CRHR, or NRHP, either individually or as contributors to a potential local historic

district. 21 documented and evaluated properties were identified as ineligible for listing on the Local Register, CRHR, or NRHP. See **Figure 4** for the locations of all survey properties.

Methodological Approach and Report Organization

This report is organized to include the following sections: Introduction, Regulatory Framework, Historic Resource Survey Results, Recommendations for Future Action, and Historic Context Statement. City of Rancho Mirage Planning Division provided initial direction for Urbana's survey effort and research by providing a list of 58 properties that required updated documentation through survey and a list of 12 designated properties currently lacking sufficient documentation. Using the data from the City of Rancho Mirage and input from a local preservation advocacy organization, Preservation Mirage, Urbana generated created a list of 50 new properties for evaluation to fulfil the scope of work outlined by the City of Rancho Mirage.

The results of property evaluations on California Department of Recreation (DPR) 523 series forms for all individually surveyed properties are organized by their status as either updates, new sites, or previously designated sites and the forms are located in Appendix A-C. Information regarding newly proposed historic districts within Rancho Mirage and their associated contributing properties is collected in Appendix D. Lastly, the qualifications for all Urbana staff, with resumes attached, are included in Appendix E.

The methodological approach involved four main tasks: desk and field survey, research, context preparation, documentation and reporting, and stakeholder involvement.

The Planning Division for the City of Rancho Mirage has made it a goal to update the historic resource survey to account for new properties that meet the age threshold for evaluation. This goal is part of the larger community vision for Rancho Mirage outlined in the 2017 General Plan. While the 2003 historic resources survey is a valuable resource that serves as a guiding document for this update, the passage of time necessitated improvement to the over 20-year-old report. The 2003 historic context statement did not include a concrete analytical framework to identify and evaluate historic resources for future survey efforts. The context statement provides significant themes for the broad history of Rancho Mirage, but that information is not applied to property types through the lens of significance thresholds, integrity considerations, and character defining features for specific architectural styles. The current historic resource survey and context statement provided an opportunity to update the 2003 historic context statement and historic resources survey. This report was prepared in accordance with accepted preservation practice as outlined in the steps below.

Desk and Field Survey

Urbana utilized historic aerial imagery and Assessor year-built data to research the previously identified 125 historic-era properties within the city boundaries assigned for survey by the City of Rancho Mirage. Of these 125 properties, 58 of these properties were previously surveyed and 12 were previously designated. Urbana updated the previous findings for these properties and documented and evaluated 50 additional properties and 5 newly proposed historic districts on DPR 523 series forms, the standard technical documentation for properties in California.

Field survey occurred over several days in November 2024. Several house types, architectural styles and stylistic variations, and community facilities within Rancho Mirage were photographed over the course of this fieldwork. All fieldwork was conducted from the public right-of-way and from cart paths on golf courses where properties were located within the boundaries of country clubs. Only primary buildings on a parcel were surveyed. Any properties that could not be observed from the public right-of-way or private streets were not surveyed. In particular, the survey focused on properties constructed between the 1930s and 1980s and those identified by members of the community as having historical importance.

Contextual and Property-Specific Research

Contextual and property-specific research informed survey activities, context development, and significance evaluations for individual properties. Research tasks involved in-person and remote/digital research of resources on file at the City of Rancho Mirage, Rancho Mirage Library & Observatory, Palm Springs Art Museum Archives, Preservation Mirage Archive, the Riverside Assessor-County Clerk-Recorder, UC Riverside, the Los Angeles Public Library, and Calisphere.

Local and regional newspapers were researched via the California Digital Newspaper Collection at UC Riverside, Genealogy Bank, and Newspapers.com. Newspaper accounts detailed the area's history including references to the development of larger residential tracts, and buildings and structures on individual parcels, as well as accounts of individuals associated with the city at different points in time.

Building permit records on file at the City were reviewed and tabulated for use in property documentation. Each survey property was researched for previous permits issued. The permit

data was integrated into the construction history portions of the property documentation. The permits also provided past owner names and any attributed architects, designers, and builders which offered additional research leads.

Digital data from the City of Rancho Mirage provided local history which was used with early *Palm Springs Telephone Directories,* historic maps, historic photographs, newspapers and other ephemera provided by Preservation Mirage staff to inform information on specific properties in the City. Owners and occupant's names and biographical information were researched using collected Preservation Mirage data and additional genealogical research conducted online via Ancestry.

Aerial imagery was researched at multiple locales including National Environmental Title Research (NETR) Historic Aerials, UC Santa Barbara Frame Finder, and the U.S. Interior Department's Earth Explorer collection.

Subdivision tract maps, downloaded from the Riverside County Land Records Research Tool, set against the City's Residential Directory Map (showing current neighborhood names and locations) helped to verify boundaries, arrangement, and size of lots, and offered insight on the pace of growth for the city via survey and recordation dates.

Context Preparation

Utilizing contextual and property-specific research, Urbana developed an updated and expanded historic context statement. This context statement analyzes the historical development of the city and contains information about historical trends and properties, organized by important themes with corresponding timeframes.

The context development effort utilized the 2003 historic context statement prepared by Leslie Heumann and Associates. This report was prepared by Leslie Heumann, Teresa Grimes, and Peter Moruzzi. The current context statement utilizes some of the themes first identified in 2003 and introduces new themes, property type descriptions, significance thresholds, and integrity considerations to provide parameters for the identification of significant properties in the City. Eight themes were prepared as part of the updated context effort.

- Theme 1: The Coachella Valley in the Spanish and Mexican Eras, 1774 – 1847
- Theme 2: Development of the Coachella Valley, 1848 – 1923
- Theme 3: Early Agricultural and Residential Period, 1924 – 1950
- Theme 4: Country Club Era, 1951 – 1973

- Theme 5: Residential Subdivisions and Cooperatives, 1951 – 1973
- Theme 6: Commercial Development, 1934 – 1973
- Theme 7: Cityhood, 1973 - Present
- Theme 8: Rancho Mirage Architectural Styles, 1934 – 1980s

Documentation and Reporting

Upon completion of fieldwork and contextual and property-specific research, Urbana documented and evaluated all surveyed properties and prepared this survey report package. All property documentation conformed to the California SHPO *Instructions for Recording Historical Resources* (1996 as amended).

The fieldwork data was used to update findings for previously recorded properties through the preparation of DPR 523 L (Continuation Sheet) forms for each previously recorded resource with updated photographs, descriptions of integrity, and eligibility conclusions. In addition to updating existing records, Urbana documented and evaluated 50 newly identified properties and 5 new historic districts using DPR 523 Series Forms, including 523A Primary Records; 523B Building, Structure, Object Records; 523D District Records (where appropriate), and 523J Location Records. Urbana assessed each property to determine the level of alteration and integrity status and focused the intensive documentation and evaluation on properties that initially appeared to qualify as historical resources more readily under CEQA.

City of Rancho Mirage Planning Division

The primary partner for the historic resource survey was the City of Rancho Mirage Planning Division and the Historic Preservation Commission. The Planning Division produces general plans for the City, manages the development of Rancho Mirage through zoning, produces applicable reports related to future development projects, and manages the Historic Preservation Program. The Director of Development Services, Majna Dukic and Planning Manager Ben Torres were directly consulted throughout the historic resource survey and context statement development process to provide input, feedback, and support throughout the research, fieldwork, and analysis stages of the project.

In November 2024, Urbana presented an overview of the survey effort and project goals to the City of Rancho Mirage Historic Preservation Commission. This presentation introduced the forthcoming historical resource survey effort and outlined the process for the coming months in terms of research, writing, and submission.

Other Partnerships

Members of the local preservation advocacy organization, Preservation Mirage, and individual property owners also assisted with survey and research efforts by providing access to properties, photographs, and other historical data to inform the survey process. The primary goals of Preservation Mirage are to advocate for the protection of significant architectural resources, assist with local designations, and raise awareness of the City's historic architecture by offering educational opportunities. Throughout the development of the historic resource survey and context statement, members of Preservation Mirage assisted Urbana staff by conducting local research, providing applicable historic documents and photos; and administering access to their archives.

Personnel

Urbana employed a team approach to the project with several staff members contributing to the project including

- John Hyche, MA, Associate Historian,
- Alexandrea Baker, MCP, Preservation Planner,
- Douglas E. Kupel, Ph.D., RPA, Senior Historian, and
- Wendy L. Tinsley Becker RPH, AICP, Principal.

All Urbana personnel meet the Secretary of the Interior's Professional Qualifications Standards in the disciplines of History, Architectural History, and Archaeology. Resumes are included in Appendix E. Additionally, Urbana retained Rancho Mirage history expert and author of *Mod Mirage: The Midcentury Architecture of Rancho Mirage*, Melissa Riche, as a Senior Research consultant. Ms. Riche shared data and files from her personal archive, provided insight on properties selected for documentation, and facilitated introductions and access to survey properties where access was otherwise not granted.

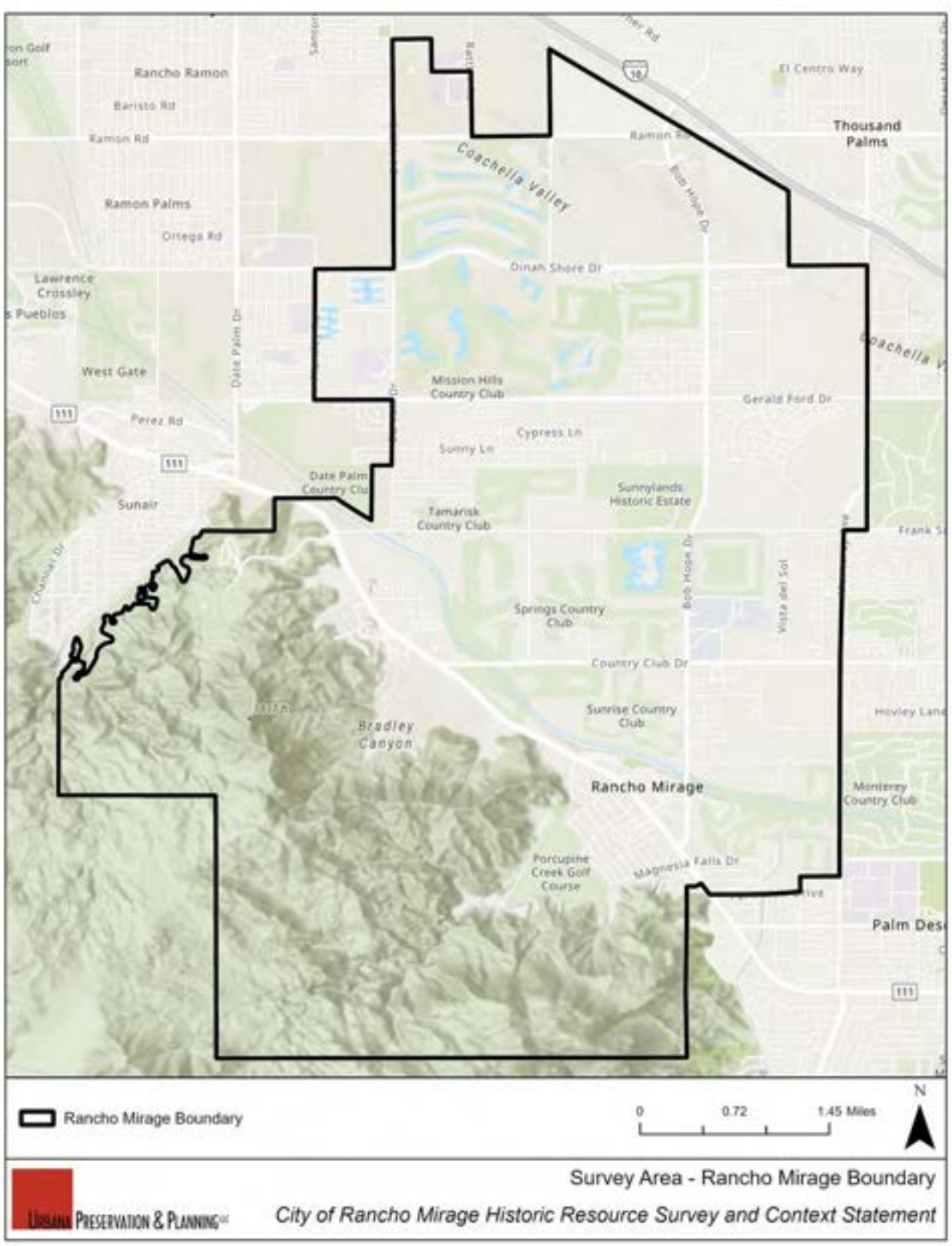


Figure 1. City of Rancho Mirage Boundary – Survey Area.

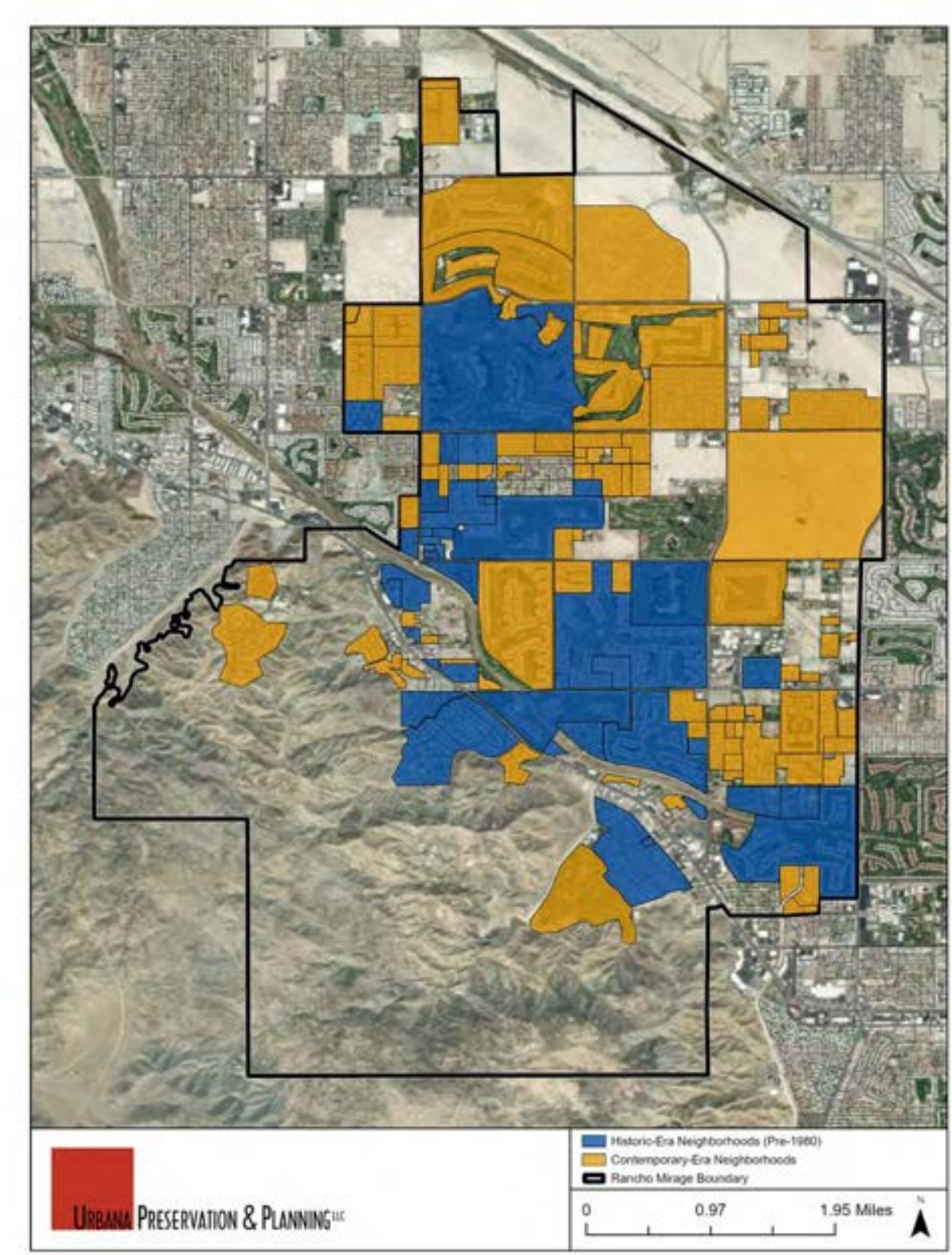


Figure 2. City of Rancho Mirage Neighborhoods.

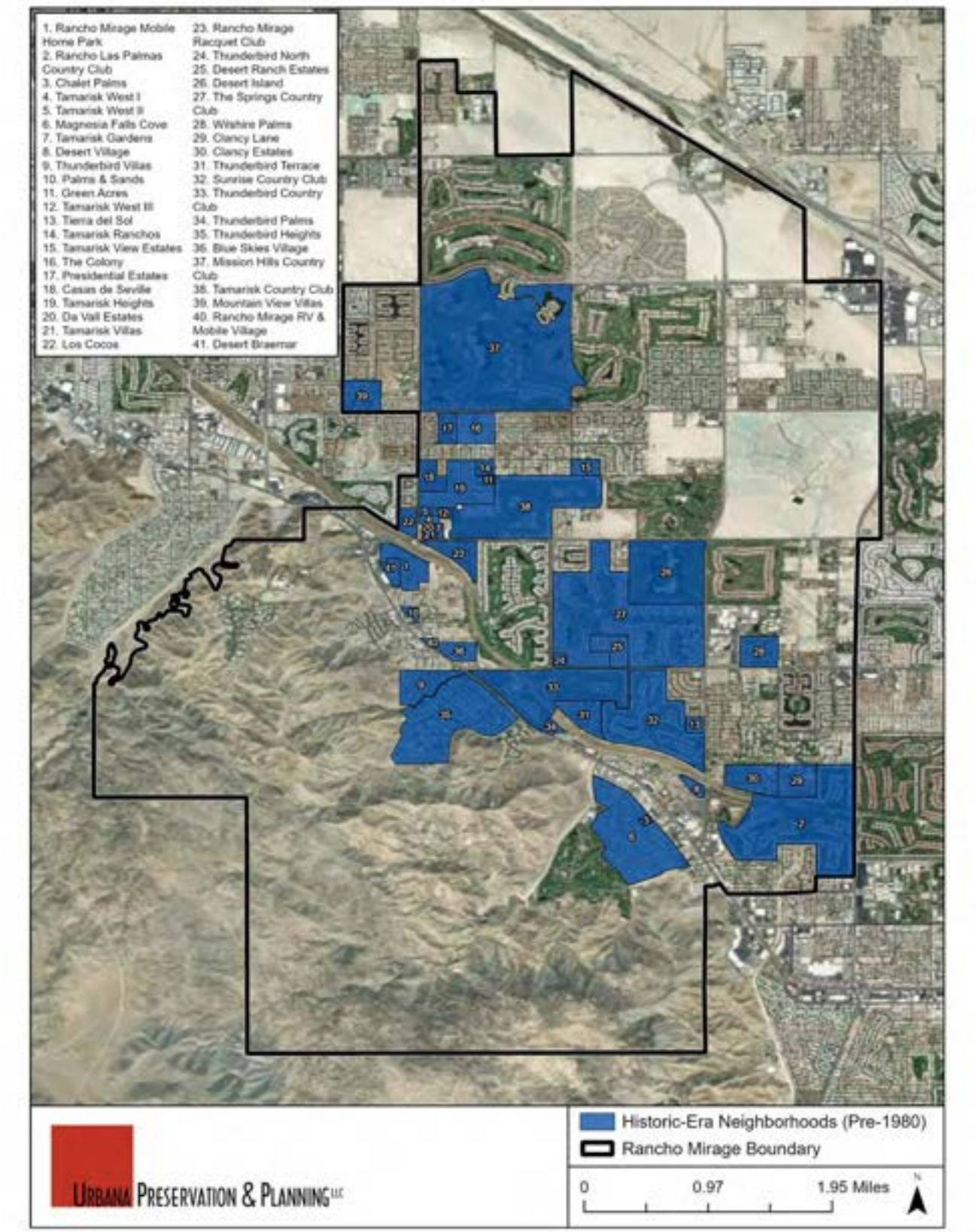


Figure 3. City of Rancho Mirage Historic-Era Neighborhoods (Pre-1980).

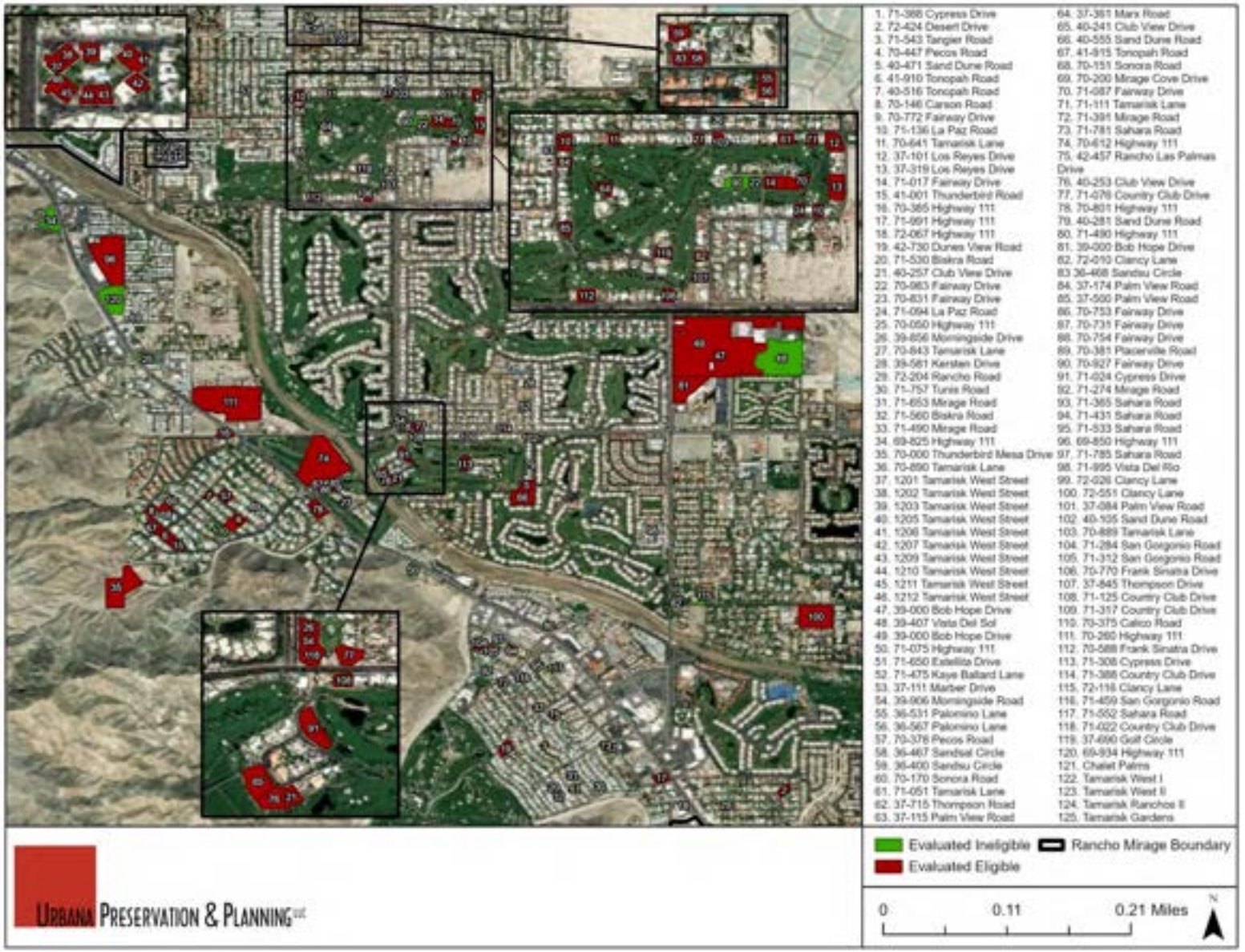


Figure 4. Location Map of All Surveyed Properties.

II. Regulatory Framework

This historic resource survey documented and evaluated 125 properties for eligibility under the criteria of the National Register of Historic Places (NRHP), the California Register for Historical Resources (CRHR), and the Rancho Mirage Register of Historic Resources (Local Register). Properties listed on or eligible for listing on the NRHP, CRHR, and Local Register generally qualify as historic properties and historic resources under Federal, State and local regulatory frameworks. Following is an overview of the historic preservation regulatory framework for properties and projects in Rancho Mirage.

National Historic Preservation Act (NHPA) & Historic Properties

The NHPA requires federal agencies to consider the effects of proposed undertakings on historic properties. A historic property is defined as any building, site, district, structure or object that is listed in or eligible for listing in the NRHP. For a property to qualify for the NRHP, it must meet one of four criteria for evaluation and retain sufficient integrity to convey its significance. Pursuant to *National Register Bulletin 15* (36 CFR § 60.4), the quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and one or more of the criteria listed below.

Criterion A. That are associated with events that have made a significant contribution to the broad patterns of our history.

Criterion B. That are associated with the lives of persons significant in our past.

Criterion C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represents a significant and distinguishable entity whose components lack individual distinction.

Criterion D. That have yielded, or may be likely to yield, information important in prehistory or history.

NRHP Criteria Considerations

According to the criteria considerations provided by the National Park Service in 36 CFR § 60.4, districts, sites, buildings, structures, and objects such as cemeteries, birthplaces or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years that meet one or more of the NRHP criteria are not considered eligible for listing in the NRHP. However, such properties would qualify in Rancho Mirage if they were found to be integral parts of districts that do meet the criteria or if they fall within the following categories listed below.

- **A.** A religious property deriving primary significance from architectural or artistic distinction or historical importance.
- **B.** A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event.
- **C.** A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life.
- **D.** A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events.
- **E.** A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived.
- **F.** A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance.
- **G.** A property achieving significance within the past 50 years if it is of exceptional importance.

Integrity and the NRHP

In addition to meeting at least one of the designation criteria, a property must retain sufficient integrity to convey its significance for listing in the NRHP. Integrity is the ability of a property to convey its significance using physical characteristics related to a proposed historic period of significance. The National Park Service has defined the following seven aspects of integrity in *National Register Bulletin 15* listed below.

- **Location** - the place where the historic property was constructed or the place where the historic event occurred.
- **Design** - the combination of elements that create the form, plan, space, structure, and style of a property.
- **Setting** - the physical environment of a historic property.
- **Materials** - the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- **Workmanship** - the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- **Feeling** - a property's expression of the aesthetic or historic sense of a particular period of time.
- **Association** - the direct link between an important historic event or person and a historic property.

California Environmental Quality Act (CEQA) & Historical Resources

Historical resources are defined as "a resource listed or eligible for listing on the California Register of Historical Resources" (CRHR) in the Public Resources Code, Section 5024.1; 14 CCR 15064.5. Under CEQA Guidelines Section 15064.5(a), the term "historical resources" includes the following:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the CRHR (Public Resources Code, Section 5024.1).
2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in a historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, will be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead

agency to be "historically significant" if the resource meets one or more of the criteria for listing on the CRHR (Public Resources Code Section 5024.1).

Criterion 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

Criterion 2. Is associated with the lives of persons important in California's past;

Criterion 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.

4. The fact that a resource is not listed in, or determined to be eligible for listing in the CRHR, not included in a local register of historical resources (pursuant to Section 5020.1(k) of the Public Resources Code), or identified in a historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code Sections 5020.1(j) or 5024.1

Pursuant to the California Office of Historic Preservation the California Register includes resources listed in or formally determined eligible for listing in the National Register of Historic Places, as well as some California State Landmarks and Points of Historical Interest. Properties of local significance that have been designated under a local preservation ordinance (local landmarks or landmark districts) or that have been identified in a local historical resources inventory may be eligible for listing in the California Register and are presumed to be significant resources for purposes of CEQA unless a preponderance of evidence indicates otherwise (PRC Section 5024.1, 14 CCR § 4850).

The California Register statute (PRC Section 5024.1) and regulations (14 CCR Section 4850 et seq.) require that at the time a local jurisdiction nominates an historic resources survey for listing in the California Register, the survey must be updated if it is more than five years old. This is to ensure that a nominated survey is as accurate as possible at the time it is listed in the California Register. However, this does not mean that resources identified in a survey that is more than five years old need not be considered "historical resources" for purposes of CEQA. Unless a resource listed in a survey has been demolished, lost substantial integrity, or there is a preponderance of evidence indicating that it is otherwise not eligible for listing, a lead agency should consider the resource to be potentially eligible for the California Register.[1]

Integrity and the California Register of Historic Resources (CRHR)

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance.

Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.

CRHR Special Considerations

Certain properties may be listed in the CRHR under specific special circumstances. These special considerations are listed below.

- Moved buildings, structures, or objects. The Commission encourages the retention of historical resources on site and discourages the non-historic grouping of historic buildings into parks or districts. However, it is recognized that moving an historic building, structure, or object is sometimes necessary to prevent its destruction. Therefore, a moved building, structure, or object that is otherwise eligible may be listed in the CRHR if it was moved to prevent its demolition at its former location and if the new location is compatible with the original character and use of the historical resource. An historical resource should retain its historic features and compatibility in orientation, setting, and general environment.
- Historical resources achieving significance within the past fifty (50) years. In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than fifty (50) years old may be considered for listing in the

CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance.

- Reconstructed buildings. Reconstructed buildings are those buildings not listed in the CRHR under the criteria in 14 CCR § 4852(b)(1), (2), or (3). A reconstructed building less than fifty (50) years old may be eligible if it embodies traditional building methods and techniques that play an important role in a community's historically rooted beliefs, customs, and practices; e.g., a Native American roundhouse.

City of Rancho Mirage Historic Preservation Program

Contained within Chapter 15.27 of the City of Rancho Mirage Code of Ordinances, the City's historic preservation program provides a mechanism for identifying certain structures, sites and districts which represent eras, events, or persons important in the city's cultural, archaeological, social, economic, architectural, and political history for the purpose of encouraging the preservation, improvement, and promotion of such structures and sites without forcing private property owners to sell their properties through the use of the City's power of eminent domain. §15.27.040 specifies that the City maintain a survey and inventory program on a 10-year cycle unless otherwise determined to identify those structures and sites within the city that represent an era, event, or person important in the city's cultural, archaeological, social, economic, architectural, and/or political history; and to identify structures and sites that potentially qualify to be placed or have been placed on the NRHP. Survey / inventory findings shall be presented to the Historic Preservation Commission for review and recommendation to the City Council. Pursuant to §15.27.040 (D), the City Council shall conduct a duly noticed public hearing to determine which structures and sites should be added to or removed from the survey or inventory. Only the structures and sites contained within the inventory shall be deemed historic resources for purposes of this Chapter 15.27.

Pursuant to §15.27.070 (A), the City relies on the NRHP criteria to determine whether a particular structure or site qualifies for the NRHP, and also maintains a separate set of criteria, under §15.27.070 (B), to formally designate and add properties to the Rancho Mirage Register of Historic Resources (Local Register) and for the purposes of regulating historic resources pursuant to Chapter 15.27. Pursuant to §15.27.070 (B), the City may find a particular structure or site to be a historic resource upon finding that one or more of the following criteria are met.

Criterion 1. The subject structure or site is representative of a particular architectural style or reflects special elements of a historical period, type, style or way of life important to the city;

Criterion 2. The subject structure or site is associated with a business or use which was once common but is now rare or non-existent within the city;

Criterion 3. The subject structure or site is representative of the evolution or development or associated with the cultural, religious, educational, political, social or economic growth of the city, county, state or nation;

Criterion 4. The subject structure or site represents the work of a master builder, engineer, designer, artist or architect whose individual genius influenced an era;

Criterion 5. The subject structure or site signifies an historic event or is associated with persons or events that have made a meaningful contribution to the city, state or nation;

Criterion 6. The subject structure or site has a high potential for yielding information or archaeological interest;

Criterion 7. The subject structure or site embodies elements of outstanding or innovative attention to architectural or engineering design, detail, craftsmanship or use of materials; or

Criterion 8. The subject site contains an unusual natural feature.

Pursuant to §15.27.070 (C), in the absence of a showing that a famous or well-known individual has made significant contributions to the city, state or nation, a former residence of such famous or well-known individual should not qualify as a historic resource, unless the structure itself qualifies under the criteria set forth in this section.

Pursuant to §15.27.070 (D), a structure or site may qualify as a historic resource upon a finding that facts and circumstances exist that meet the criteria for placing the structure or site on the NRHP and/or the CRHR.

Pursuant to §15.27.110 (A), the City Council on its own or at the recommendation of the Historic Preservation Commission may without the owner's consent designate any defined geographic area within the city a historic district provided that the City Council determines that the structures or sites within the proposed historic district share a similar history, related significance and common architectural identity with one another. Absent the owners' consent, the City shall not impose any special standards upon the maintenance, preservation or rehabilitation of any of the structures or sites situated within such a designated district.

Pursuant to §15.27.110 (B), if a majority of the total number of structures within a defined geographic area have been deemed to be historic resources pursuant to Chapter 15.27,

and a majority of the property owners within the defined geographic area provide their written consent, then that area may be designated a historic district at the request of the subject property owners or their bona fide representative(s), provided that the City Council determines that the structures within the proposed historic district share a similar history, related significance and common architectural identity with one another and a majority of the subject property owners agree to adopt special standards via recordable conditions, covenants, restrictions or any other similar recordable instruments relating to the preservation and/or rehabilitation of the common areas that have been identified by the City to contribute to the overall integrity or character of the proposed historic district. Any request submitted for historic district designation by the owners or on behalf of the owners shall be presented to the City Manager or designee for the Historic Preservation Commission's review and recommendation to the City Council.

III. Historic Resource Survey Results

The survey scope of work included preparation of new and updated DPR 523 series forms for 58 previously recorded properties, 50 newly recorded properties, 12 locally designated properties in need of documentation, and five (5) proposed historic districts. To develop the final survey list, the Urbana team utilized the 2003 survey report, and a list of properties recommended for documentation by local members of Preservation Mirage. City Staff reviewed the proposed survey property list and provided approval along with building permit data for each property and other pertinent information to inform the documentation and evaluation effort. Preservation Mirage and its individual members shared research files, and in some instances, facilitated access to survey properties.

The individual properties and the five (5) proposed historic districts were evaluated for significance and eligibility under the criteria of the NRHP, CRHR, and Local Register. CRHR status codes were assigned to each property to provide reviewers a quick indication of the property status. CRHR status codes, as developed by the California Office of Historic Preservation, applied in the survey findings are defined below.

- 3B – Appears eligible for NRHP both individually and as a contributor to a NRHP eligible multi-component resource like a district through survey evaluation.
- 3D – Appears eligible for NRHP as a contributor to a NRHP eligible multi-component resource through survey evaluation.
- 3S – Appears eligible for NRHP individually through survey evaluation.
- 3CB – Appears eligible for CRHP both individually and as a contributor to a CRHR eligible multi-component resource through survey evaluation.
- 3CD – Appears eligible for CRHR as a contributor to a CRHR eligible multi-component resource through survey evaluation.
- 3CS – Appears eligible for CRHR individually through survey evaluation.
- 5B – Locally significant both individually (listed, eligible, or appears eligible) and as contributor to a multi-component resource like a district that is locally listed, designated, determined eligible, or appears eligible through survey evaluation.
- 5D3 – Appears to be a contributor to a multi-component resource that appears eligible for local listing or designation.
- 5S1 – Individually listed or designated locally.
- 5S2 – Individually eligible for local listing or designation.

- 5S3 – Appears to be individually eligible for local listing or designation through survey evaluation.
- 6Z – Found ineligible for NRHP, CRHR or local designation through survey evaluation.

Survey conclusions are detailed in the following pages.

Updates to Previously Recorded Properties

Of the 58 previously recorded properties three (3) are demolished, with documentation updated to reflect that change in status; 12 were evaluated as significant but ineligible under the NRHP, CRHR, and Local Register due to a lack of integrity; and 46 were evaluated as significant and eligible under the NRHP, CRHR, and Local Register. The 46 surveyed eligible properties meet the definition of an historic property and historical resource under the federal, state, and local regulatory framework. The 12 surveyed ineligible properties do not meet the definition of an historic property nor that of an historic resource under any regulatory framework. **Table 1** below details the updated findings for the 58 previously recorded properties. See **Figure 7** for a map of all the previously recorded eligible properties that are not locally designated.

Table 1. Updates to Previously Recorded Properties

Previously Recorded Properties			
Urbana Survey No.	**Address**	**Resource Name**	**CRHR Status Code**
63	37-115 Palm View Road	DeLue Residence	3S/3CS/5S2
64	37-361 Marx Road	Borwick-Emrich Residence	3S/3CS/5S2
65	40-241 Club View Drive	Ball-Arnaz Residence	3S/3CS/5S2
66	40-555 Sand Dune Road	Firestone Residence	3S/3CS/5S2
67	41-915 Tonopah Road	Dennis Residence II	3S/3CS/5S2
68	70-151 Sonora Road	Simon Residence	3S/3CS/5S2
69	70-200 Mirage Cove Drive	Mirage Cove Drive Apartments	3S/3CS/5S2
70	71-087 Fairway Drive	Hanson Residence	3S/3CS/5S2
71	71-111 Tamarisk Lane	Stein Residence	3S/3CS/5S2
72	71-391 Mirage Road	Organ Residence	3S/3CS/5S3
73	71-781 Sahara Road	71-781 Sahara Road	3S/3CS/5S2
74	70-612 Highway 111	Thunderbird Country Club Cottages	3S/3CS/5S2
75	42-457 Rancho Las Palmas Drive	Casbah Apartment Hotel	3S/3CS/5S2

76	40-253 Club View Drive	Jorgensen/Mavis Residence	3S/3CS/5S2
77	71-076 Country Club Drive	Pollard Simons Residence	3S/3CS/5S2
78	70-801 Highway 111	Fire Station #1/Riverside Country Fire Station 50	3S/3CS/5S2
79	40-281 Sand Dune Road	Johnson Residence	3S/3CS/5S2
80	71-490 Highway 111	Rancho Super Car Wash (Building)	3S/3CS/5S2
81	39-000 Bob Hope Drive	Eisenhower Medical Center Original Building	3S/3CS/5S2
82	72-010 Clancy Lane	Clancy Residence	3S/3CS/5S2
83	36-468 Sandsu Circle	Nestor Residence	3S/3CS/5S2
84	37-174 Palm View Road	McMillan Residence	3S/3CS/5S3
85	37-500 Palm View Road	37-500 Palm View Road	3S/3CS/5S2
86	70-753 Fairway Drive	Hilliard Residence	3S/3CS/5S2
87	70-731 Fairway Drive	Feicht Residence	3S/3CS/5S2
88	70-754 Fairway Drive	Singer Residence	6Z
89	70-381 Placerville Road	Dennis Residence I	6Z
90	70-927 Fairway Drive	Hayden Residence	6Z
91	71-024 Cypress Drive	Miller Residence	3S/3CS/5S2
92	71-274 Mirage Road	Knox Residence	6Z
93	71-365 Sahara Road	Garvey Residence	6Z
94	71-431 Sahara Road	Van Pelt and Lind Spec House	3S/3CS/5S2
95	71-533 Sahara Road	Goode Residence	6Z
96	69-850 Highway 111	Desert Braemar Apartments	3S/3CS/5S2
97	71-785 Sahara Road	71-785 Sahara Road	6Z
98	71-995 Vista Del Rio	Boscacci Residence	3S/3CS/5S2
99	72-026 Clancy Lane	Tower Residence	3S/3CS/5S2
100	72-551 Clancy Lane	Rancho Manana Stables	3S/3CS/5S2
101	37-084 Palm View Road	Rosenbaum Residence	3S/3CS/5S2
102	40-105 Sand Dune Road	Dyer Residence	3S/3CS/5S2
103	70-889 Tamarisk Lane	Goldstein Residence	3S/3CS/5S2
104	71-284 San Gorgonio Road	Grafton Residence	3S/3CS/5S2
105	71-312 San Gorgonio Road	Whittle Residence	3S/3CS/5S2
106	70-770 Frank Sinatra Drive	Elman Residence	3S/3CS/5S2
107	37-845 Thompson Drive	Holub Residence	3S/3CS/5S2
108	71-125 Country Club Drive	Cruttenden Residence	3S/3CS/5S2
109	71-317 Country Club Drive	Dolton Residence	3S/3CS/5S2
110	70-375 Calico Road	Bing Crosby Residence	6Z
111	70-260 Highway 111	Blue Skies Village	3S/3CS/5S2
112	70-588 Frank Sinatra Drive	Frank Sinatra Compound	3S/3CS/5S2

113	71-308 Cypress Drive	McCulloch Residence	3S/3CS/5S2
114	71-388 Country Club Drive	Stevens Residence	3S/3CS/5S2
115	72-116 Clancy Lane	Nittinger Residence (Demolished)	6Z
116	71-459 San Gorgonio Road	71-459 San Gorgonio Road	6Z
117	71-552 Sahara Road	Unnamed (Demolished)	6Z
118	71-022 Country Club Drive	Moncrief Residence	3S/3CS/5S2
119	37-690 Golf Circle	Fallick Residence	3S/3CS/5S2
120	69-934 Highway 111	Chart Residence (Demolished)	6Z

Some notable resources within this group of previously recorded properties are the Jorgensen/Mavis Residence at 40-253 Club View Drive and the Elman Residence at 70-770 Frank Sinatra Drive. Designed in 1955 by Master Architect William Cody on the ninth fairway of the Thunderbird Country Club golf course, the Jorgensen/Mavis Residence is an excellent example of Cody's Desert Modernist style and appears to retain most, if not all, of its original design features. The Elman Residence at 70-770 Frank Sinatra Drive is another exceptionally intact Modernist home from 1955 built in the Contemporary style that still retains exceptional historic integrity. Both properties are potentially eligible for listing in the national, state, or local registers.



Figure 5. The Jorgensen/Mavis Residence at 40-253 Club View Drive.



Figure 6. Elman Residence at 70-770 Frank Sinatra Drive.



Figure 7. Location Map of Updates to Previously Recorded Eligible Properties.

Newly Recorded Properties

Of the 50 newly recorded properties, nine (9) were evaluated as significant but ineligible under the NRHP, CRHR, and Local Register due to a lack of integrity; and 41 were evaluated as significant and eligible under the NRHP, CRHR, or Local Register. The 41 surveyed eligible properties meet the definition of an historic property and historical resource under the federal, state, and local regulatory framework. The nine (9) surveyed ineligible properties do not meet the definition of an historic property nor that of an historic resource under any regulatory framework. Pending rehabilitation, these nine properties may be suitable for reevaluation and a change in status. **Table 2** below details the updated findings for the 50 previously unrecorded / newly identified properties. See **Figure 10** for a map of all the newly recorded eligible properties.

Table 2. Newly Recorded Properties

Newly Recorded Properties			
Urbana Survey No.	**Address**	**Resource Name**	**CRHR Status Code**
1	71-388 Cypress Drive	Phil Harris & Alice Faye Residence	6Z
2	72-424 Desert Drive	Hedy Lamarr House	3S/3CS/5S3
3	71-543 Tangier Road	Jeff Chandler Residence	3S/3CS/5S3
4	70-447 Pecos Road	Penrith-Taubman House	3S/3CS/5S3
5	40-471 Sand Dune Road	Gerald Ford Estate	3S/3CS/5S3
6	41-910 Tonopah Road	Cramer Residence	3S/3CS/5S3
7	40-516 Tonopah Road	Armstrong Residence	3S/3CS/5S3
8	70-146 Carson Road	Stoneman Residence	3S/3CS/5S3
9	70-772 Fairway Drive	D.B. McDaniels Residence	3S/3CS/5S3
10	71-136 La Paz Road	Meade Residence	3S/3CS/5S3
11	70-641 Tamarisk Lane	Spare Residence	3S/3CS/5S3
12	37-101 Los Reyes Drive	Klein Residence	3CS/5S3
13	37-319 Los Reyes Drive	Schwartz Residence	3S/3CS/5S3
14	71-017 Fairway Drive	Albert Marx Residence	3S/3CS/5S3
15	41-001 Thunderbird Road	Fred Wilson Residence	3S/3CS/5S3
16	70-385 Highway 111	Lord Fletcher's Restaurant	3S/3CS/5S3
17	71-991 Highway 111	Provident Bank	3CS/5S3
18	72-067 Highway 111	Noel F. Birns Building	3S/3CS/5S3
19	42-730 Dunes View Road	A. Ronald Button Residence	3S/3CS/5S3
20	71-530 Biskra Road	James Roosevelt Residence	3S/3CS/5S3

21	40-257 Club View Drive	Bligh Residence	3S/3CS/5S3
22	70-983 Fairway Drive	Kramer Residence	6Z
23	70-831 Fairway Drive	Gale residence	3S/3CS/5S3
24	71-094 La Paz Road	Morton Residence	3CS/5S3
25	70-050 Highway 111	Las Casuelas Nuevas Restaurant	6Z
26	39-856 Morningside Drive	Eddie Lowery Residence	3S/3CS/5S3
27	70-843 Tamarisk Lane	Riback Residence	3CS/5S3
28	39-581 Kersten Drive	Kersten Ranch (Building #2)	6Z
29	72-204 Rancho Road	Hughey Residence	6Z
30	71-757 Tunis Road	Carle Residence	3S/3CS/5S3
31	71-653 Mirage Road	Specht Residence	3S/3CS/5S3
32	71-560 Biskra Road	Veiling Residence	3S/3CS/5S3
33	71-490 Mirage Road	Brush Residence	5S3
34	69-825 Highway 111	Rancho Mirage City Hall	6Z
35	70-000 Thunderbird Mesa Drive	Cook Residence	3S/3CS/5S3
36	70-890 Tamarisk Lane	Maxene Andrews Residence	6Z
37	1201 Tamarisk West Street	N/A	3B/3CB/5B
38	1202 Tamarisk West Street	N/A	3D/3CD/5D3
39	1203 Tamarisk West Street	N/A	3B/3CB/5B
40	1205 Tamarisk West Street	N/A	3B/3CB/5B
41	1206 Tamarisk West Street	N/A	3B/3CB/5B
42	1207 Tamarisk West Street	N/A	3B/3CB/5B
43	1209 Tamarisk West Street	N/A	3D/3CD/5D3
44	1210 Tamarisk West Street	N/A	3D/3CD/5D3
45	1211 Tamarisk West Street	N/A	3B/3CB/5B
46	1212 Tamarisk West Street	N/A	3B/3CB/5B
47	39-000 Bob Hope Drive	Annenberg Center for Health Sciences	3CS/5S3
48	39-407 Vista Del Sol	Betty Ford Center	6Z
49	39-000 Bob Hope Drive	Eisenhower Medical Center Probst Professional Building	3S/3CS/5S3
50	71-075 Highway 111	Desert View Animal Clinic	6Z



Figure 8. Jeff Chandler Residence at 71-543 Tangier Road.

Some notable resources within this group of newly recorded properties are the Jeff Chandler Residence at 71-543 Tangier Road and the Gerald Ford Estate at 40-471 Sand Dune Road. The Jeff Chandler Residence, built in 1957, is a rare intact example of an early property constructed by the Rancho Mirage Realty Company in Magnesia Falls Cove and former home of the actor Jeff Chandler, famous for his role as Cochise. The Gerald Ford Estate at Thunderbird Country Club was the retirement home for President Gerald Ford and First Lady Betty Ford in the Coachella Valley after it was completed in 1978. This property, which has been restored and maintained by subsequent owners, was the location where Gerald and Betty Ford continued much of their work post-presidency and where Betty Ford oversaw the creation of the Betty Ford Center at Eisenhower Medical Center. It is an important local landmark eligible for listing in the national, state, and local registers for its architectural significance, constructed by Welton Becket & Associates, and associated with the Fords.



Figure 9. The Gerald Ford Estate at 40-471 Sand Dune Road.



Figure 10. Location Map of all Newly Recorded Eligible Properties.

Locally Designated Properties in Need of Documentation

Of the 12 locally designated properties in need of documentation, 11 maintain eligibility under the NRHP, CRHR, and Local Register. One (1) property has been identified as ineligible for the NRHP due to not meeting the 50-year age eligibility requirement. However, this property remains CRHR eligible and maintains its Local Register listing. See **Figure 11** for a map of all currently designated properties in Rancho Mirage. See **Figure 14** for a map of the 12 sites without documentation.

Table 3. Locally Designated Properties in Need of Documentation

12 Designated Properties			
Urbana Survey No.	**Address**	**Resource Name**	**CRHR Status Code**
51	71-650 Estellita Drive	Fincher Residence	3S/3CS/5S1
52	71-475 Kaye Ballard Lane	Kay Ballard Residence	3S/3CS/5S1
53	37-111 Marber Drive	N/A	3S/3CS/5S1
54	39-906 Morningside Road	N/A	3S/3CS/5S1
55	36-531 Palomino Lane	N/A	3S/3CS/5S1
56	36-567 Palomino Lane	N/A	3S/3CS/5S1
57	70-378 Pecos Road	White Shadows/Davis Residence	3S/3CS/5S1
58	36-467 Sandsal Circle	N/A	3S/3CS/5S1
59	36-400 Sandsu Circle	N/A	3S/3CS/5S1
60	70-170 Sonora Road	Kassinger Residence	3CS/5S1
61	71-051 Tamarisk Lane	Rubinstein Residence	3S/3CS/5S1
62	37-715 Thompson Road	Red Skelton Residence	3S/3CS/5S1

Some notable resources within this group of 12 listed properties include the Fincher Residence at 71-650 Estellita Drive and the Davis Residence, sometimes referred to as 'White Shadows", at 70-378 Pecos Road. Both homes are excellent example of Modern designs with different regional influences. The Fincher Residence is a Desert Modernist home, with natural stone siding and a low-profile flat roof design that blends with the surrounding desert locale. It is a significant local example of the style built in 1962 during the height of the Modernism movement. The Davis Residence is also a unique Modernist style building, but it has distinct Moorish Revival elements from the designs of Henry Eggers and Walter Wilkman (Eggers & Wilkman), who built the home in 1957. The Davis Residence is a unique local landmark and a nationally significant example of an Eggers & Wilkman design.



Figure 11. Davis Residence "White Shadows" at 70-378 Pecos Road.



Figure 12. the Fincher Residence at 71-650 Estellita Drive.

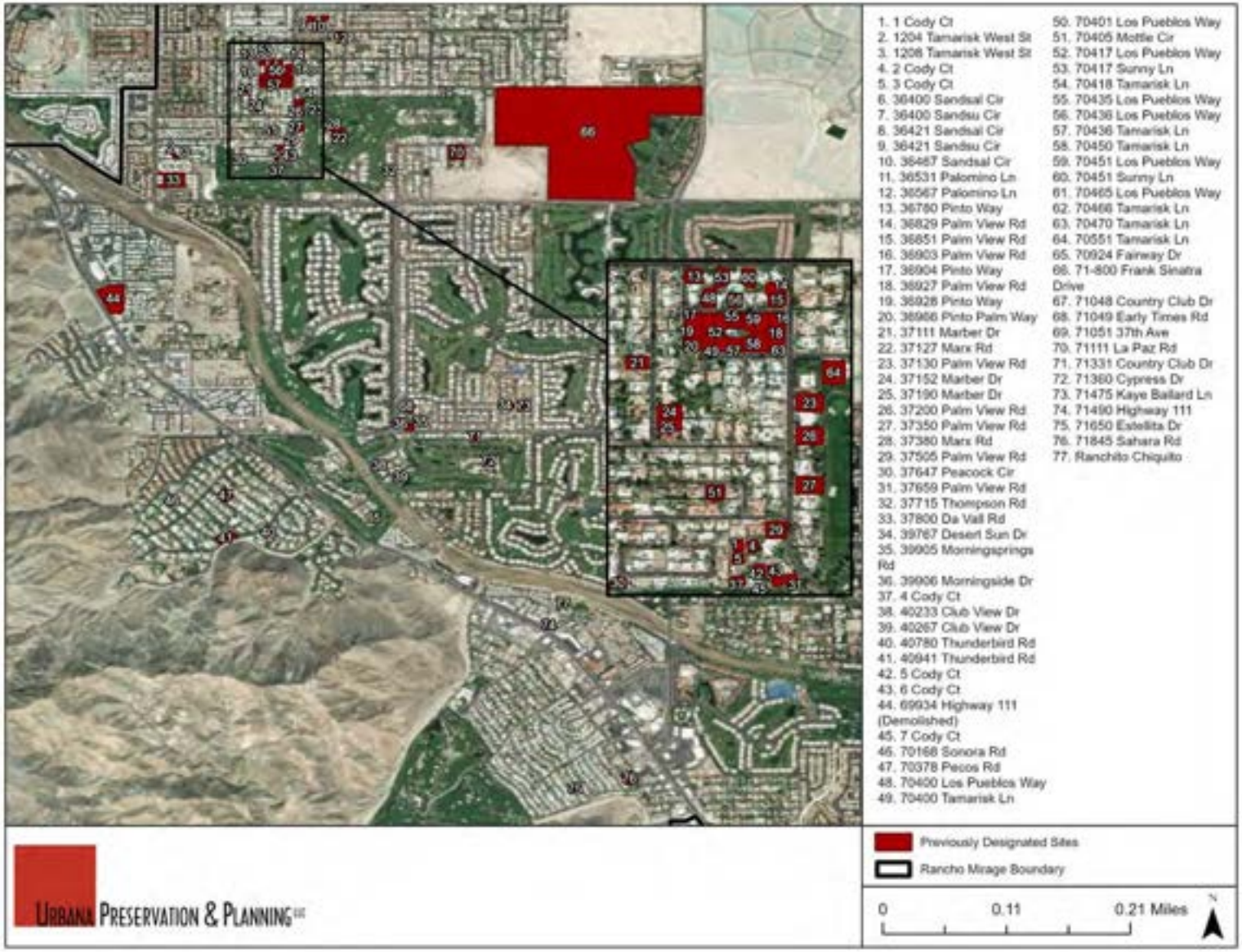


Figure 13. Location Map of All Designated Properties in Rancho Mirage.



Figure 14. Location Map of 12 Designated Properties Without Documentation.

Proposed Historic Districts

Five preliminary historic districts were documented to offer a framework for future district designation under Chapter 15.27.110 (A) or (B). Each preliminary historic district is opined eligible for the NRHP, CRHR, and Local Register and summarized in **Table 4**. Preliminary historic district descriptions are included below. See **Figure 20** for a map of all 5 proposed historic districts.

Table 4. Proposed Historic Districts

5 Proposed Historic Districts			
Urbana Survey No.	**Address**	**Resource Name**	**CRHR Status Code**
Chalet Palms			
121	42431 Rancho Las Palmas Drive	Unit #1	3B/3CB/5B
121	42431 Rancho Las Palmas Drive	Unit #2	3B/3CB/5B
121	42431 Rancho Las Palmas Drive	Unit #3	3B/3CB/5B
121	42431 Rancho Las Palmas Drive	Unit #4	3B/3CB/5B
121	42356 Dunes View Road	Unit #5	3D/3CD/5D3
121	42356 Dunes View Road	Unit #6	3B/3CB/5B
121	42356 Dunes View Road	Unit #7	3B/3CB/5B
121	42356 Dunes View Road	Unit #8	3B/3CB/5B
121	42336 Dunes View Road	Unit #9	3D/3CD/5D3
121	42336 Dunes View Road	Unit #10	3D/3CD/5D3
121	42336 Dunes View Road	Unit #11	3B/3CB/5B
121	42336 Dunes View Road	Unit #12	3B/3CB/5B
121	42415 Rancho Las Palmas Drive	Unit #13	3B/3CB/5B
121	42415 Rancho Las Palmas Drive	Unit #14	3B/3CB/5B
121	42415 Rancho Las Palmas Drive	Unit #15	3B/3CB/5B
121	42415 Rancho Las Palmas Drive	Unit #16	3D/3CD/5D3
121	42308 Dunes View Road	Unit #17	3D/3CD/5D3
121	42308 Dunes View Road	Unit #18	3B/3CB/5B
121	42308 Dunes View Road	Unit #19	3B/3CB/5B
121	42308 Dunes View Road	Unit #20	3B/3CB/5B
121	42391 Rancho Las Palmas Drive	Unit #21	3B/3CB/5B
121	42391 Rancho Las Palmas Drive	Unit #22	3B/3CB/5B
121	42391 Rancho Las Palmas Drive	Unit #23	3B/3CB/5B
121	42391 Rancho Las Palmas Drive	Unit #24	3D/3CD/5D3
121	42278 Dunes View Road	Unit #25	3B/3CB/5B

121	42278 Dunes View Road	Unit #26	3D/3CD/5D3
121	42278 Dunes View Road	Unit #27	3B/3CB/5B
121	42278 Dunes View Road	Unit #28	3B/3CB/5B
121	42379 Rancho Las Palmas Drive	Unit #29	3B/3CB/5B
121	42379 Rancho Las Palmas Drive	Unit #30	3B/3CB/5B
121	42379 Rancho Las Palmas Drive	Unit #31	3B/3CB/5B
121	42379 Rancho Las Palmas Drive	Unit #32	3D/3CD/5D3
Tamarisk West I			
122	1001 Tamarisk West Street	Unit #1	3B/3CB/5B
122	1002 Tamarisk West Street	Unit #2	3B/3CB/5B
122	1003 Tamarisk West Street	Unit #3	3D/3CD/5D3
122	1004 Tamarisk West Street	Unit #4	3B/3CB/5B
122	1005 Tamarisk West Street	Unit #5	3B/3CB/5B
122	1006 Tamarisk West Street	Unit #6	3B/3CB/5B
122	1007 Tamarisk West Street	Unit #7	3B/3CB/5B
122	1008 Tamarisk West Street	Unit #8	3B/3CB/5B
122	1009 Tamarisk West Street	Unit #9	3B/3CB/5B
122	1010 Tamarisk West Street	Unit #10	3D/3CD/5D3
122	1011 Tamarisk West Street	Unit #11	3B/3CB/5B
122	1012 Tamarisk West Street	Unit #12	3D/3CD/5D3
122	1013 Tamarisk West Street	Unit #13	3B/3CB/5B
122	1014 Tamarisk West Street	Unit #14	3B/3CB/5B
122	1015 Tamarisk West Street	Unit #15	3B/3CB/5B
122	1016 Tamarisk West Street	Unit #16	3B/3CB/5B
122	1017 Tamarisk West Street	Unit #17	3D/3CD/5D3
122	1018 Tamarisk West Street	Unit #18	3B/3CB/5B
122	1019 Tamarisk West Street	Unit #19	3B/3CB/5B
122	1020 Tamarisk West Street	Unit #20	3B/3CB/5B
122	1021 Tamarisk West Street	Unit #21	3B/3CB/5B
122	1022 Tamarisk West Street	Unit #22	3B/3CB/5B
Tamarisk West II			
123	1201 Tamarisk West Street	Unit #1	3B/3CB/5B
123	1202 Tamarisk West Street	Unit #2	3D/3CD/5D3
123	1203 Tamarisk West Street	Unit #3	3B/3CB/5B
123	1204 Tamarisk West Street	Unit #4	3B/3CB/5S1
123	1205 Tamarisk West Street	Unit #5	3B/3CB/5B
123	1206 Tamarisk West Street	Unit #6	3B/3CB/5B
123	1207 Tamarisk West Street	Unit #7	3B/3CB/5B
123	1208 Tamarisk West Street	Unit #8	3B/3CB/5S1

123	1209 Tamarisk West Street	Unit #9	3D/3CD/5D3
123	1210 Tamarisk West Street	Unit #10	3D/3CD/5D3
123	1211 Tamarisk West Street	Unit #11	3B/3CB/5B
123	1212 Tamarisk West Street	Unit #12	3B/3CB/5B
Tamarisk Ranchos II			
124	70-401 Sunny Lane	N/A	3B/3CB/5B
124	70-417 Sunny Lane	N/A	3B/3CB/5S1
124	70-435 Sunny Lane	N/A	3D/3CD/5D3
124	70-451 Sunny Lane	N/A	3B/3CB/5S1
124	70-465 Sunny Lane	N/A	3D/3CD/5D3
124	36-781 Palm View Road	N/A	3B/3CB/5B
124	36-829 Palm View Road	N/A	3B/3CB/5S1
124	36-851 Palm View Road	N/A	3B/3CB/5S1
124	70-466 Los Pueblos Way	N/A	3D/3CD/5D3
124	70-450 Los Pueblos Way	N/A	3B/3CB/5B
124	70-436 Los Pueblos Way	N/A	3B/3CB/5S1
124	70-418 Los Pueblos Way	N/A	3B/3CB/5B
124	70-400 Los Pueblos Way	N/A	3B/3CB/5S1
124	36-850 Pinto Palm Way	N/A	3D/3CD/5D3
124	36-830 Pinto Palm Way	N/A	3D/3CD/5D3
124	36-780 Pinto Palm Way	N/A	3B/3CB/5S1
Tamarisk Gardens			
125	70-146 Frank Sinatra Drive	N/A	3B/3CB/5B
125	70-148 Frank Sinatra Drive	N/A	3B/3CB/5B
125	70-150 Frank Sinatra Drive	N/A	3B/3CB/5B
125	70-144 Frank Sinatra Drive	N/A	3B/3CB/5B
125	70-152 Frank Sinatra Drive	N/A	3B/3CB/5B
125	70-154 Frank Sinatra Drive	N/A	3D/3CD/5D3
125	70-140 Frank Sinatra Drive	N/A	3B/3CB/5B
125	70-142 Frank Sinatra Drive	N/A	3B/3CB/5B
125	70-138 Frank Sinatra Drive	N/A	3D/3CD/5D3
125	70-156 Frank Sinatra Drive	N/A	3B/3CB/5B
125	70-158 Frank Sinatra Drive	N/A	3B/3CB/5B
125	70-136 Frank Sinatra Drive	N/A	3B/3CB/5B
125	70-160 Frank Sinatra Drive	N/A	3B/3CB/5B
125	70-162 Frank Sinatra Drive	N/A	3B/3CB/5B
125	70-132 Frank Sinatra Drive	N/A	3D/3CD/5D3
125	70-134 Frank Sinatra Drive	N/A	3B/3CB/5B
125	70-130 Frank Sinatra Drive	N/A	3B/3CB/5B

125	70-164 Frank Sinatra Drive	N/A	3D/3CD/5D3
125	70-166 Frank Sinatra Drive	N/A	3D/3CD/5D3
125	70-128 Frank Sinatra Drive	N/A	3B/3CB/5B
125	70-116 Frank Sinatra Drive	N/A	3B/3CB/5B
125	70-126 Frank Sinatra Drive	N/A	3B/3CB/5B
125	70-114 Frank Sinatra Drive	N/A	3B/3CB/5B
125	70-112 Frank Sinatra Drive	N/A	3D/3CD/5D3
125	70-120 Frank Sinatra Drive	N/A	3B/3CB/5B
125	70-122 Frank Sinatra Drive	N/A	3B/3CB/5B
125	70-118 Frank Sinatra Drive	N/A	3B/3CB/5B
125	70-110 Frank Sinatra Drive	N/A	3B/3CB/5B

Chalet Palms

The Chalet Palms community is a Post and Beam style Modernist group of condominiums that were constructed in 1964 by the Garfield-Collier Company and designed by Master Architect Barry Berkus. In 1963, developer Basil Collier decided to take advantage of



Figure 15. Chalet Palms - Tract No. 2926.

California's recently passed Condominium Act and build a new housing community in Rancho Mirage. To that end, he hired architect Barry Berkus to imagine a resort community on one of the last large undeveloped parcels in the Magnesia Falls Cove neighborhood. Situated near Thunderbird and Tamarisk Country Clubs, the location was ideal for Collier wanting to market the property as a vacation getaway destination. Construction was completed in 1964, and the first units were sold in January 1965. Berkus' layout for the terraced property was meant to create privacy and encourage community. Each unit was designed with floor-to-ceiling glass windows/doors for courtyard and side yard use. Every

room was designed with at least two entry/exit points to create an open feel to the spaces. This space-saving layout had the effect of making the units feel much larger than their 915-square-foot design would imply. The most distinctive features of the property are the A-framed "chalet" roofs covering each unit's courtyard and the diamond-patterned shadow block walls surrounding the exteriors.

Tamarisk West I

The Tamarisk West I community is a Desert Modernist style group of duplex condominiums that were constructed in 1964-1965 by Trenton J. Dunphy following designs developed by S.



Figure 16. Tamarisk West I - Tract No. 3096.

Charles Lee. The Tamarisk West I condominiums were completed as the first phase of the Tamarisk West community. *This group of duplex homes* was the first step in establishing the development project which took place over the course of the coming decade. Lee-Keiter Enterprises experimented with their concepts when they completed these first 22 units*, which* officially opened in 1965. Master Architect S. Charles Lee designed Post and Beam style homes with rock wall and stucco facades and decorative breeze block walls in muted desert shades light-pink and brown, exemplifying the Desert Modern subtype of the International architectural style. The rear elevations featured floor-to-ceiling windows with patios shaded by an extended eave that overlooked a common-area pool with mountain views. *Following their opening,* some of the original homeowners later contracted Lee-Keiter Enterprises to make changes to interior courtyards and atrium spaces through the mid-to-late 1970s. These owners largely wanted to convert their courtyards and atriums into fully indoor spaces with additional windows or more substantial roof coverings.

Tamarisk West II

The Tamarisk West II community is a Desert Modernist style group of duplex condominiums that were constructed in 1969 by Trenton J. Dunphy following designs developed by S. Charles Lee and Michael Allan Black. Lee-Keiter Enterprises commissioned architect Michael



Figure 17. Tamarisk West II - Tract No. 3795.

Allan Black to prepare designs for the second group of homes. For Tamarisk West II, Michael Allan Black mirrored many elements from Tamarisk West I with some important differences. The detached carports at Tamarisk West I were replaced with attached garages at Tamarisk West II and the perpendicular dividing walls between units were changed from stucco clad features to walls clad in uncoursed natural stone. By 1969, Tamarisk West II development was completed, though some of the original homeowners later contracted Lee-Keiter Enterprises to make changes to interior courtyards and atrium spaces through the mid-to-late 1970s, following the example set by several Tamarisk West I owners. These new occupants also wanted to convert their courtyards and atriums into fully indoor spaces with additional windows or more substantial roof coverings.

Tamarisk Ranchos II

The Tamarisk Ranchos II community is a Contemporary style group of single-family residences that were constructed in 1961 by the High Dale Company following designs developed by William Krisel and the Devon Construction Company. Lou Halper, an initial founder of Tamarisk Country Club, originally planned to build a 40-lot subdivision with two groupings of communally designed homes in the late 1950s. In 1956, Halper hired Master Architect William



Figure 18. Tamarisk Ranchos I & II Tract Map.

Krisel, whom he had worked with previously in Los Angeles, to design the first phase, composed of 16 Contemporary style homes around a communal pool and gardens that retained and integrated existing date palm trees on the site. The initial group of homes, Tamarisk Rancho I, was built in 1958 by the Devon Construction Company. In 1958, Halper sold the property to the High Dale Company. Under High Dale's ownership, the second group of 16 homes, Tamarisk Ranchos II, was constructed in 1961 immediately north and adjacent to the first phase. The High Dale Company generally followed the plans produced by Krisel and the Devon Construction Company but changed the inward orientation of the buildings and made all roofing forms low-pitched hipped roofs. The Tamarisk Ranchos II single-family residences were completed three years after the first Tamarisk Ranchos community was constructed to the south, but it was part of the original cohesive vision for the planned community envisioned by Lou Halper.

Tamarisk Gardens

The Tamarisk Gardens community is a Desert Modernist style group of condominiums that were constructed in 1965 by Richard McCarthy Jr. following designs developed by Don Hartfelder. Tamarisk Gardens feature a central pool, interior courtyards, planned gardens,

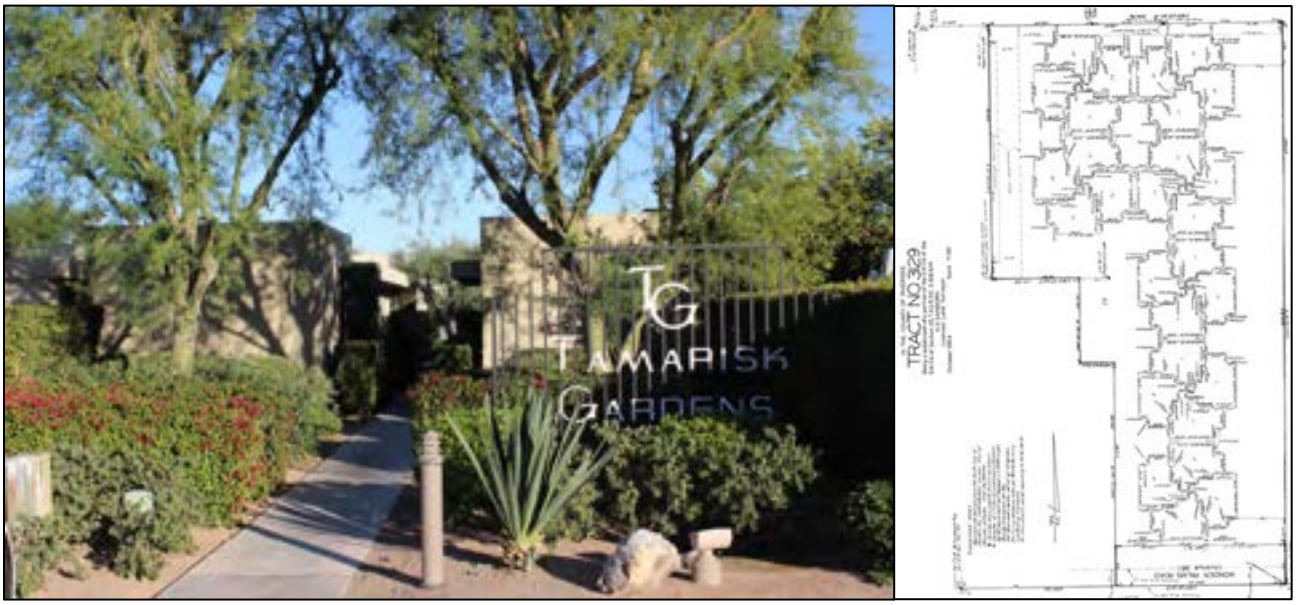


Figure 19. Tamarisk Gardens - Tract No. 3129.

and an entertainment porch. The condos were built as two-bedroom, two bath, 1,800 square-foot units with marble fireplaces and open-plan living rooms. At the exterior, the condos feature flat roofs, floor-to-ceiling windows, low elevations, and simple lines, with stucco-clad walls. The Tamarisk Gardens condominiums were completed in 1965 and were designed to cater to residents wanting both hotel resort perks and country club assess. With turn-down services offered by the Wonder Palms Hotel and Guest Ranch staff and easy access to the Tamarisk Country Club next door, Tamarisk Gardens was a unique attempt to capitalize on the growing recreation industry in Rancho Mirage.

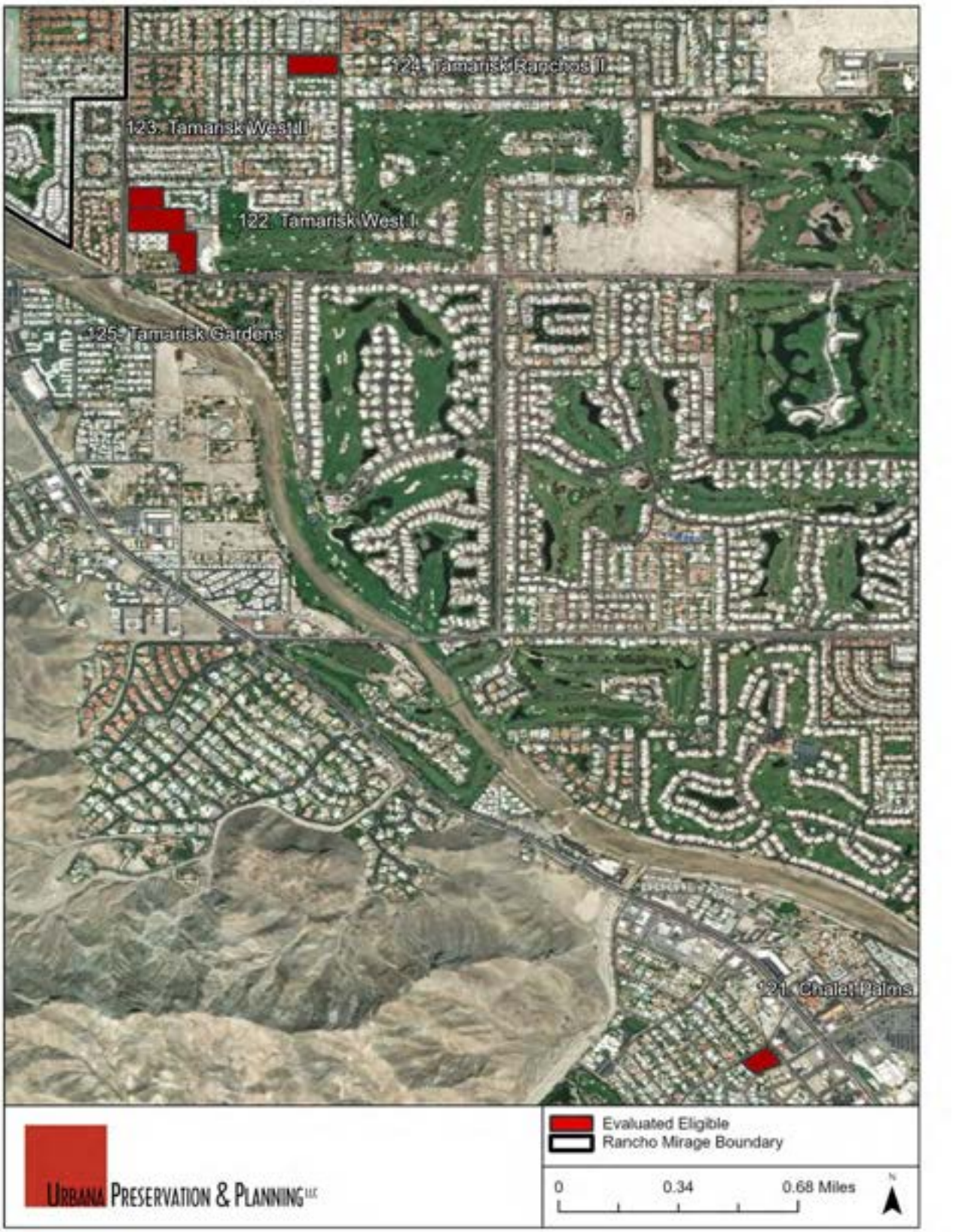


Figure 20. Location Map of 5 Proposed Historic Districts

IV. Recommendations for Future Action

Urbana recommends the following actions to ensure the future preservation and protection of historic resources within Rancho Mirage municipal boundaries.

- Complete an Examination of Remaining Unevaluated Properties: Rancho Mirage Municipal Code Chapter 15.27 mandates completion of a historic resource survey every decade unless determined otherwise by City Staff. By 2035, the date of the next potential survey effort, more contemporary period properties will have achieved age eligibility status under the NRHP including several identified by Urbana in this survey effort. It is recommended that the City maintain the citywide survey program to ensure identification, registration, and appropriate treatment of historic resources throughout the City.

- Historic District Designation: The current survey effort identified 5 proposed historic districts. Of those 5 districts, the Tamarisk Ranchos II community appears to be ready for designation. Of the 16 total homes in the Tamarisk Ranchos II community, there are 7 individually locally designated properties. The current survey efforts identified at least 4 additional properties that are considered individually eligible for local designation and potential future district contributors. If the majority of the total number of buildings within the proposed district are deemed to be historic resources and a majority of the property owners within the bounds of the proposed district provide their written consent, the Tamarisk Ranchos II historic district can be locally designated, as outlined in Chapter 15.27.110 of the Rancho Mirage Municipal Code. Designation of the 4 newly surveyed properties and the overall proposed district by the City will provide official recognition of the area's significance to the City's history and will add a measure of protection for the area as a larger historic resource.

- Future District Consideration: Besides Tamarisk Ranchos II, the current survey identified 4 other proposed historic districts that may be considered historic resources given that the majority of the housing units within the preliminary district boundaries can be deemed individually eligible properties or potential district contributors and the majority of the property owners within the bounds of the proposed district provide their written consent. These other proposed districts, Chalet Palms, Tamarisk West I,

Tamarisk West II, and Tamarisk Gardens, all have properties eligible for both individual designation and contributory status. For the future designation of these districts, City staff may work with property owners to encourage restorative changes to exterior materials, and work towards the maintenance of current historic-era features. The City of Rancho Mirage Planning Division may also encourage property owners to consider future district designation for the purposes of promoting California Mills Act program agreements and incentives.

- Reevaluation of properties identified as lacking integrity: Several documented properties have been identified as lacking integrity to convey significance. It is recommended that owners consider conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties: Standards for Rehabilitation* when planning future proposed projects at these properties with the goal of restoring the properties to a higher degree of integrity.

- Civic Property Designation: The current survey effort reevaluated City of Rancho Mirage Fire Station #1 (Riverside Country Fire Station 50) at 70-801 Highway 111 which was previously surveyed in 2002 and recommends that the City of Rancho Mirage designate the property as a locally significant historic resource. The Brutalist style fire station was constructed in 1975 by W.E. Colglazier and was designed by city architect Robert H. Ricciardi. Urbana found the property to be significantly associated with the theme of Cityhood (1973-Present) as the oldest, minimally altered civic building in Rancho Mirage and significant as a building that embodies the distinctive characteristics of a Brutalist style civic property.

- Future National, State, and Local Designations: In addition to civic properties that are recommended for local designation, other properties significant at the state or local level should be listed on the Local Register. Properties such as the Jorgensen/Mavis Residence, Jeff Chandler Residence, and Desert Braemar are significant properties eligible at the state and local level that are important and noteworthy candidates. Likewise, properties in Rancho Mirage that are either eligible for the NRHP, currently listed, or determined eligible for listing in the Local Register, should be moved forward to nomination and listing. Some of these properties include Sunnylands (The Annenberg Estate), which is already designated at the local level; the Cook Residence (Ichpa Mayapan); and the Gerald Ford Estate. It is recommended that the City work with interested property owners to nominate these eligible and locally listed properties and others to the NRHP. This will further a sense of pride in the history of the area and provide a basis for future heritage tourism programs.

- Context Representatives: Beyond the more noteworthy and significant eligible properties that should be moved forward for designation, it is recommended that the City establish a goal to identify and designate representative examples of the historic context themes. This will result in a good balance of the several historic themes that are important to the City. For example, the Clancy Residence is a good example of the Early Agricultural and Residential Period theme. Commercial buildings such as the Noel F. Birns Building, Lord Fletcher's Restaurant, and Provident Bank are strongly related to the Commercial Development and Cityhood themes. Properties significant as important examples of architectural styles are also worthy of designation. Urbana recommends that the City work with property owners to gain official designations for properties that are representative of the important historical themes in the City.

V. Historic Context Statement

Rancho Mirage's early history is tied to the development of ranches and farms along the Bradshaw Trail, which evolved over time into the Bradshaw Highway (Highway 111). The original Bradshaw Trail was a route intended to provide safe and efficient passage between present-day Palm Springs and present-day La Paz, Arizona where a gold strike occurred in 1862. In 1868, the Bradshaw route was officially authorized by Congress as a U.S. Mail stagecoach route to carry mail from Los Angeles through San Bernardino, La Paz and Prescott, Arizona, and on to Santa Fe, New Mexico. The Bradshaw Stage Line passed through the southern section of modern-day Rancho Mirage until it was replaced by a graded gravel road in 1915. This early stagecoach route, however, was not the primary transportation corridor in the Coachella Valley. In 1876, the Southern Pacific Railroad extended service from Los Angeles to Indio to transport people and produce grown in the region. The Coachella Valley was home to numerous farming establishments, particularly Indio, which featured reliable water sources. Rancho Mirage's climate fostered growth of exotic dates, citrus trees, and grapes, becoming one of several agricultural communities in the Coachella Valley.

This Southern Pacific connection opened the Coachella Valley for more than homesteading, ranching, and agricultural uses. In the first few decades of the 20th century, tourism, including therapeutic and recreational resorts, were developed throughout the valley. The Desert Health School for Children opened in the 1930s, which was originally the Eleven Mile Ranch established in 1925 by William E. Everett. Nine years later, development began on what is now the Magnesia Falls Cove residential subdivision, which was platted in 1929 as an Egyptian themed resort community. However, development did not begin until 1934 when Louis Blankenhorn purchased the subdivision and hired Van Pelt & Lind to design homes. Only a few residences were built before A. Ronald Button bought the Rancho Mirage development in 1944 and partnered with Dave Culver and Art Linkletter to build even more homes. Still, settlement was slow, and Rancho Mirage consisted mainly of agricultural ranches. After 1951, the fabric of the community began a rapid transformation with the construction of the Thunderbird and Tamarisk Country Clubs.

In 1950, after Johnny Dawson and his group of notable investors bought the Thunderbird Ranch from Frank Bogert, they quickly began development on the first eighteen-hole golf course in the Palm Springs area. Only a year after Thunderbird Country Club opened, San

Francisco real estate developer and theater owner Joseph Blumenfeld bought the Harry Taylor ranch property with plans to create the Tamarisk Country Club. With the success of both country clubs and others that soon followed, Rancho Mirage quickly became the leader in the development of the Coachella Valley as a new "golf capital of the world." The development of country clubs also coincided with the construction of custom residential and commercial properties within their boundaries. Booming post-war development within these country clubs helped shape what is now commonly referred to as 'Desert Modernism.'

Although country clubs were the dominant property type developed in Rancho Mirage in the post-WWII period, smaller communities apart from the clubs also sprang up. They distinguished themselves by advertising exclusive-use community resources such as shared pools, gardens, and regular maintenance. These communities, while distinctive in their identity, were tied to the success of the clubs and used their proximity as a common selling point. Additionally, commercial properties to support new residents within and outside the country clubs were quickly built along the Highway 111 corridor including hotels, shops, stores, and offices. Eventually, civic and public-serving institutions were established to support Rancho Mirage's growing population. These early improvements included schools and the Eisenhower Medical Center.

Rancho Mirage experienced a building boom in the mid-1970s after its incorporation in 1973. By 1974, 5,000 new dwellings were under construction. The City approved several early municipal improvements, including the construction of Fire Station #1 (Riverside Country Fire Station 50) on Highway 111 in 1976 and Rancho Mirage City Hall in 1979. Country club development continued at a steady pace and commercial growth accelerated along the Highway 111 corridor. During the 1980s, the City of Rancho Mirage continued to invest in infrastructure and capital improvements including construction of the Whitewater Park in 1981 (now Rancho Mirage Community Park) and creation of the Bighorn Sheep Preserve in the Santa Rosa Mountains in 1987. Today, Rancho Mirage remains a destination for golfers and a hub for medical services in the Coachella Valley, with numerous golf courses and a growing Eisenhower Health campus which has become the largest employer in the City. Rancho Mirage continues to embrace its heritage while facilitating new development strategies.

This historic context includes a historical narrative, organized by chronological periods of development. For each narrative theme, the relevant property types are identified with designation requirements. Eight themes are included in the following pages.

Theme 1: The Coachella Valley in the Spanish and Mexican Eras, 1774 – 1847

Juan Bautista de Anza, a Spanish explorer in search of a land route between Mexico and California, passed through the Coachella Valley in 1774.[2] For the Desert Cahuilla people who lived in the region, this was their first contact with Europeans. Linguistically part of the Shoshonean family, the Desert Cahuilla in the region, who later became known as the Agua Caliente band of Cahuilla Indians, had developed camps and villages in several canyons, exploiting ample water supplies, natural palm groves, and the hot springs that provided the group with its name.[3]

Unlike other tribes' experiences with Europeans, the first encounter between the Cahuilla and the Europeans initially had limited impact on their established way of life. The Spanish expedition continued to Mission San Gabriel Arcángel. Other visitors in the valley were rare, as Spanish settlement became concentrated on the coastal areas of California Alta. The Cahuilla continued their traditions of hunting, gathering, and cultivating melons, squash, beans, and corn for their subsistence.[4] After 1800, Spanish travel and trade expanded across the desert and the Coachella Valley became a more important location on the well-established trails. Some of the Cahuilla people also traveled outside of the valley on these trails and settled on distant missions established by the Franciscans. As early as 1809, Cahuilla people were being baptized at distant missions, and by 1819, Cahuilla villages were regularly trading with Spanish travelers. They began obtaining goods such as horses, cattle, glass beads, cloth, and metal tools.[5] Eventually, contact with Europeans had a devastating impact on the Cahuilla people, first through outbreaks of diseases such as syphilis, cholera, measles, smallpox, malaria, tuberculosis, and typhoid fever, to which they had no natural defenses, and ultimately, the disruption of their traditional culture and practices, the introduction of unhealthy changes in diet, and the stress of coerced labor on ranches.[6] The population of many Cahuilla communities declined rapidly.

A small local rebellion in Mexico in 1810 quickly grew into a war for independence from Spain, and after a long struggle to be free from Spanish colonial rule, Mexico gained its independence in 1821. Alta California, which had few settlers, became a territory of the new Republic of Mexico rather than a state. Important changes in the laws and administration of California included secularization of the missions and the awarding of large land grants to Mexican citizens in the southern California area. Again, this had limited impact on the Coachella Valley as few settlers were interested in establishing a ranch in the arid desert, but Cahuilla men were often sought as wage laborers to work on ranches outside the Coachella Valley.

The United States declared war on Mexico in 1846, and after the war, with the Treaty of Guadalupe-Hidalgo, Mexico ceded control of California and the greater Southwest to the United States. The discovery of gold at Sutter's Mill in 1848 led to the California Gold Rush of 1849, and about 300,000 immigrants traveled to the area from around the world. Thousands of these gold-seekers traveled west along the branches of the southern route, some of which passed through the Coachella Valley. This new wave of settlers and travelers began to impact Cahuilla communities in more direct ways than the previous 50 to 75 years of contact.

Associated Property Types

There are no known extant structures related to the Spanish and Mexican Era within the boundaries Rancho Mirage municipal boundaries. Therefore, existing, and future property types dating to the Spanish and Mexican eras do not fall into categories of residential, commercial, recreational, or civic/institutional buildings or structures. Instead, any undiscovered cultural resources related to the period that may be designated will either be archaeological sites, objects, and natural areas and features. These site types may be related to Native American life in the Coachella Valley and may or may not be related to living communities, such as the Agua Caliente Band of Cahuilla Indians, the Torres-Martinez Desert Cahuilla Indians, and the Cabazon Band of Mission Indians. As such, these sites may differ in terms of material culture, use, or cultural significance from sites related to the prehistoric period.

The archaeological sites, objects, or natural areas and features may also be related to early European expansion into the Coachella Valley via new trails and trade routes. Below are the definitions, character defining features, and significance thresholds for these types of sites.

Archaeological Sites

Archaeological sites related to the Spanish and Mexican Eras theme may date from approximately 1774 to 1847, when initial trade routes, trails, and relationships were beginning to form between Cahuilla tribes and Spanish/Mexican colonists, before sustained Western settler migration brought permanent development in the Coachella Valley. These sites may include villages, campsites, caves, rock shelters, middens, quarries, cemeteries, cremation sites, and other evidence of Native American occupation, like those found during the Prehistoric period but with clear changes in material culture that signify trade within European communities. Items such as European faunal remains, glass beads, European

ceramics, and metal tools may be some indicators of Cahuilla sites from the post-contact period. Archaeological sites may also be directly related to European settlement and travel through the region. Campsites, forts, dwelling remains, trash middens, western style burials, and other types of historic archaeological sites may be dated to this period based on accumulated physical and historical evidence.

Character-defining features strictly apply to architectural character, and they are elements that define the visual and physical appearance of buildings and structures. Archaeological sites are more widely varied than historic structures and buildings. The visual and physical appearance of an archeological site is often impossible to accurately evaluate prior to excavation. However, significant prehistoric and historic archaeological sites do often share common elements. Significant archaeological sites often exhibit some or all the following characteristics.

- Related to a particular time or cultural group
- Exhibit minimal disturbance and intact features
- Contain artifact assemblages in good condition
- Display definable geographic boundaries

Objects

Significant objects from the Spanish or Mexican eras may include petroglyphs and pictographs like those that existed during the prehistoric period, but they must be dated or otherwise differentiated from objects dating to the pre-contact timeframe. Significant objects might also be trail markers or historic art created by Spanish or Mexican explorers and travelers, or other distinct artistic work dated between 1774 and 1847. No significant objects have been recorded within the boundaries of Rancho Mirage, though future sites may be discovered through future survey work.

As with archaeological sites, objects do not have character defining features in the same sense as buildings and structures. However, significant proto-historic objects may share similar elements in location and design. Significant objects may share some, or all, of the following features.

- Created through a carving, scratching, drilling, sculpting, dyeing, painting, polishing, etching, and/or movement/rearrangement
- Located on vertical or horizontal rock walls in the open air, protected rock shelter walls, under rock overhangs, or cave walls
- Formed with man-made manufactured material, such as metal, adobe, and brick for markers and/or artistic compositions

Natural Areas and Features

Significant natural areas and features may be regions with no evidence of human activity or intervention, or areas modified by a traditional community. Such areas may be culturally significant to a community because this area serves to reinforce its beliefs or because the area is one from which that community derives natural resources important to the community. Therefore, the identification of such types of cultural properties relies on sustained and meaningful consultation with established local tribes such as the Torres-Martinez Desert Cahuilla Indians, the Agua Caliente Band of Cahuilla Indians, and the Cabazon Band of Mission Indians. Natural areas and features that were identified and/or in-use between 1774 and 1847 may be deemed as significant historic resources. Future research projects may identify potential areas and features to be designated.

Natural areas and features significant to a linked ethnic or social group may include some or all the following characteristics.

- Mountaintops
- Caves
- Trails
- Collection areas
- Animal habitats
- Springs or other sources of water
- Places referenced in songs and other literature
- Other places important to religious, social, or economic lifestyles

Significance Thresholds

To be eligible for listing in the NRHP, CRHR, or Local Register, archaeological sites, objects, or natural areas and features dating to the Spanish and Mexican eras must be significant under at least one of the following criteria listed below.

NRHP Criterion A/CRHR Criterion 1

A site dating between 1774 and 1847, may be significant under Criterion A/1 for its association with events that have made a significant contribution to the broad pattern of history after the date of initial contact during the Spanish or Mexican eras of Californian history. Sites from this period must be conclusively dated to Spanish or Mexican spans of occupation in the region through elements of material culture or scientific dating methods

utilizing organic material. Significant natural areas and features under Criterion A/1 must have a significant and ongoing participation or linkage of an ethnic or social group with an area's history. A property must be important to a community today and be utilized in the same function as it was historically. In Rancho Mirage, places linked to specific practices or beliefs by local Desert Cahuilla Tribes must retain the same role as they did for Cahuilla people of the past.

NRHP Criterion B/CRHR Criterion 2

A site from the Spanish or Mexican eras that is identified with specific persons significant to national, state, or local history, such as important Native American leaders, European explorers, colonial settlers, early ranchers, and noteworthy traders may be eligible under Criterion B/2. While Juan Bautista de Anza is one of the only currently known significant individuals to have interacted with Desert Cahuilla tribes during this period, additional significant individuals may be uncovered through future research projects. Oral traditions and symbols may also link specific individuals or spiritual figures to individual sites or objects. In these instances, the term "person" may be used in less Eurocentric terms to convey how a place can be tied to traditions of the past and present.

NRHP Criterion C/CRHR Criterion 3

A site from the Spanish or Mexican eras may be significant under Criterion C/3 as the remains of a building or structure that embodies the distinctive characteristics of a style, type, period, method of construction, use of indigenous materials, or craftsmanship of the Desert Cahuilla people after initial contact with Europeans. Intact organic materials related to Cahuilla structures or other evidence of no longer extant structures may provide valuable insight into the distinctive methods of construction utilized by tribes in the valley during the Spanish and Mexican eras. Objects can be important examples of craftsmanship and/or artistic composition during these formative eras. Western building remains may also be significant under Criterion C/3 for embodying the distinctive characteristics of a style, type, period, method of construction, use of materials, or craftsmanship of early settlers. Though there is no evidence of colonist and settler buildings or structures in Rancho Mirage, future research projects and survey work may yield new information. Modified natural areas and features may be significant under Criterion C/3 if they can be shown to be associated with a well-known crafter that is respected and valued by a living traditional community or if they display artistic values reflecting an ethnic group's distinctive mode of expression.

NRHP Criterion D/CRHR Criterion 4

A site from the Spanish or Mexican eras may be significant under Criterion D/4 as a resource which has the potential of yielding information important in prehistory or history. Most existing significant archaeological sites and objects that retain integrity and future sites will be labeled significant using this criterion. Examples of intact natural areas and features that could yield information of scientific value may include collection sites for studies of subsistence patterns or religious and ceremonial sites for ethnographic data.

Local Register Criteria

A site or object, dating between 1774 and 1847, may be significant under Local Register Criterion 1 if it is representative of a particular architectural style or reflects special elements of a historical period, type, style or way of life important to the City; under Local Register Criterion 2 if it is associated with a business or use which was once common but is now rare or non-existent within the City, such as trading, milling, or other forms of early food production; under Local Register Criterion 3 if it is representative of the evolution or development or associated with the cultural, religious, educational, political, social or economic growth of the City, county, state or nation, like a site pertaining to the development of an early Coachella Valley settlement; under Local Register Criterion 5 for an association with a historic event person(s) that have made a meaningful contribution to the City, state or nation, like an early trading post or trail; under Local Register Criterion 6 if it has a high potential for yielding information of archaeological interest; or under Local Register Criterion 8 if it contains an unusual natural feature.

Because no extant buildings or structures dating from 1774 – 1847 exist within Rancho Mirage, Local Register Criteria 4 and 7 are not applicable to this theme.

Integrity Considerations

To be eligible for listing in the NRHR, CRHR, or Local Register, a site from the Spanish or Mexican eras must retain sufficient integrity to convey its significance. The integrity of a site describes the level of preservation or quality of information contained within a district, site, object, or other assemblage. Sites with high integrity are relatively intact and complete. The archeological record at a site with high integrity has not been severely impacted by contemporary un-related cultural activities or natural processes. Sites lacking integrity may contain elements that are inconsistent with a particular time or culture.

To be eligible for listing in the NRHR, CRHR, or Local Register, natural areas and features

related to practices from the Spanish or Mexican eras life must retain sufficient integrity of condition and relationship to convey their significance. The integrity of condition regarding a natural area or feature describes the level of preservation or quality of information contained within a definable area. Natural areas and features with high integrity of condition have not been severely altered by later, unaffiliated cultural activities or natural processes. Areas lacking integrity of condition may contain elements that are inconsistent with a particular time or culture. Areas with high relational integrity are integral to the retention or transmittal of a belief or to the performance of a practice. Conversely, beliefs and practices may also be integral to the maintenance of a natural area or feature. However, areas and features used in traditional beliefs and/or practices that are not specifically essential to the practice of such beliefs and/or practices do not have a strong relationship and therefore possess a lower, or secondary, degree of relational integrity.

The importance of each aspect of integrity depends upon the nature of the site and the criterion or criteria under which it is being nominated. Sites from the Spanish or Mexican eras nominated under NRHP Criteria A/CRHR Criteria 1 should retain integrity of location, setting, feeling, and association. Sites nominated under NRHP Criterion B/CRHR Criterion 2 should retain integrity of location, design, feeling, and association, as the physical condition of a site is directly related to connection between a property and a significant individual. Sites nominated under NRHP Criterion C/CRHR Criterion 3 should retain integrity of design, materials, workmanship, and feeling, as these are critical for a property to embody distinctive characteristics of a style. Sites nominated under NRHP Criterion D/CRHR Criterion 4 should retain integrity of location, materials, and association.

For sites potentially eligible for listing in the Local Register, a site nominated under Criteria 1, 4, or 7 should retain integrity of design, materials, workmanship, and feeling. A site nominated under Criteria 2, 3, or 5 should retain integrity of location, setting, feeling, and association. A site nominated under Criteria 6 or 8 should retain integrity location, materials, and association.

Theme 2: Development of the Coachella Valley, 1848 – 1923

Shortly after the beginning of the American period, settlers became invested in ways to utilize the Coachella Valley and the San Gorgonio Pass to their benefit. Specific technological improvements and advantageous land laws made settlement possible and initial establishments were slow to gain a footing. The advent of sustained contact between Americans and the Desert Cahuilla people also introduced friction between the groups and the eventual establishment of Native American reservations in the Coachella Valley.

The 1848 Treaty of Guadalupe Hidalgo that ended the war with Mexico allowed the United States to begin surveys for railroads. Between 1853 and 1857, the United States sent out several teams to survey the southwest for possible transcontinental railroad routes. Notable explorers searched for a practical route west in the interest of linking California to the rest of the nation. One of the earliest railroad surveys was led by Lieutenant Robert S. Williamson, a graduate of the United States Military Academy, who led a US Army Corps of Topographical Engineers survey in 1853. Williamson's party left Benicia, California, and travelled south, exploring passes through the Sierra Nevada.[7] The most southerly branch, from Texas to San Diego, was surveyed by Lieutenant John C. Parke and geologist William Blake. This route was later used by the "Jackass Mail" from Texas to San Diego in 1857, and then by the Butterfield Overland Mail stagecoach trail that went through Yuma and on to Los Angeles and San Francisco. The company departed with a large contingent of workers and supplies and surveyed the Coachella Valley in 1853, identifying the San Gorgonio Pass as the best low-level mountain pass on the Pacific slope suitable for a potential railway line. To provide an incentive for the construction of a railroad, the federal government deeded every other odd-numbered section to the Southern Pacific Railroad while retaining the even-numbered ones, resulting in a grid of one-mile square sections.[8]

In 1861, four Sacramento businesspeople incorporated the Central Pacific Railroad (CPRR). These investors, known as "The Big Four," included Leland Stanford, Mark Hopkins, Charles Crocker, and Collis P. Huntington, were known for building the western section of the first transcontinental railroad across Sierra Nevada. They also bought the Southern Pacific Railroad (SPRR), which ran from San Francisco to San Diego via the San Joaquin Valley, to expand it into a southern transcontinental route.[9] In 1871, Congress authorized the SPRR to be the only railroad to "construct a line of railroad from a point at or near Tehachapi Pass, by way of Los Angeles, to the Texas Pacific Railroad at or near the Colorado River." This action essentially blocked the Texas Pacific in California.[10] The SPRR began construction through the Coachella Valley in 1864. The grade through San Gorgonia Pass was one of the most difficult to build, requiring wagons to haul water, food, supplies, and materials to the

site. As the railway line was completed, a railroad depot was constructed in present-day Indio, as a mid-way point between Yuma and Los Angeles. In 1876, the railroad through the pass was completed between Los Angeles and Indio. The next year, 1877, the SPRR reached the Arizona border and controlled approximately 85% of California's railroad mileage. Congress granted the SPRR right of way through the military reservation at Fort Yuma, which enabled the railroad company to complete the transcontinental route along the 32nd parallel as originally envisioned in ratification of the Gadsden Purchase treaty in 1854. By 1883, the line extended east to New Orleans by connecting to railroads that were constructed to the West.

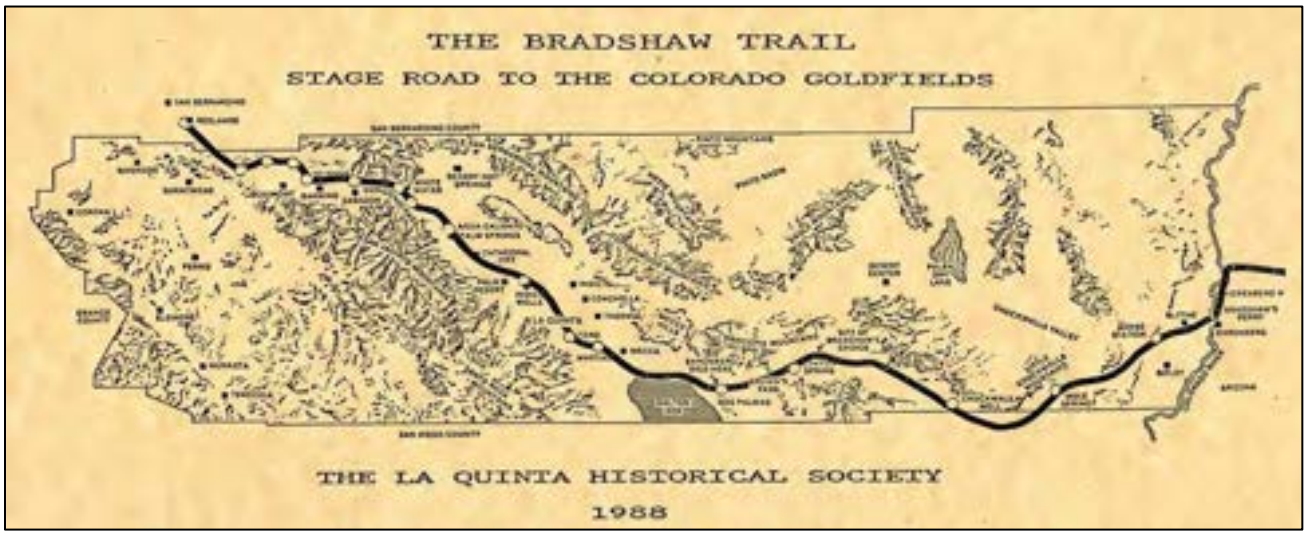


Figure 21. The Bradshaw Trail.
(Source: Betty O'Reilly & Virginia L. Bailey, Ph.D. *The Bradshaw Trail: Stage Road to the Colorado Goldfields*, Published by the La Quinta Historical Society, 1988)

In 1862, gold was discovered near La Paz, Arizona, attracting potential miners from Los Angeles to travel eastward across the Mojave and Colorado Deserts utilizing the San Gorgonio Pass to the Coachella Valley. Henry De Groot, an assistant geologist for the California State Mining Bureau, teamed with newspaper writer J. H. Riley to investigate the La Paz gold rush and travel along the routes miners were taking to get from California to Arizona. De Groot and Riley left from San Bernardino, California, aiming to take a newly opened trail discovered by William Bradshaw which went through the San Gorgonio Pass, cutting 200 miles from the journey. Along the way De Groot described geography, distances traveled, water hole locations, and available food for livestock. Riley kept notes in his diary and recorded stories and narratives from their journey.

The Bradshaw Trail ran from the Agua Caliente Village (Palm Springs), through what is now Rancho Mirage, Indian Wells, La Quinta, the Rancheria de los Toro's, the Martinez Village, Lone Palm Springs, and Dos Palmas (near the modern-day edges of the Salton Sea where

potable water was available). After passing down the Coachella Valley, the Bradshaw Trail passed Tabaseca and Chuckawalla, eventually arriving at the Pima Villages near La Paz.[11] By 1915, the trail was characterized by a graded road that became the Bradshaw Highway and later Highway 111. The route hugged the base of the Santa Rosa Mountains and roughly paralleled the Whitewater Riverbed. It became the spine of "cove communities," throughout the valley, including Rancho Mirage.[12]

Native American Reservations and Early Homesteads

Throughout the first decades of the American period, the Cahuilla people were often subject to continued labor exploitation for ranching, agriculture, and railroad construction throughout Southern California and the Coachella Valley. An 1860 system of apprenticeship was instituted in California which essentially legalized indentured servitude for Native workers. However, following the Great Drought between 1862 and 1864, cattle raising activity in California sharply declined and large tracts of agricultural lands were divided into smaller parcels. Therefore, the need for Native labor decreased and the need for workers became increasingly filled by Chinese immigrant laborers over the last quarter of the 19th century.[13] As labor conditions in Southern California evolved, Native American groups advocated for property rights and fought against their continual mistreatment.

In 1870, the Indian Rights Association was created to stop the theft of Indian land and water across the country. Several religious organizations also joined the effort in support of Native Americans, and in response, President Ulysses S. Grant implemented a procedure for establishing land grants for specific tribes. This became known as the Grant Peace Policy. President Grant established the first reservations for the Cahuilla, Torres-Martinez, Cabazon, and Morongo peoples in the San Gorgonio Pass and Coachella Valley in 1875.

The boundaries of the first reservations in the Coachella Valley were not clearly defined, resulting in lawsuits by settlers who challenged the reservation grants. In 1852, the Desert Cahuilla people in the Coachella Valley were to be given a strip of land that was 30 miles wide and 40 miles long. However, Congress failed to ratify the treaty and the proposed reservation boundaries were not formally recognized.[14] In 1887, Congress passed the Dawes Act, which allowed the division of reservation land into separate tracts allotted to individual Native Americans. Conflicts over land ownership and allotments continued. To resolve these disputes the Act for the Relief of Mission Indians was enacted in 1891, which established reservations in Southern California according to the recommendations of the Smiley Commission. This act clearly defined the boundaries of each reservation. However, due to lawsuits, the designated reservation lands were reduced by one-third of what was originally

designated. The lands of the Agua Caliente Band of Cahuilla Indians, Torres-Martinez Desert Cahuilla Indians, and the Cabazon Band of Mission Indians are products of the reservation system that continued to evolve after 1875.

In 1952, members of Agua Caliente Band of Cahuilla Indians, including Dora Joyce Weimas, whose family still holds several Mission Hills Country Club land allotments, traveled to Washington D.C. to lobby for the Equalization Bill and the 99-year Land Lease Act. In 1959, Congress passed the Equalization Bill, which equalized property values for the Agua Caliente Band of Cahuilla Indians, set aside tribal reserves, and allowed for 99-year leases.[15] Today, the Agua Caliente Indian Reservation totals 34,032 acres (53 square miles), primarily consisting of one square-mile sections obtained from the federal government after the SPRR was completed.[16]

The creation of the tribal reservation system coincided with the inception of other federal policies designed to encourage Americans to move west and develop the vast interior of the continent. The suite of laws that made formal settlement in the western United States possible began with the Homestead Act of 1862. Homesteading was integral to the settlement of the American West. The 1862 Act and subsequent related laws allowed settlers to gain ownership of federally owned lands previously considered part of the public domain. Although homesteading had its roots in the mid-19th century, easing requirements and extending the act allowed homesteading to continue in the early 20th century. The homestead laws were changed and modified many times and reinterpreted by rules and court decisions. These changes allowed people to homestead larger tracts of land. Also, the laws evolved so that residency requirements were reduced. The Homestead Act and its amendments had such an impact on the settlement of the western United States that by 1958 some 38,784,000 acres of federal land had been transferred from the public domain to homesteaders in California alone.[17]

Under the Homestead Act of 1862, an applicant could declare his or her intent to homestead. The homesteader was then required to make certain improvements, including building a residence, cultivating the land, and residing on the claim for five years, and then would receive a patent for a 160-acre parcel. A homestead claim could be made by almost anyone who was the head of a household or at least 21 years of age. U.S. citizens, freed slaves, new immigrants, single women, and people of all races were eligible. Though the requirement for "proving up" homestead claims changed over time, applicants were required to live on the land for a set amount of time and make improvements, which required a significant amount of work and investment. to successfully receive their land patent, many homesteaders took loans to fund required improvements and lived frugally to

ensure they could successfully meet the five-year residency requirement.[18]

Though initially focused on agriculture, homesteading shifted to include ranching. Out of necessity, many homesteads were characterized by multiple economic endeavors. In regions with marginal soils or sparse water, homesteads relied on subsistence agriculture, which included raising livestock, row crops, and orchards. These early homesteaders had to diversify to subsist in hopes of turning a small profit. This changed with the advent of agricultural irrigation in the desert regions of the Coachella Valley where homesteaders could rely on irrigation companies to supply water from surface ditches or groundwater wells. Subsequent homesteading laws and amendments to the Homestead Act of 1862 changed the requirements to accommodate the realities of life in the arid West by allowing larger plots for farming and stock-only patents, as well as more flexibility in residency requirements which homesteaders to spend periods of time away from the homestead to pursue a second livelihood.[19]

In 1862, federal land grants were issued to railroad companies to encourage further expansion of the national railroad system. Five alternate odd numbered sections along 10-mile spans were reserved for the railroads on each side of the line. In 1864, railroad grants were increased to 20 alternate sections for each mile of track, thus reaching far from the rail line. In 1871, Congress ceased issuing railroad grants. Three years after the railroad was completed, unused lands could be sold at $1.25 per acre for settlement and preemption. Preemption was the right of settling on and improving unappropriated public lands and, later, of buying them at the minimum price without competition.[20]

The Desert Land Act of 1877 eliminated the requirement for homesteaders to live on the land and increased the acreage that settlers could acquire up to 640 acres. Significantly, the impetus for the Desert Land Act came from California representative John K. Luttrel who sought to speed up privatization of land east of the Sierra Nevada Mountains. Luttrel was instrumental in obtaining Congressional approval of the Lassen County Land Act of 1875 which expanded acreage for homesteads in Lassen County, California. This was a precursor to the Desert Land Act of 1877 which extended the provisions to other areas in California and other western states.[21]

Early types of land grants in the Coachella Valley consisted of Desert Land Entries, Homestead Entries, Railroad Grants, Cash Entries, Reclamation Homestead Entries, State Grants, and properties acquired through the Indemnity List. In what is now Rancho Mirage, the first application for a land grant was made just after the turn of the century. In 1912, Everett Knox Da Vall purchased a half-section of land from Southern Pacific Railroad and

planted 250 date palms, establishing Wonder Palms Ranch, the first residential property within what is now the City boundaries.[22]

Interest in homesteading and settlement in Rancho Mirage and the Coachella Valley region area slowed by during and after World War I. Also contributing to the decline was the lack of good lands since many of the prime locations had already been homesteaded. Drought and the post-World War I economic collapse of agricultural and livestock prices further contributed to the decline of homesteading. To combat the decline, Congress adopted several measures in the 1920s to encourage homesteading and to reward veterans for their wartime service.[23]

Only a fraction of those who attempted to homestead were successful in obtaining a patent on their claims. To obtain a patent on a homestead, a home was required to be built and lived in for a period of five years while a minimum of one-eighth of the land was farmed and improved. The houses constructed under these requirements were often small, single wall construction with wood siding.

Architectural designs for early ranches in the Coachella Valley were built in a variety of forms. Most were vernacular residences reflecting Spanish Colonial Revival, Minimal Traditional, or early Ranch styles. Remaining photographs of early properties generally support this notion. All early ranches in Rancho Mirage are no longer extant. Therefore, most information regarding their principal forms and materials of these ranch homes is based on limited photographs and anecdotal evidence.

William Blake's 1853 geological report acclaimed the Coachella Valley's high quality desert soil and attributed the condition to ta rich underground aquifer and the warm climate. Desert farmers saw a new market for their produce and recognized that the region was particularly suited to the cultivation of dates. With federal government assistance in the form of free date seeds to promote this specific crop cultivation, new date tree groves gradually began to dot the landscape.

Everett Da Vall Ranch

The first ranch in present-day Rancho Mirage was built in 1912 by Everett Da Vall, a native of Pennsylvania that migrated to Southern California sometime around the turn of the century. Da Vall purchased a half section from the railroad at $7.50 an acre.[24] He planted 250 free seeds and eventually developed several of his own varieties, including the popular "honey date" that remains a specialty of the Da Vall family growers outside Rancho Mirage in the Coachella Valley.[25] Da Vall's ranch property remained under his ownership until circa 1947 when it was acquired by Joseph Blumenfeld who redeveloped the property as the Wonder Palms Hotel and Guest Ranch, changing the rustic ranch into a resort destination amidst the remaining date palms.[26]



Figure 22. Wonder Palms Hotel and Guest Ranch Advertisement. (*Rancho Mirage at Fifty* Book, Source: City of Rancho in partnership with Desert Publications, Inc.)

When Blumenfeld began development on the Tamarisk Country Club in the late 1940s, until it opened in 1952, it was partially built on acreage formerly owned by the Da Vall family. After the Tamarisk Country Club opened, the Wonder Palms Hotel and Guest Ranch only occupied the northeast corner of what is now Da Vall Drive and what was then Avenue 38, renamed to Wonder Palms Road in 1956, and to Frank Sinatra Drive in 1971.[27] By 1979, the last remaining components of the Da Vall Ranch and the Wonder Palms Hotel and Guest Ranch were demolished and replaced with the Tamarisk Villas condominium complex, which occupies the parcels today.

Associated Property Types

Advantageous laws and newly enacted policies, coupled with the construction of the

railroad through the Coachella Valley and technological advancements to aid irrigation, spurred the initial wave of American settlement in the Rancho Mirage area during the late 19th and early 20th century. While Western settlers attempted to carve out properties in the Coachella Valley during that time, local Native American tribes fought to preserve sections of their ancestral territory utilizing the reservation system. While all early homestead buildings from this period have been demolished or replaced within Rancho Mirage, some associated structures and/or outbuildings, may remain undocumented. Any possible extant property types from this context theme will all reflect the first wave of homesteads within the boundaries of Rancho Mirage. Homesteaders often constructed dwellings and outbuildings such as barns, latrines, sheds, stables, cellars, and other structures to support ranching or farming activities, but the associated structures all existed to serve the occupants of the primary residence. Therefore, any remaining extant dwellings and/or outbuildings will be residential in nature.

Significance Thresholds

To be eligible for listing in the NRHP, CRHR, or Local Register, an extant original homestead building or structure dating to Rancho Mirage's era of early railroad and homestead development must be significant under at least one of the following criteria.

NRHP Criterion A/CRHR Criterion 1

A homestead/ranch site or structure dating to the period between 1848 and 1920 may be significant under Criterion A/1 for an individual significant association or representation of the development of Rancho Mirage during the first period of American settlement in the region following the Spanish and Mexican eras.

NRHP Criterion B/CRHR Criterion 2

A homestead/ranch site or structure in Rancho Mirage that can be documented as the home of an important person in local history such as a prominent leader, pioneer, settler, journalist, trader, homesteader, rancher, or would be significant under Criterion B/2. While some prominent individuals are known, including Everett Da Vall, additional significant individuals may be discovered through further research.

NRHP Criterion C/CRHR Criterion 3

A site from the Spanish or Mexican eras may be significant under Criterion C/3 as the A homestead/ranch site or structure retaining high levels of integrity of design, materials,

workmanship would convey significance under Criterion C/3 for displaying distinctive characteristics of a late 19th and early 20th century architectural style. Homesteads were most prevalent in the Coachella Valley from the 1880s to the 1910s; therefore, many individually eligible properties would likely be either Adobe or Homestead Vernacular in style. A notable work of a master builder, architect, or designer would also be significant under Criterion C/3 if the residential property was designed or constructed during the early settlement of Rancho Mirage.

NRHP Criterion D/CRHR Criterion 4

A homestead property dating to the period between 1848 and 1923 may be significant under Criterion D/4 for its potential to yield important information of scientific value. Any unevaluated and undocumented ruins of homestead sites or structures may be found to be significant using this criterion.

Local Register Criteria

A site or structure, dating between 1848 and 1923, may be significant under Local Register Criterion 1 if it is representative of a late 19th or early 20th century architectural style or reflects special elements of early development period, type, style or way of life important to the City; under Local Register Criterion 2 if it is associated with a business or use which was once common but is now rare or non-existent within the City, such as trading or ranching; under Local Register Criterion 3 if it is representative of the evolution or development or associated with the cultural, religious, educational, political, social or economic growth of the City, county, state or nation, like a site or structure pertaining to the development of an early Coachella Valley homestead or ranch; under Local Register Criterion 4 if it represents the work of a master builder, engineer, designer, artist or architect whose individual genius influenced the *Development of the Coachella Valley* era; under Local Register Criterion 5 for an association with a historic event person(s) that have made a meaningful contribution to the City, state or nation, like an early trading post; under Local Register Criterion 6 if it has a high potential for yielding information of archaeological interest; under Local Register Criterion 7 if it embodies elements of outstanding or innovative attention to architectural or engineering design, detail, craftsmanship or use of materials; or under Local Register Criterion 8 if it contains an unusual natural feature.

Integrity Considerations

To be eligible for listing in the NRHP, CRHR, or Local Register, a residential property from the initial settlement period must retain sufficient integrity to convey its significance. A residential

homestead site that has sufficient integrity will retain most of the character-defining features. A property nominated under NRHP Criteria A/CRHR Criteria 1 should retain integrity of location, setting, feeling, and association. A property nominated under NRHP Criterion B/CRHR Criterion 2 should retain integrity of location, design, feeling, and association, as the physical condition of a site is directly related to connection between a property and a significant individual. A property nominated under NRHP Criterion C/CRHR Criterion 3 should retain integrity of design, materials, workmanship, and feeling, as these are critical for a property to embody distinctive characteristics of a style. Some alterations may be acceptable if the property retains its essential features and overall original form. A property nominated under NRHP Criterion D/CRHR Criterion 4 should retain integrity of location, materials, and association.

Regarding integrity considerations for sites potentially eligible for listing in the Local Register, a property nominated under Criteria 1, 4, or 7 should retain integrity of design, materials, workmanship, and feeling. A property nominated under Criteria 2, 3, or 5 should retain integrity of location, setting, feeling, and association. A property nominated under Criteria 6 or 8 should retain integrity location, materials, and association.

In evaluating the integrity of properties that date to Rancho Mirage's early development, general importance is placed on design, materials, and workmanship through retention of character defining features of architectural styles. However, given the rarity of resources in the Coachella Valley that date to the late 19th and early 20th centuries, other aspects of integrity could elevate a resource to a significant level even if design, materials, and workmanship are diminished. In these cases, integrity of feeling, association, location, and setting may be of greater importance than design, materials, and workmanship. This is applicable to properties associated with people important in the history of Rancho Mirage or an event that is significant in Rancho Mirage's early development history. Properties that retain materials and workmanship in addition to design should be considered individually significant resources.

Theme 3: Early Agricultural and Residential Period, 1924 – 1950

California has a deserved reputation as a prime location for ranching and agriculture activities. This reputation dates to the earliest era of Spanish and Mexican land grants when Hispanic vaqueros brought ranching culture to Alta California. Americans first traveled west to California to pursue gold and agriculture. Many miners soon realized that even greater fortunes could be made by providing ranching and agricultural products to sustain the mining industry. By the end of the 19th century, California saw increasing specialization of agricultural products and an expansion of agricultural output due to improved technology during the early 20th century. Today, California is a world leader in agricultural production, and the Coachella Valley is one of the state's premier agricultural areas.

With the arrival of the ranchers and developers in the American period, came the beginning of agriculture as an industry in the Rancho Mirage area. One of the requirements of homesteading was that the land must be under cultivation for a period of five years prior to the patenting of the applicant's claim. The biggest challenge was not being able to obtain a permanent source of water, such as a well, on the land and then being able to farm it for five years. Despite the lack of water, the Rancho Mirage climate was ideal for growing dates, and seedless grapes. The high temperatures resulted in rapid growth of crops. With the Southern Pacific Railroad depot located in nearby Indio, farmers had easy access for shipping their crops to the Los Angeles and San Francisco markets. Over time. dates proved to be best suited to the climate and soil conditions of the Rancho Mirage area.[28]

Dates were first introduced in the United States in 1888 by the U.S. Department of Agriculture (USDA) although they had been first introduced to the Western Hemisphere by Spanish missionaries. In 1904, the USDA established an experimental agricultural station in the Coachella Valley to promote date production. Production rose from 100,000 pounds in 1919 to 1 million pounds in 1926. Three varieties of commercial dates were commonly grown: Deglet Noor (date of light), Saidy, and Thoory. Dates yielded a better return per acre than any other branch of agriculture or horticulture.[29]

Dates can be grown from seed, but the most dependable commercial fruit is produced from proven offshoots or suckers of known varieties. A young palm will produce dates at six years old and be full bearing at ten years. Date palms are not self-pollinating. Pollination must be done by hand, or the fruit will not develop and mature. This created a need for farm laborers in the Coachella Valley.[30]

After World War II, the date industry collapsed. Date palms were taken out and replaced

with citrus trees on many ranches. During the late 1940s and early 1950s there was a boom in citrus growing, especially grapefruit and tangerines. Besides dates and citrus, grapes were grown in the Rancho Mirage area. Truck crops were limited to the flat areas. In many places, there was too much clay in the soil to grow many crop varieties. The lack of water coupled with undesirable soil conditions forced some farmers to abandon their holdings.

Early Agricultural Ranches in Rancho Mirage

The public land laws in the United States provided a mechanism to transfer land from the public domain – lands owned and controlled by the federal government – to private individuals. These early ranches left a mark on the land and are a key part of the City's history.[31] Many early ranches were focused on agriculture and pasturelands, and later evolved into recreation and leisure properties, such as dude ranches and resorts. These dude ranches offered urbanites opportunities to participate in general outdoor and equestrian activities, such as riding and roping within a controlled environment. During the 1920s, 1930s, and 1940s, guests at dude ranches often stayed in rustic cabins, ate meals in community lodges, swam in on-site pools, and rode along in chuck wagon expeditions. Below are the histories of some of the early ranches in Rancho Mirage, some of which were converted into dude ranches as owners changed over time.

Eleven Mile Ranch

In 1925, William E. Everett established the second ranch in Rancho Mirage, calling it Eleven Mile Ranch because of its location, 11-miles from both Palm Springs and Indio in either direction. The Eleven Mile Ranch was located at the northeast end of Magnesia Falls Drive.[32] Under Everett's ownership the ranch produced citrus fruit, grapes, and dates.[33] In 1929, the Eleven Mile Ranch was sold to the Southland Land & Realty Company, who planned to develop it into an Egyptian-styled subdivision. This speculative vision was stymied by the Great Depression.[34] Between 1932 and 1934, the Eleven



Figure 23. White Sun Guest Ranch Entrance. (*Rancho Mirage at Fifty* Book, Source: City of Rancho in partnership with Desert Publications, Inc.)

Mile Ranch was operated as the Desert Health School for Children, a center for children with respiratory illnesses.[35] The school was spearheaded by entertainer Will Rogers and Dr. Earl Tarr, a Los Angeles-based pediatrician.[36] The conversion of the ranch to a health center was reflective of the larger movement in the Coachella Valley to promote the benefits of the warm and dry climate.

By 1946, ownership of the former Eleven Mile Ranch passed to Jack and Helen Dengler, who turned the property into the White Sun Guest Ranch. They operated the property as a guest ranch until 1980, when they sold the property to Holiday Haven Promotions, who operated the property for one year under the name of the Lost World Resort.[37] In 1981, Dennis Schroeder purchased the property and renamed it as The New Lost World Country Club & Resort, a popular resort that remained open into the late 1980s. By 1990, the resort property had been condemned, and the property was destroyed in a fire in 1999.[38] Soon thereafter, the White Sun Estates residential community was constructed on the former Eleven Mile Ranch property.

Rancho Del Sol

In 1924, Los Angeles developers R. P. "Bert" Davie of Santa Monica and E. E. McIntyre purchased several hundred acres of land in the Magnesia Falls area from the railroad with the intention of subdividing it into 10-acre farms geared towards "gentlemen farmers." They sold many of these parcels to friends and business peers in Santa Monica. To make the area accessible, Davie laid out a road connecting Magnesia Falls with the Eleven Mile Ranch and the Bradshaw Highway, lined it with palm trees, and named it the "Rio del Sol", now Bob Hope Drive. Many of Davie's Santa Monica friends became the first residents of the "Rancho del Sol Estates," now known as the Clancy Lane neighborhood.[39] L. M. and Helen Clancy of Los Angeles built the first Rancho del Sol property in 1932. In the tradition of the earliest settlers in the Palm Springs area, the Clancy's built an adobe home on their property and planted grapefruit, dates, and grapes.[40] The home is no longer extant, but another adobe home built in 1938 at 72-010 Clancy Lane associated with the Clancy family and it is still extant at the northeast corner of Bob Hope Drive and Clancy Lane. This home is associated with Frank B. Clancy, a real estate developer, and his son, Robert Leslie Clancy, who both lived at the home.

Nittinger House

Water was supplied to the Rancho del Sol Estates by wells and delivered via pipes provided by Santa Monica plumbing shop proprietor, Earl P. Nittinger, who also purchased property in the Rancho del Sol Estates. He built a Vernacular Ranch style home at 72-116 Clancy Lane

in 1934. Tike the rest of the neighborhood, the property also included date palms.[41] In 1950, Earl Nittinger married Verna N. Smith, who continued to live at 72-116 Clancy Lane after Earl died in 1956.[42] The home was eventually demolished and replaced in 2004.

Rancho Chiquito

North of Clancy Lane, also within the Rancho Del Sol Estates, the Follansbee family built three houses in the 1930s, each built with river rock exterior walls and Mediterranean Revival elements. The 10-acre Follansbee date farm was located at 72-116 Follansbee Road. In 2003, the main house and many of the date palms were still extant, but the house was threatened by development. In 2004, the City of Rancho Mirage facilitated relocation of the Follansbee House to the Rancho Mirage Community Park, where it is located today in special recognition as the oldest existing home in Rancho Mirage.[43]

Red Roof Ranch

In 1937, John Warburton, an English film star, with his wife Ruth, purchased the Red Roof Ranch from Philip Boyd, Palm Springs' first mayor. The Warburton's cultivated grapes, dates, and onions while they lived there and when the couple divorced, Ruth retained ownership. In 1950, she sold the property to Thunderbird Country Club, to provide additional land for the golf course under construction on 663 acres of Thunderbird Ranch.[44]

Thunderbird Ranch

On December 15, 1946, Frank Bogert, with several corporate magnates as backers, opened the Thunderbird Ranch on 663 acres of land in Section 11, north of Magnesia Falls Cove, that he had purchased for $34,000 earlier that year. Thunderbird featured twenty-two ranch style cabins, forty horse stalls, and a western style clubhouse designed by Pasadena architect Gordon Kaufmann, which was arranged around a large pool.[45] It catered to Hollywood residents wanting to experience a western-style vacation with horseback riding, shooting, and chuck wagon meals. The film, *Two Guys From Texas*, was filmed at Thunderbird Ranch in 1947.[46] The ranch operated until 1950, when amateur golfer Johnny Dawson, with a group of investors that included Texas oilman D. B. McDaniels, Colorado governor Dan Thornton, tire company founder Leonard Firestone, and Hollywood celebrities, such as Bob Hope, Bing Crosby, Randolph Scott, Phil Harris, Alice Faye, Lucille Ball, Desi Arnaz, and Ralph Kiner, bought Thunderbird Ranch from Bogert with the intention of building the first 18-hole golf course in Palm Springs. The Thunderbird Country Club was opened in 1951. The property does not retain any elements of the original ranch.[47]

Early Residential Subdivisions

Residential development in Rancho Mirage began slowly due to the lingering effects of the Great Depression and the general lack of construction materials caused by WWII. Local real estate developers made extensive plans for subdivisions as early as 1925, but their visions were not fully realized until after the war ended. A limited number of early homes were built within subdivisions during the 1930s and 1940s, the first boom in development came after the first country clubs in Rancho Mirage finally opened in the early 1950s, using the recreation and leisure industry to drive real estate investment.

Rancho Mirage Tract at Magnesia Falls Cove

In 1934, Louis Blankenhorn, a Pasadena native and the owner of the Smoke Tree Ranch in Palm Springs, purchased the defunct Southland Land & Realty Company subdivision and several hundred more acres to the west in the Magnesia Falls Cove area. He began selling lots to prospective buyers that same year.[48]



Figure 24. The original 1934 Rancho Mirage subdivision map.

Blankenhorn enlisted sales director Laurence Macomber to develop and market "modern attractive small homes" designed by Pasadena architects Van Pelt & Lind, a firm that employed the desert-based designers John Porter Clark and Albert Frey, both recognized as Master Architects today. The Van Pelt & Lind homes were four to six rooms on 100 by 100-

foot lots. Described as "Early American" style in the February 27, 1937 edition of *Pasadena Star-News,* the original homes that remain appear to incorporate elements of the Minimal Traditional and Spanish Colonial Revival aesthetic. While John Porter Clark and Albert Frey were the credited designers, Frey was mostly in New York at the time, suggesting that Clark took a larger part in developing the house designs.[49]

To market the homes, Blankenhorn, Macomber, and local realtor Don Cameron, settled on calling the new subdivision "Rancho Mirage", after a suggestion from Blankenhorn's wife Ruth.[50] Early advertisements, including the aforementioned February 1937 *Pasadena Star-News* article, advertised Rancho Mirage as just "15 minutes from Palm Springs", with "one hour more sunshine" than Palm Springs, and "the finest water system in the valley." By February 1937, six homes had been built in Rancho Mirage with several more lots purchased in anticipation of development. One of the earliest homes was that of Frank Morgan, the actor who portrayed the wizard in *The Wizard of Oz*.[51] Morgan built his house in 1939 at 71-845 Sahara Road.

In 1944, a Hollywood attorney named A. Ronald Button bought the Rancho Mirage subdivision and expanded its holdings further into the cove where the original subdivision was platted. Button was a graduate of Stanford University and Harvard Law School. After law school he became a corporate and business lawyer who represented many prominent film stars in divorce cases. Button also became known for his impressive political connections. During a trip out to Palm Springs with his daughter Barbara, Button drove by the budding subdivision and saw development potential. Following his trip, he began buying acreage throughout the Magnesia Falls Cove and started developing speculative homes, selling lots to individuals, and selling lots to developers to build tract style houses. Early investors included celebrities such as Hedy Lamarr, who built her home at 72-424 Desert Drive in 1946.[52]

Button partnered with actor Dave Culver in 1945 to develop additional subdivisions and construct new apartment complexes, with land purchases amounting to almost 2,000 acres total. Button, who was selling homes throughout the late-1940s and early-1950s, established the Rancho Mirage Realty Company in 1954. His plan was to build a new city, which required more investors. To that end, he partnered briefly with his brother-in-law, the radio and TV personality Art Linkletter from 1956 to 1958, to develop more modern Contemporary style homes. During this time, Button built a house for himself at 42-730 Dunes View Road, which was completed in 1957. Between 1956 and 1959, Button served as the California State Treasurer, during which time he left the management of his Rancho Mirage developments to Mel Anderson. After his term ended, Button resumed his role in developing the community and headed the Rancho Mirage Community Association until 1965. Ronald Button sold most

of his holdings to Desser & Garfield, a pair of Beverly Hills based developers who continued to build houses in the area throughout the 1960s.[53]

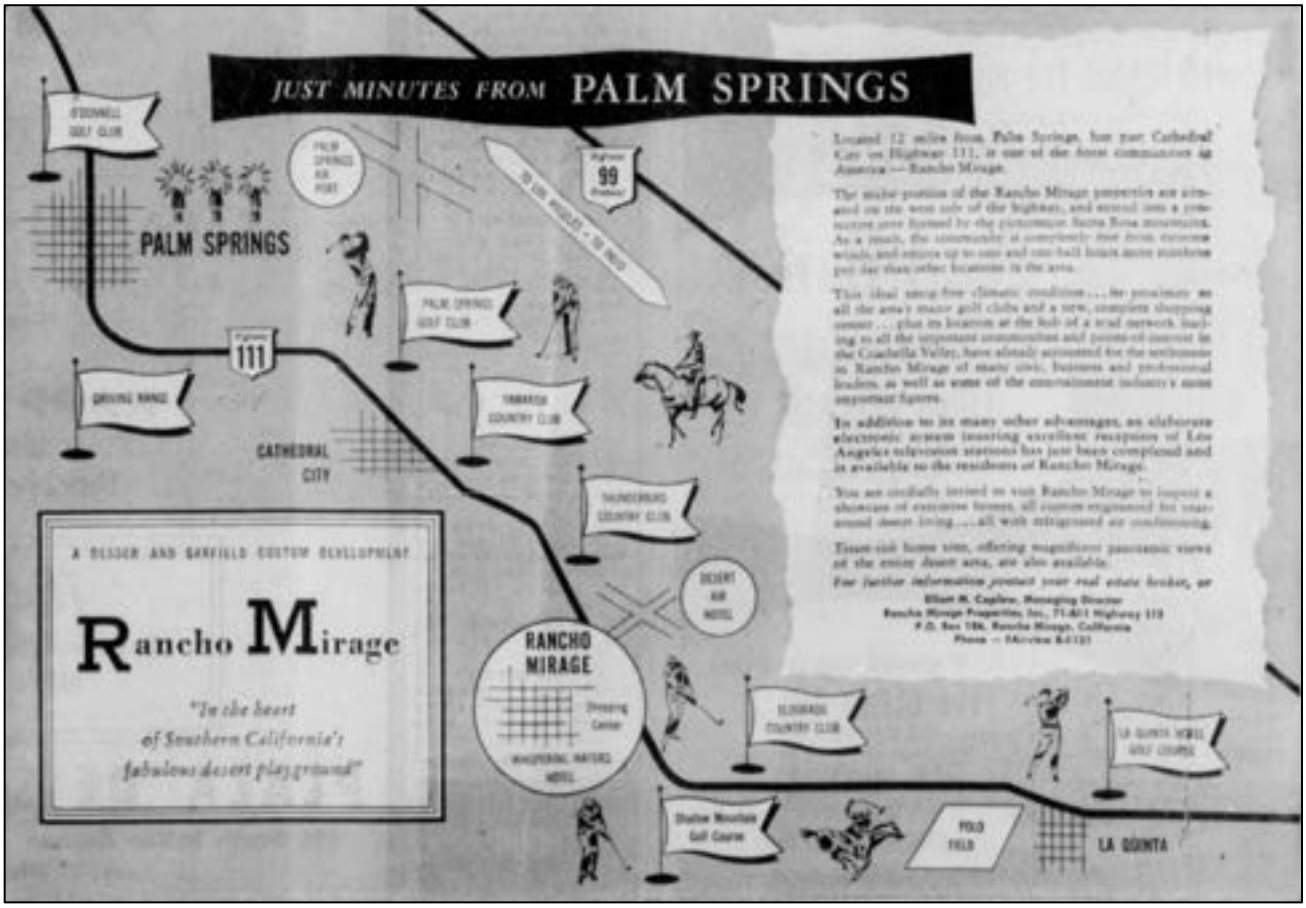


Figure 25. Desser & Garfield Rancho Mirage advertisement, ca. 1959.

Associated Property Types

The Early Agricultural and Residential Period theme spans the time from the first subdivision in Rancho Mirage until the establishment of country clubs in the mid-20th century.

Residential Farm and Ranch Buildings

Because agricultural and ranching houses are much like all other houses in California built from the 1920s to the 1950s, they share similar character-defining features. Their shape, form, massing, orientation, and decoration are like most farmhouses built during the 20th century. Rural dwellings are like their urban counterparts in virtually all aspects. In general, agricultural and ranching residences are normally unhindered by land restrictions and are usually oriented with their broad elevations facing the road. Wings often extend to the rear as well, usually reflecting the growing farm family over several generations and the increasing need

for more room.

Agricultural and ranching residences must possess most of the following character defining features listed below.

- Continued residential use; the house must still function as a residence and maintain a residential use (single/multi-family or housing of some kind).
- Original rural residential setting: the house must predominantly retain its historic rural residential setting. If a house began as an isolated rural farmhouse on 300 acres of open land, it must retain some feeling and association with the rural setting even if the parcel is now reduced in size.
- All key features must also survive essentially intact: doors, windows, roofs, trim. Acceptable losses include a single window or door replacement, replacement of roof materials, and minor alterations to the rear or secondary elevations such as some covering of materials for purposes of an addition or porch.
- Residential-related interior space relationships and major features such as parlors, staircases, and sleeping rooms must survive essentially intact.

Agricultural and Ranch Outbuildings

As rural agricultural outbuildings and support structures were designed with a singular use and function, the original use of these structures is clearly reflected in their exterior appearance. Rural agricultural buildings and structures are also defined by their original function. They are buildings, including barns, silos and granaries, packing sheds, and equipment sheds, built to fulfill a specific and, typically, singular purpose. While the purposes of agricultural and ranching outbuildings and structures may seem minor in some ways, they were critical to the smooth function of the farm or ranch property. As such, the rural farm/ranch setting is an essential character-defining feature.

Agricultural and ranching outbuildings must possess most of the following character defining features listed below.

- Continued original use; the property must still function in its original use. However, because the original use may no longer be necessary in the same fashion on a modern farm or ranch, this attribute is less important than for properties whose original function continues in modern practice.
- Original rural setting: for individually nominated properties or properties within districts, the property must exist in its historic rural setting. If the agricultural/ranch outbuilding or structure was constructed in a rural area as part of a farm complex, it cannot now have lost that farm setting. Even if the original farm/ranch parcel has been reduced

in size, it must retain some feeling and association with the rural setting.
- All key features must also survive essentially intact: doors, windows, roofs, trim. However, some minor loss of integrity including alterations to window and door materials, new roof materials, compatible additions, minimal additional wall openings, and compatible mortar repair is acceptable.
- The agricultural/ranch outbuilding or structure must still be in a good and usable condition.

Single-Family Residences

Residential development attached to ranches, resorts, and subdivisions from 1924 through the 1950 chiefly consisted of single-family homes developed with Spanish, Minimal Traditional, Ranch, and Contemporary styles.

Early single-family residences across Rancho Mirage were constructed on either undeveloped lots or previous faming/ranching acreage. Some of the earliest homes in the community were built within the new Rio Del Sol subdivision, the "Rancho Mirage" (Magnesia Falls Cove) subdivision, or on what was previously Eleven Mile Ranch. Early residential properties were built with largely Spanish Styled Ranch, Tract Ranch, Custom Ranch, and Contemporary styles.

Single-family residences constructed during the early development of the community, between the establishment of Rio Del Sol and the development of Thunderbird Country Club in 1950, generally exhibit the following character defining features listed below.

- One or two stories
- Early and mid-century architectural styles – Spanish Colonial Revival, Minimal Traditional, Tract Ranch, Contemporary, Custom Ranch, Post and Beam, and International
- Private driveways
- Attached or detached garages or carports
- Gable, hipped, or flat roofing forms
- Large windows

Significance Thresholds

To be eligible for listing in the NRHP, CRHR, or Local Register, a property dating to Rancho Mirage's Early Agricultural and Residential Period must be significant under at least one of the following criteria.

NRHP Criterion A/CRHR Criterion 1

Agriculture or ranching properties dating to the period between 1900 and the 1970s may be significant under Criterion A/1 for an individual significant association or representation of agriculture/ranching and/or residential development in Rancho Mirage. Prominent or large properties with notable historic associations to the broad patterns of agricultural or residential settlement are considered eligible.

NRHP Criterion B/CRHR Criterion 2

Agricultural and/or residential properties in Rancho Mirage that can be documented as associated with an important person in local history such as a prominent leader, pioneer, settler, developer, homesteader, rancher or would be significant under Criterion B/2. While some prominent individuals are known including William E. Everett, L. M. Clancy, Helen Clancy, Frank B. Clancy, Louis Blankenhorn, Laurence Macomber, Don Cameron, A. Ronald Button, Art Linkletter, Dave Culver, R. P. "Bert" Davie, John Warburton, Frank Bogert, Dr. Earl Tarr, Jack Dengler, Helen Dengler, Dennis Schroeder, E. E. McIntyre, Earl P. Nittinger, Frank Morgan, or Hedy Lamarr, additional significant individuals may be discovered through further research.

NRHP Criterion C/CRHR Criterion 3

Agricultural and/or residential properties retaining high levels of integrity of design, materials, workmanship would convey significance under Criterion C/3 for displaying distinctive characteristics of early to mid-20th century architectural styles. Ranches and single-family residences were most prevalent in the Coachella Valley during the 1920s to the 1950s; therefore, many individually eligible properties would likely either be Spanish Colonial Revival, Minimal Traditional, Tract Ranch, Contemporary, Custom Ranch, Post and Beam, or International styles. Ranching properties would also be significant under Criterion C/3 if they represented key aspects of ranching or agricultural design and construction. Early homes built in subdivisions would be considered significant under Criterion C/3 if they retain sufficient integrity to convey their character defining features.

NRHP Criterion D/CRHR Criterion 4

Archaeological resources related to agriculture or ranching dating to the period between 1924 and 1950 may be significant under Criterion D/4 for their potential to yield important information of scientific value. Any unevaluated and undocumented ruins of agricultural or

ranching properties may be found to be significant using this criterion.

Local Register Criteria

A building, structure, object, or site, dating between 1924 and 1950, may be significant under Local Register Criterion 1 if it is representative of an early 20th or mid-20th century architectural style or reflects special elements of early residential period, type, style or way of life important to the City; under Local Register Criterion 2 if it is associated with a business or use which was once common but is now rare or non-existent within the City, such as ranching; under Local Register Criterion 3 if it is representative of the evolution or development or associated with the cultural, religious, educational, political, social or economic growth of the City, county, state or nation, like a property pertaining to the development of early Coachella Valley ranching or subdivision development; under Local Register Criterion 4 if it represents the work of a master builder, engineer, designer, artist or architect whose individual genius influenced the *Early Agricultural and Residential Period*; under Local Register Criterion 5 for an association with a historic event person(s) that have made a meaningful contribution to the City, state or nation, like an early ranching property or early subdivision property; under Local Register Criterion 6 if it has a high potential for yielding information of archaeological interest; under Local Register Criterion 7 if it embodies elements of outstanding or innovative attention to architectural or engineering design, detail, craftsmanship or use of materials; or under Local Register Criterion 8 if it contains an unusual natural feature.

Integrity Considerations

To be eligible for listing in the NRHP, CRHR, or Local Register, an agricultural/ranching property or a residential property from the 1924 to 1950 period must retain sufficient integrity to convey its significance. An agriculture or ranching property that has sufficient integrity will retain most of the character-defining features and will:

- Present appearance resembles the original appearance and retains sufficient historic integrity to convey its historical association with a significant event or individual.
- Retains a significant number of character-defining features, such that the visual, spatial, and contextual relationships of the property may be understood.
- Enough original materials should be intact such that the historic fabric, character, and overall visual effect have been preserved.
- Alterations may be acceptable if minimal.
- Some individual design features may have been modified, altered, or replaced.

To be eligible for listing in the NRHP, CRHR, or Local Register, an agricultural/ranching or residential property from the 1924 to 1950 period must retain sufficient integrity to convey its significance. A property nominated under NRHP Criteria A/CRHR Criteria 1 should retain integrity of location, setting, feeling, and association. A property nominated under NRHP Criterion B/CRHR Criterion 2 should retain integrity of location, design, feeling, and association, as the physical condition of a site is directly related to connection between a property and a significant individual. A property nominated under NRHP Criterion C/CRHR Criterion 3 should retain integrity of design, materials, workmanship, and feeling, as these are critical for a property to embody distinctive characteristics of a style. Some alterations may be acceptable if the property retains its essential features and overall original form. A property nominated under NRHP Criterion D/CRHR Criterion 4 should retain integrity of location, materials, and association.

A property nominated under Local Register Criteria 1, 4, or 7 should retain integrity of design, materials, workmanship, and feeling. A property nominated under Criteria 2, 3, or 5 should retain integrity of location, setting, feeling, and association. A property nominated under Criteria 6 or 8 should retain integrity location, materials, and association.

Theme 4: Country Club Era, 1951 – 1973

In the late 19th century, many settlers and homesteaders in the Coachella Valley were initially attracted to the desert for the health benefits associated with arid climates to alleviate respiratory and arthritic ailments. Others sought settlement in the Coachella Valley for quiet refuge and relaxation in relative solitude compared to nearby cities and towns. Over the course of the 20th century, the hospitality industry capitalized on the allure of desert solitude and built hotels and resorts throughout the Coachella Valley for the wealthy elite. As a result, establishments in the Coachella Valley, specifically in the Rancho Mirage area, regularly hosted tourists, celebrities, and other wealthy individuals drawn to the advertised charm and beauty of the desert. Over time, the high-profile clientele attracted a more middle-class demographic that became drawn to Rancho Mirage for the same reasons: its relative isolation, burgeoning country club communities, and growing recreational opportunities.

With the success of the early country clubs, the Rancho Mirage quickly became the new "golf capital of the world" attracting attention through high-profile memberships from the corporate and entertainment spheres. and hosting prominent new tournaments. High profile visitors, such as President Dwight D. Eisenhower, brought additional publicity and new inventions like the golf cart added to the growing reputations of the Rancho Mirage clubs as cutting-edge golfing establishments.[54]

The development of country clubs coincided with the construction of custom residential and commercial properties within their boundaries. Booming post-WWII development within these country clubs helped shape what is now commonly referred to as 'Desert Modernism', a distinct sub-type of the International style of architecture that incorporated modern materials, techniques, and floor plans with the unique requirements of building within a desert environment. The typical characteristics of Desert Modernism included large expanses of floor-to-ceiling glass walls sheltered by deep overhangs extending from flat roofs and flowing interior floor plans that merged gracefully with the outdoors. Often oriented to the rear, where most decorative flourishes could be visible from the adjacent fairways, Desert Modernist houses in Rancho Mirage often featured unassuming front elevations designed with privacy in mind, with only clerestories and obscured glass panels adjacent to the entries providing light. These houses were often light, with roofs floating above glass walls and clerestories, and ceilings supported by thin steel or wood posts. In addition to glass, exterior materials included stucco, wood, slump stone, and natural rock that often mirrored the desert environment.[55] Swimming pools with expansive golf course views were typical at the rear elevation.

The Desert Air Hotel



Figure 26. Desert Air Hotel Restaurant, ca. 1951.
(*Rancho Mirage at Fifty* Book, Source: City of Rancho in partnership with Desert Publications, Inc.)

In 1936, Los Angeles architect Henry "Hank" Gogerty purchased 10-acres near the end of the Rio del Sol road (now Bob Hope Drive) south of the Rio del Sol farms on the opposite side of the Whitewater River. Gogerty began building a house, which he finished in 1939. After the completion of his home, he began buying adjoining acreage, eventually amassing approximately 600 acres. Gogerty was a licensed pilot that often flew his own planes between Los Angeles and the Coachella Valley, prompting his interest to build a runway and airpark. By 1946, he had purchased an additional 320 acres for the airstrip. Gogerty moved Army surplus barracks onto the property from a military installation in nearby Beaumont, CA. This would later become the Desert Air Hotel.[56]

Opened in 1951, the Desert Air Hotel featured rental cottages, a restaurant, a swimming pool, and a polo field that also served as a second runway. The hotel quickly became popular with aviation-minded celebrities such as Bing Crosby, Gene Autry, James Stewart, and Edgar Bergen, who all used the airstrip. Other celebrity visitors included Sophia Loren and Marilyn Monroe, along with political figures like Dwight D. Eisenhower and Richard Nixon. In the 1950s, the resort was used for filming the *Bob Cummings Show*.[57]

Gogerty sold the Desert Air Hotel in 1968 to a group of Chicago based investors who removed the airstrip and installed a new 18-hole golf course, which opened in 1969 with the updated name of the Desert Air Hotel and Golf Club.[58] Between 1969 and 1975, the new ownership installed eight new condominium buildings along Rio del Sol, built around a central pool and attached to the golf course. In 1976, the golf course was replaced with the Rancho Las Palmas Country Club.[59] The following year as part of a separate joint project between Marriott and the Sunrise Corporation, the original buildings associated with Desert Air Hotel and restaurant, in the northwest corner of the property along Rio del Sol Road and

the Whitewater River, were demolished and replaced with a Marriott hotel called the Rancho Las Palmas Resort, now the Omni Rancho Las Palmas Resort & Spa.[60] In 1980-1981, the Rancho Las Palmas Shopping Center was built immediately south of the old Desert Air Hotel developments along the Rio del Sol. The Rancho Las Palmas Country Club annexed the eight Desert Air Hotel and Golf Club condominiums and swimming pool from the early 1970s into its gated community, and they are still extant off Desert Air Drive.

Thunderbird Country Club

Built on the former Thunderbird Ranch property, the Thunderbird Country Club is the site of the first 18-hole golf course in the Coachella Valley. Designed by golf course architect Lawrence Hughes, the club officially opened on January 9, 1951, when owner Johnny Dawson and Lawrence Hughes were the first to tee off using ceremonial golf balls.[61] Early investors and the first club members were offered lots along the fairways to construct their own custom houses. Phil Harris, Bob Hope, Bing Crosby, songwriter Hoagy Carmichael, and Leonard Firestone were some of the first buyers.[62] Notable local architect William F. Cody, today recognized as a Master, was hired to remodel the guest ranch buildings and construct 14 cottages for member use. Professional golfer Jimmy Hines became an early member of the golf club, which helped further boost the course's notoriety.[63]



Figure 27. Thunderbird Country Club Entrance Sign.
(Rancho Mirage at Fifty Book, Source: City of Rancho in partnership with Desert Publications, Inc.)

In 1951, Thunderbird Country Club developed the first motorized golf cart. Created by Eddie Susalla, an Associate Golf Professional at Thunderbird, the cart was a re-tooled motorized cart he acquired in Long Beach to carry golf equipment. These early golf carts were three-wheeled with two seats and a small truck to hold clubs. In 1953, Susalla developed a four-wheeled version, which quickly replaced the early models throughout the club. In 1954, club member Ernest Breech, Chairman of the Ford Motor Company, was looking for a name for a new car model and settled on 'Thunderbird' after the country club. With the club's permission, Ford was permitted to use the name and the first Ford Thunderbird produced was presented to the club in 1955. That same year, the Thunderbird Country Club gained additional publicity when it hosted the Ryder Cup.[64] Also in 1955, William Cody was commissioned again for work in the country club, this time for Lou Manseau, founder of Thunderbird Realty, to design four homes and a community pool at the north of the club off the 10th fairway along Country Club Drive.[65]

Over time, Thunderbird Country Club has maintained an association with prominent public figures. Notable politicians such as Dwight D. Eisenhower and Gerald Ford became members, and many other presidents have visited since the 1950s.[66] Today, the Thunderbird Country Club retains most of its original buildings and structures. Many of the original custom homes for members constructed in the 1950s, 1960s, and early 1970s are extant. 12 of the original 14 cottages designed by William Cody are also intact. The country club grounds have not been expanded or extensively remodeled, apart from the clubhouse which has been regularly remodeled and expanded, first in 1960, then in 1982, and most recently in 2004.[67]

Tamarisk Country Club

In 1952, one year after the Thunderbird Country Club opened, San Francisco real estate developer and theater owner Joseph Blumenfeld bought the property with plans to create the Tamarisk Country Club.[68] Blumenfeld was already the owner of the adjacent Wonder Palms Hotel and Guest Ranch and sought to create a high-end golf club.[69] Blumenfeld organized a group of 65 investors, including high profile members like Jack Benny, George Burns, Danny Kaye, Sol Lessor, and the Marx Brothers. Blumenfeld hired golf course architect William Bell to design the course and successfully attracted many of the first members from the Hillcrest Country Club in Los Angeles. Ben Hogan was hired as the premier golf professional for the course. The course opened in February 1952. William Cody designed the original clubhouse at the Tamarisk Golf Club, but the building was demolished and replaced in 1983.[70]

In 1954, President Eisenhower visited the Tamarisk Country Club and the Thunderbird Country Club, lending prominence to Rancho Mirage as a premiere golfing destination that would later be known as the "Playground of the Presidents".[71] That same year, Frank Sinatra bought five lots along Tamarisk's 17th fairway where he commissioned William Cody to construct a walled compound for Sinatra and his friends. Completed in 1957, additions and improvements to the compound were completed through 1998.[72] In 1960, Tamarisk Country Club, along with Thunderbird Country Club, Bermuda Dunes Country Club, and Indian Wells Country Club, became the founding four courses of the Palm Springs Golf Classic, later renamed to the Bob Hope Desert Classic. Today, the Tamarisk Country Club has more than 110 historic-era homes surrounding the fairway grounds.[73] Despite the changes to the original clubhouse, the course retains its original configuration from 1952.

Other Private Clubs and Estates

From 1951 to the incorporation of the City of Rancho Mirage in 1973, other private country clubs opened within the city limits. While important to solidifying the Coachella Valley as a premier golfing location, these later country clubs did not achieve the same cultural impact as Thunderbird Country Club and Tamarisk Country Club.

Sunnylands, The Annenberg Estate

Like the other private country clubs developed during this period, the development of the Annenberg Estate had a lasting effect on establishing Rancho Mirage as a unique desert community. Although it was built as a single-family compound, the massive estate and the family that founded it shaped the development of Rancho Mirage and fostered its association with powerful political figures. Though not a country club, the Annenberg Estate functioned like a private club for guests of the Annenberg family for much of its history until it opened to the public in 2012.



Figure 28. Sunnylands, The Annenberg Estate, designed by A. Quincy Jones.
(*Rancho Mirage at Fifty* Book, Source: City of Rancho in partnership with Desert Publications, Inc.)

While living in Philadelphia, Walter and Leonore Annenberg visited their friends Harriet and Armand Deutsch in La Quinta and other acquaintances at the Tamarisk Country Club. Annenberg was the publisher of the *Philadelphia Inquirer* and president of Triangle Publications, who produced the *TV Guide*, *Daily Racing Form*, and *Seventeen Magazine*. While golfing at the Tamarisk Country Club, Walter and Leonore noted that a plot of undeveloped land east of the club might also make an ideal location for another golf course. To achieve this end, the Annenbergs decided to build their own private residence amongst the fairways. They purchased 200 acres from the First American Title Insurance & Trust Company in 1963 who, under Trust No. P-76, had owned the property since 1942, when they acquired it from Louis E. Golan.[74]

Located at 71-800 Wonder Palms Road, at the northwest corner of Wonder Palms Road and Rio del Sol (present-day Frank Sinatra Drive and Bob Hope Drive), the Annenberg Estate, named Sunnylands, was designed by Master Architects A. Quincy Jones and Frederick Emmons. In 1964, the *Desert Sun* announced that the vast home, which cost $540,875, was completed. Sunnylands included the 32,000 square feet main house, a guest quarters, 12 manmade lakes, and a nine-green, 18-tee golf course. The home was built to reflect Japanese and Mayan influences with the principal building covered by a large monitor roof. Within the home, the interior design was headed by notable designers Billy Haines and Ted Graber.[75] Designed by Dick Wilson, the Sunnylands golf course opened in 1965.[76]

An avid art collector, philanthropist, and important Republican supporter, Walter Annenberg was appointed Ambassador to the United Kingdom by President Nixon. Leonore Annenberg served President Reagan and the First Lady as White House Chief of Protocol. While maintaining their primary residence in Philadelphia, at Sunnylands, the Annenbergs hosted prominent public figures, statesmen, and executives, including multiple United States presidents and British royalty.[77] The Annenberg's also opened their home to benefit the local community, hosting major contributors to the Palm Springs Desert Museum in 1974, where Leonore became president of the board of trustees. In 1985, Sunnylands hosted a fundraiser for the Eisenhower Medical Center, resulting in a $30 million capital-improvement campaign. Walter and Leonore Annenberg gave hundreds of millions of dollars to various causes within the Coachella Valley. In Rancho Mirage they donated approximately $125 million for the creation and operation of Eisenhower Medical Center, donated 6.25 acres and money to Children's Discovery Museum of the Desert, and contributed $2 million for building the Rancho Mirage Public Library on Highway 111. They also served on boards and committees of public-serving organizations. Walter Annenberg died in 2002, and Leonore died in 2009. In 2012, their Rancho Mirage home opened to the public as Sunnylands Center & Gardens, offering tours of the estate, exhibitions of their enormous art collections, and

various regular programming events. The golf course, which has evolved since the 1980s, remains private, but is still frequented by U.S. Presidents and other dignitaries on a regular basis.[78]

Desert Island Country Club

First established in 1971, the Desert Island Country Club was initially named the Desert National Country Club and was built as a private member-only course by the Winmar Company, Inc, a subsidiary of the Safeco Corporation from Seattle. Walter Sibbert served as the president of the club and was also vice president of the Winmar Company. The Desert Island Country Club was built on 160 acres at the southwest corner of the intersection of Bob Hope Drive and Frank Sinatra Drive, south of Sunnylands.

The property was constructed with an island of 350 condominium units in the center of the golf course surrounded by a 25-acre lake with a 20,000 square foot central clubhouse. The clubhouse was completed in 1971 and the original condominium units, built across two building complexes, were completed in 1972 and 1975. Opened in 1972, the course was designed by renowned golf course architect Desmond Muirhead. William Martin served as first golf professional for the Desert Island Country Club.[79] In 1980, a third condominium building, housing 99 units, was constructed on the island north of the first two buildings. Today, the original clubhouse appears to retain much of its original design elements and configuration. The Desert Island Country Club remained private and closed to the public until 2022, when the course and clubhouse was opened to the public.

Mission Hills Country Club

In 1965, Max Genet Jr., a U.S. Marine pilot turned developer, approached the Agua Caliente Band of Cahuilla Indians to establish lease agreements for a 640-acre plot of land to build what would become the Mission Hills Country Club. In 1968, golf course architect Desmon Muirhead began designing and overseeing construction of the first course at the Mission Hills Country Club. In 1969, Heathman Construction of Palm Springs began building the first 50 homes and the original clubhouse. In 1971, the Mission Hills Country Club officially opened.[80]

The same year, David Foster, president and CEO of the Colgate-Palmolive Company, announced that a new Ladies Professional Golf Association (LPGA) tournament would be hosted by popular singer and actress Dinah Shore at the Mission Hills Country Club. Ms. Shore hosted Dina's Place, a popular daytime talk show that was sponsored by Colgate-Palmolive. In 1972, Jane Blalock won the first Colgate-Dinah Shore Circle tournament, now known at the Chevron Championship. Following the success of the golf tournament, the Colgate-

Palmolive Company acquired the Mission Hills Country Club in 1974. During the 1970s and 1980s additional homes were built within club boundaries. In 1978, professional golfer Arnold Palmer designed a course at the Mission Hills Country Club west of the original course. This was the first of many courses designed by Mr. Palmer in the Coachella Valley. At the Mission Hills Country Club, the Arnold Palmer Signature Course opened in 1979. In 1981, Landmark purchased the club and set about updating the property including demolition of the original clubhouse in 1985 and replacing it with a much larger facility that opened the next year. Today, the Mission Hills Country Club remains a private club, hosting prominent golf tournaments regularly.[81]

Associated Property Types

In the 1950s, the resort industry in Rancho Mirage began the process of replacing undeveloped land and agricultural properties with lavish country clubs catered to wealthy patrons, snowbird residents, and retirees who all sought quiet seclusion within residential developments attached to the golf courses. The golfing industry created some of the early commercial properties in Rancho Mirage, after the prevalence of dude ranches declined, and it spurred the construction of single-family residences and condominiums. The growth of the golfing industry was rapid following the completion of the Thunderbird Country Club in 1951 through incorporation of the City of Rancho Mirage in 1973. The Desert Hotel, Thunderbird Country Club, Tamarisk Country Club, Desert Island Country Club, and Mission Hills Country Club were the major clubs built between 1951 and 1973 in Rancho Mirage. These communities rapidly transformed the fabric of the community from a rural town to a premier golfing destination. Rancho Mirage experienced more resort development during the following decades as developers continued to build on the model first introduced by Thunderbird Country Club. Properties related to the development of country clubs in Rancho Mirage are both residential and commercial in nature.

Single-Family Residences

Residential properties attached to country clubs and resorts from 1951 through 1973 consisted of single-family homes and condos developed with Tract Ranch, Custom Ranch, Contemporary, Post and Beam, International, and Desert Modern styles.

Single-family residences within Thunderbird Country Club were constructed on property that was formerly a part of the Thunderbird Ranch and similar homes were constructed within Tamarisk Golf Club on land that was previously a part of the Da Vall Ranch and the Wonder Palms Hotel and Guest Ranch. Homes built within both country clubs were exclusively custom

designs featuring Contemporary, Post and Beam, International, or desert Modern styles. Following the success of both clubs, developers built more single-family homes and condominiums within the Desert Island Country Club and the Mission Hills Country Club in the 1970s largely utilizing Spanish Styled Ranch, Tract Ranch, and International styles.

Single-family residences constructed in the early country clubs, between the initial construction of the Thunderbird Country Club in 1951 through the 1973, exhibit the following character defining features listed below.

- One or two stories
- Mid-century architectural styles – Tract Ranch, Custom Ranch, Contemporary, Post and Beam, International, or Desert Modern styles
- Private driveways
- Attached or detached garages/carports
- Gable, hipped, or flat roofing forms
- Large metal floor-to-ceiling windows
- Prominent course-facing façades
- Large shaded rear porches

Condominiums

Condominiums within the Desert Air Hotel, Desert Island Country Club, and the Mission Hills Country Club were constructed on undeveloped lots that was previously agricultural or ranching land. The developers built condos with Spanish Styled Ranch, Tract Ranch, or International styles.

Condominiums within country clubs from 1951 through the 1973 exhibit the following character defining features listed below.

- One or two stories
- Paired and mirrored homes sharing a wall or multi-unit buildings
- Mid-century architectural styles – Spanish Styled Ranch, Tract Ranch, Contemporary, Post and Beam, International, or Desert Modernist styles
- Shared or individual driveways
- Gable, hipped, or flat roofing forms
- Large metal floor-to-ceiling windows
- Shared amenities (pools, tennis courts, gyms, etc.)

Commercial Buildings

Construction of the commercial buildings at the Desert Air Hotel, Thunderbird Country Club,

Tamarisk Country Club, Desert Island Country Club, and Mission Hills Country Club properties occurred on previously undeveloped land or former agricultural/ranching property. The commercial resort buildings at these properties all originally consisted of golf clubhouses and club facilities for additional amenities. The commercial buildings and structures constructed during this period largely reflected the mid-20th century modernistic style variations. The Desert Air Hotel restaurant had a unique Streamline Moderne style circular floorplan. The original clubhouses at Thunderbird and Tamarisk, both designed by William Cody, exhibited early Desert Modernist style elements before the clubs instituted significant additions and alterations. The 1971 Desert Island clubhouse still exhibits International style elements, but the Mission Hills clubhouse was demolished and replaced in 1985. Its original style remains unclear.

Commercial properties constructed in Rancho Mirage during the early development of the golfing industry, between the initial construction of the Thunderbird Country Club in 1951 through 1973, exhibit the following character defining features listed below.

- One or more stories (usually one to two) in height
- Mid-century architectural styles – Contemporary, Post and Beam, International, or Desert Modern styles
- Automobile oriented
- Low-pitched or flat roof
- Smooth stucco exterior walls
- Metal framed floor-to-ceiling windows

Significance Thresholds

To be eligible for listing in the NRHP, CRHR, or Local Register, a property dating to Rancho Mirage's era of early resort development must be significant under at least one of the following criteria.

NRHP Criterion A/CRHR Criterion 1

Country club properties may be eligible under Criterion A/1 if they can be shown to have made a significant individual contribution to the board patterns of national, state, or local history, particularly relating to the evolution of the golfing industry in Rancho Mirage.

NRHP Criterion B/CRHR Criterion 2

Country club properties may be significant under Criterion B/2 for an association with the life of a person important in the development of the Rancho Mirage golfing industry. Country

club properties that can be documented as being associated with an important person in local history may qualify for designation. In addition, the individual must have been associated with the property during the period that the person's significant achievements and contributions occurred. Prominent figures related to the development of the country club industry may include Henry "Hank" Gogerty, Johnny Dawson, Jimmy Hines, Frank Bogert, Eddie Susalla, William Cody, Joseph Blumenfeld, Harry Taylor, Walter Annenberg, Leonore Annenberg, Walter Sibbert and Max Genet Jr. Additional significant individuals may be discovered through future research.

NRHP Criterion C/CRHR Criterion 3

Country club properties in Rancho Mirage may be eligible under Criterion C/3 for embodying distinctive characteristics of a style, type, period, or method of construction. A notable work of a master builder, architect, or designer would also be significant under Criterion C/3 if the property was designed or constructed as part of the country club development in Rancho Mirage. For example, multiple country club developments by William Cody may be found eligible under C/3 if the subject properties retain sufficient integrity to convey their significance.

NRHP Criterion D/CRHR Criterion 4

A property related to the development of the golfing industry in Rancho Mirage may be significant under Criterion D/4 if it has the potential to yield important information of scientific value. Unevaluated and undocumented elements of country club properties may be found to be significant using this criterion.

Local Register Criteria

A country club property dating between 1951 and 1973, may be significant under Local Register Criterion 1 if it is representative of a mid-20th century architectural style or reflects special elements of early residential period, type, style or way of life important to the City; under Local Register Criterion 2 if it is associated with a business or use which was once common but is now rare or non-existent within the City; under Local Register Criterion 3 if it is representative of the evolution or development or associated with the cultural, religious, educational, political, social or economic growth of the City, county, state or nation, like an early country club; under Local Register Criterion 4 if it represents the work of a master builder, engineer, designer, artist or architect whose individual genius influenced the *Country Club Era*; under Local Register Criterion 5 for an association with a historic event person(s) that have made a meaningful contribution to the City, state or nation; under Local Register

Criterion 6 if it has a high potential for yielding information of archaeological interest; under Local Register Criterion 7 if it embodies elements of outstanding or innovative attention to architectural or engineering design, detail, craftsmanship or use of materials; or under Local Register Criterion 8 if it contains an unusual natural feature.

Integrity Considerations

To be eligible for listing in the NRHP, CRHR, or Local Register, a country club property, residential or commercial, built between 1951 and 1973, must retain sufficient integrity to convey its significance. A property nominated under NRHP Criteria A/CRHR Criteria 1 should retain integrity of location, setting, feeling, and association. A property nominated under NRHP Criterion B/CRHR Criterion 2 should retain integrity of location, design, feeling, and association, as the physical condition of a site is directly related to connection between a property and a significant individual. A property nominated under NRHP Criterion C/CRHR Criterion 3 should retain integrity of design, materials, workmanship, and feeling, as these are critical for a property to embody distinctive characteristics of a style. Some alterations may be acceptable if the property retains its essential features and overall original form. A property nominated under NRHP Criterion D/CRHR Criterion 4 should retain integrity of location, materials, and association.

Regarding integrity considerations for sites potentially eligible for listing in the Local Register, a property nominated under Criteria 1, 4, or 7 should retain integrity of design, materials, workmanship, and feeling. A property nominated under Criteria 2, 3, or 5 should retain integrity of location, setting, feeling, and association. A property nominated under Criteria 6 or 8 should retain integrity location, materials, and association.

Theme 5: Residential and Cooperative Communities, 1951 – 1973

The development of country clubs in Rancho Mirage set the stage for the transition of the area from a desert retreat, catering to leisure activities for high profile seasonal elite, to an established Coachella Valley community filled with tight-knit residential communities. Subdivision development in the post-WWII era began with projects that were often immediately adjacent to, or bounded by, established country clubs, advertising the ease of access to these clubs and the option to buy memberships. At the same time, smaller cooperative communities were also built within Rancho Mirage, each distinguished by exclusive-use community amenities like shared pools, gardens, and regular maintenance. These new co-op apartment communities appealed to middle class buyers who could own their own apartments, later reclassified as condominiums, at a fraction of the cost of a custom-built detached home, while still enjoying exclusive community-wide facilities, like clubhouses and pools.

The trend in cooperative housing communities was partially as result of the Federal government taking steps to foster ownership of cooperative forms of housing during World War II. In 1942, the Federal government extended the deductibility of mortgage interest and real estate taxes to cooperative homeownership. As during World War I, this was a war effort to combat material shortages that resulted in a reduced supply of single-family housing. Encouragement of multifamily housing had the needed result, and for the first time had an impact in the Southwestern United States where war industry expanded.

In the post war era, several post war cooperative developments were already pioneered before California adopted its condominium laws in 1963 and early efforts by developers had individual owners granted their own deed to their apartment. The use of the phrase "own your own" in these communities appealed to older, wealthier buyers who wanted control over their real estate investment without the responsibility of individual upkeep and maintenance activities. As such, this concept was both an appeal to the benefits of cooperative apartments of the past that were common in the east and looked forward to as condominium ownership became available in California after the adoption of a statutory framework. These changes after World War II created a niche for developers to exploit.

The passage on June 10, 1961, of Section 234 of the National Housing Act, or Horizontal Property Act (HPA), laid the groundwork for the development of joint home ownership and gave rise to the advent of condominiums in the United States.[82] Between 1955 and 1961, multifamily housing increased from 8.4% to 26.3% of all housing in the United States. At the

same time single-family housing during this period fell by 37 percent. The passage of the 1961 Act, however, resulted in a surge of condominium development, which was a new housing concept compared to its predecessors (apartments, cooperatives, and townhouses).[83]

Cooperative housing communities in Rancho Mirage typically sold modest sized single-family residences or apartments, usually all constructed by the same cooperation and/or architect, with some aspect of shared community fees and ownership. This usually came in the form of shared facilities. Single-family residences or condominiums with added amenities were designed to be individually owned with some shared upkeep expenses for communal facilities. Communities with apartments, like Desert Braemar allowed residents to sign protracted leasing agreements.

More traditional single-family residence subdivisions constructed during the country club era outside of the early clubs in Rancho Mirage varied in size and scope. Some were solely residential tracts, designed to attract wealthier clientele inclined to design their own custom homes within private gated neighborhoods. These communities often did not come with shared facilities and were largely or completely inhabited by members of nearby country clubs. Some early residential subdivision communities established in Rancho Mirage were also constructed under unique circumstances or were never fully realized, with only a handful of model homes completed.

Thunderbird Heights

Developed as a continuation of the Thunderbird Country Club in the early 1950s, the Thunderbird Heights gated community was originally named Thunderbird Ranch and Country Club Estates.[84] It was originally marketed as a continuation of the Thunderbird Country Club with a gated entrance at the base of Bradley Canyon. One of the earliest homes built within Thunderbird Heights was Bing Crosby's residence at 70-375 Calico Road, which was completed in 1952. Like Crosby, subsequent owners built their own custom homes on large parcels across the gated neighborhood in the 1950s through 1970s, designing houses that optimized views overlooking the Coachella Valley and Thunderbird Country Club below. Many of the elaborate homes in this community were designed by notable architects of the time and many display hallmark features of Desert Modernism.

Valley of the Sun

Located north of Cypress Lane around two cul-de-sacs called Sandsu Circle and Sandsal Circle, the Valley of the Sun tract was built in 1957-1958 and was the first residential subdivision built in the vicinity of the Tamarisk Country Club. Valley of the Sun includes 15 homes

designed by Master Architects Dan Palmer and William Krisel, who formed a partnership in 1949 and finished their Smoke Tree Valley project (now Twin Palms Estates) in Palm Springs prior to initiating work on Valley of the Sun.[85] Builder George M. Holstein & Sons began construction in the summer of 1957, including 12 homes along the cul-de-sacs and three on Palomino Lane. The Palmer & Krisel designs were all post-and-beam construction with varying rooflines, glass walls, exterior rock facades, and exposed beam ceilings.[86] The designs mirrored those found in Twin Palms Estates, offering different variations of similar plans. By March 1959, all 15 homes were sold, and most remain extant in good condition today.

Tamarisk 10th Fairway Ranch/Peacock Circle

After the initial success of both the Thunderbird Country Club and the Tamarisk Country Club, developers and investors quickly began formulating plans for residential communities surrounding both clubs. In 1955, Fred Mottle, a Palm Springs resident and co-owner of the Chi Chi Club, and Charles E. Jones, a Los Angeles-based factory owner, purchased the former Cobb Ranch, a 29-acre holding that bordered the 10th fairway at Tamarisk Country Club. Mottle and Jones commissioned Master Architect William Cody to prepare a master plans for the subdivision, which included construction of homes around a new circular drive, called Peacock Circle, sited south off Chappel Road. The concept plans called for leasable apartments with swimming pools, and approximately 50 bungalow-style homes for rent. However, by 1957, Cody and the developers had reworked the plan significantly, planning to build single-family residences and a hotel. In 1957, 10 homes were in various stages of completion, including residences for Mottle and Jones. The interior floorplans were designed by C.W. Doty, who later worked with Mottle on larger-scale projects in Palm Springs. In 1958, the 10 homes designed by William Cody were completed, but the hotel was never constructed.[87] It took decades for buyers to infill the rest of the lots around Peacock Circle.

Sunny Lane Palm Estates

While cooperative housing development projects and high-end gated subdivisions continued to be developed during the 1950s and 1960s, tract style development was also occurring in Rancho Mirage, most notably in what is now the Tamarisk Heights neighborhood. Along Ferber Drive, Marber Drive, and Palmdale Road between Sunny Lane and Cobb Road, west of the Tamarisk Ranchos, developers began building single-family residences featuring Roman tubs, Palos Verdes stone fireplaces, and entryways clad in slate and terrazzo. The first group of approximately 50 residences was completed between 1961 and 1962. Another group of homes was completed in 1973.[88] The first 50 homes, built between 1961 and 1962, were designed as Contemporary style homes, and later homes built in the 1970s were built as Tract Ranch style residences. All houses featured attached garages with

front-gabled and cross-gabled forms. Within Sunny Lane Palm Estates, some properties retain their historic integrity, but many homes have been substantially remodeled or replaced over time.

Sun Valley Estates

The Tamarisk Heights neighborhood was significantly built-out along the western ends of Cobb Road, Sun Valley Drive, and Chappel Road where they intersect with Da Vall Drive when a former U.S. Army Air Force pilot named Charles Cash developed Sun Valley Estates from 1963 through 1968. Over the course of six years, Cash funded the construction of 90 Tract Ranch style single-family residences in the neighborhood.[89] Over time, the decorative motifs of the Tract Ranch houses evolved from minimalist and modernistic designs to a neo-Spanish Revival aesthetic that included terracotta tile roofing and stucco arches.

Blue Skies Village

Following the opening of Thunderbird Country Club and the construction of his own home in 1952, Bing Crosby was one of the early visionaries who recognized the potential for both high-end and middle-class community building in Rancho Mirage. In 1953, Crosby purchased 22-acres of land adjoining Highway 111 north of the burgeoning Thunderbird Country Club and Thunderbird Heights community to build a modest trailer park community. Crosby knew that trailer parks were popular in post-WWII Palm Springs and surmised that the popularity would inevitably spread southward to Rancho Mirage. He created the Blue Skies Trailer Village cooperation, made himself president, and gathered a group of 48 investors, mostly friends from the entertainment industry, naming many of the planned streets after them. Crosby employed his assistant, Pete Pettito to oversee the development and later hired builder Rex Thompson as the project contractor. In 1954, the plan for Blue Skies Village was approved, with 307 lots for trailers. Crosby hired William Cody to create a master plan, design the trailer spaces, create a plan for the clubhouse/pool, and assist with landscape design. The Blue Skies Trailer Village was constructed between 1954 and 1956.[90] Today, the village retains many of the original Cody elements, including the clubhouse, pool, trailer park types, and landscape layout.

Tierra Del Sol

Robert McCulloch, founder of McCullough Engineering, identified a gap in the housing market in Rancho Mirage wherein prospective buyers needed a third housing option as an alternative to the country clubs and Blue Skies Trailer Village. McCulloch planned a modest community east of Thunderbird Country Club off Bob Hope Drive along the circular Vista Del Rio road. The plan called for 39 homes, a shared pool, and a community center west. McCulloch hired Richard R. Leitch, a young Los Angeles based architect and recent USC School of Architecture graduate to design the homes. The Desert Sun Development Corporation broke ground in August 1956 and had completed four model homes by November of that year. The models employed a Contemporary style with state-of-the-art appliances and modern features, including accordion-type hardwood partition walls and sliding screens.[91] While some of the original homes retain their original character, many have been modernized significantly, changing the look and feel of the original community. The shared pool and community center are no longer extant, and the cooperative nature of the community is no longer intact.

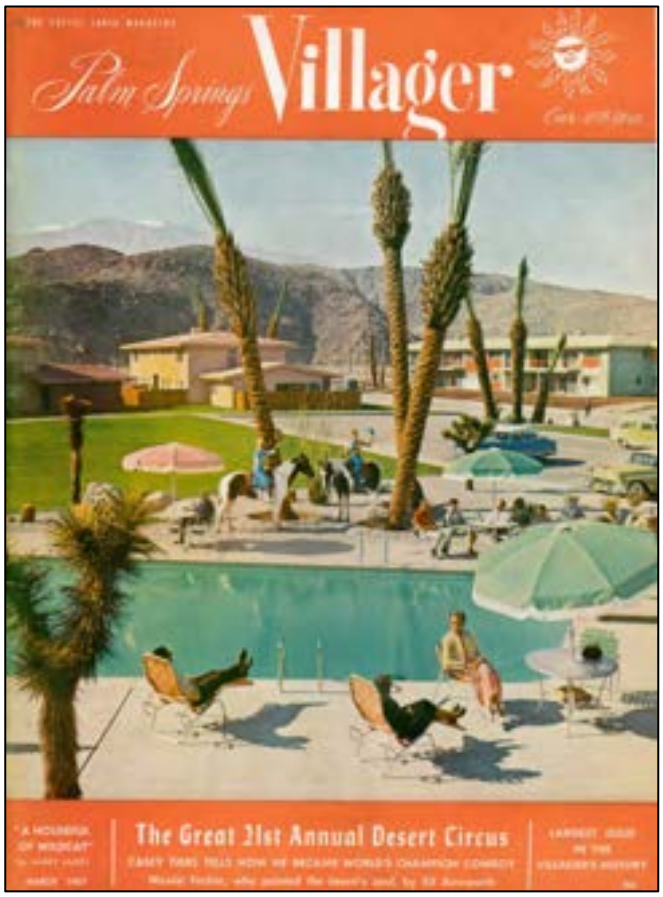


Figure 29. Desert Braemar community illustration, ca. 1957. (Source: Palm Springs Villager, March 1957)

Desert Braemar

In 1955, the Braemar Construction Corporation took note of the success of the Thunderbird and Tamarisk Country Clubs, as well as the popularity of the Blue Skies Trailer Village, and planned a cooperative housing development between the two clubs along Highway 111. The cooperative resort was built to appeal to people seeking enjoyment in a maintenance-free community with ample amenities. The Braemar Construction Corporation commissioned Master Architect John C. Lindsay to design the community, which was to include 100 apartments and townhouses on a 12-acre site with a shared pool, gardens, putting green, and clubhouse. Lindsay, a previous partner with the firm, Palmer, Krisel & Lindsay, was experienced in the design of commercial office blocks and housing projects prior to his work on Desert Braemar. He

continued to work on residential tracts after the Desert Braemar project, which was constructed between 1956 and 1957.

When finished, the $3 million Desert Braemar development included one and two-story buildings with open-tread stairs, open stairwells, decorative metal railings, and low roof lines. The townhomes featured floor-to-ceiling windows, open-plan living spaces, and exposed beam ceilings. Overall, the property blended tropical motifs, using pink-tiled Bermuda roofs, with Desert Modernist design elements to create a unique look and feel to the entire property. Master Interior Designer Arthur Elrod added more modernist elements to the apartments and townhomes complementing Lindsay's vision.[92]

After the last apartments were completed in 1957, the Braemar Construction Corporation planned to construct another 90 units on an adjacent property, but the company soon fell into legal trouble, and the units were not built. By 1960, the existing owners of the apartments and townhomes had locked in 99-year leases, and the co-op structure remains in place today.[93]

4th Fairway Cottages/Thunderbird Palms West

At the southern end of the Thunderbird Country Club off Highway 111 and Paxton Drive, local builder and entrepreneur George Holstein commissioned Master Architect William Cody to design 19 cottages around a central pool along Thunderbird's fourth fairway. Constructed in 1957, these 1,300 square foot homes were envisioned as weekend homes, initially named as the 4th Fairway Cottages. In 1964-1965, additional homes were built east of the original 19 cottages.[94] Today, the community of 38 homes is known as Thunderbird Palms, a stock cooperative community. The original 19 homes are referred to as Thunderbird Palms West and the latter grouping is known as Thunderbird Palms East.

Tamarisk Ranchos I and II

After the opening of the Tamarisk Country Club, one of its initial founders, financier and Southern California developer Lou Halper, originated an idea for a nearby mini-resort exclusively for Tamarisk members who were looking for a more private and manageable alternative to a home on the country club's fairway. Halper originally planned for a 40-lot subdivision with two groupings of communally designed homes. In 1956, Halper hired Master Architect William Krisel, whom he had worked with previously in Los Angeles, to design the first phase, composed of 16 Contemporary style homes around a communal pool and gardens that retained and integrated existing date palm trees on the site. The initial group of homes, Tamarisk Rancho I, was built in 1958 by the Devon Construction Company, owned

by Lou Halper. Bound by Pinto Palms Way, Los Pueblos Way, Palm View Road, and Tamarisk Lane. Each home was designed by Krisel to include a spacious floorplan, approximately 2,000 square feet, with post-and-beam construction, large rear terraces, floor-to-ceiling glass windows, post-and-beam construction, open ceilings, and open-plan living areas.[95]

Apart from Halper, the initial owner-residents included City National Bank founder Al Hart, scriptwriter Harry Tugend, actor Groucho Marx, radio and television producer John Guedel, film producer Lawrence Weingarten, Elizabeth Taylor's agent Jules Goldstone, Abbott & Costello producer Alex Gottlieb, and Los Angeles radio station owner Harry Maizlish.[96]

In 1958, Halper sold the property to the High Dale Company. Under High Dale's ownership, the second group of 16 homes, Tamarisk Ranchos II, was constructed in 1961 immediately north and adjacent to the first phase. The High Dale Company generally followed the plans produced by Krisel and the Devon Construction Company but changed the inward orientation of the buildings and made all roofing forms low-pitched hipped roofs.[97]

Da Vaal Estates

In 1960, developer Robert Marx partnered with architect Val Powelson to create an apartment cooperative north of and adjacent to the Wonder Palms Hotel and Guest Ranch on the former Everett Da Vall Ranch.[98] They designed the property to consist of five cross-shaped, single-story buildings each consisting of four 1,400 square-foot apartments with two bedrooms and two bathrooms. Because of Powelson's dislike of rectangular shaped structures, the units played with structure and geometry to utilize triangular shapes wherever possible. Powelson designed the apartments with the roofs of all apartments featuring sharply angled triangular gable forms, large overhangs, floor to ceiling windows, open floor-plans, and complementing geometric landscaping between the units which did not share any adjoining walls. These Contemporary style apartments were completely unique when they were finished in 1960 due to their striking design and bold layout. Some of the date palms and grapefruit trees from the Da Vall ranch were retained during construction to add to the character of the cooperative development and tie the new residences at the Da Vaal Estates to the history of the area.[99] The Da Vaal Estates remain relatively intact today, with few exterior changes over time.

Tamarisk West I, II, & III

In the 1950s and 1960s, Master Architect S. Charles Lee partnered with his son-in-law, George Keiter, to develop Federal Housing Administration (FHA)-funded residential communities across the country.[100] By the early 1960s, Lee's daughter and Keiter's wife, Connie, was an

award-winning golfer. This motivated Keiter and Lee to develop Tamarisk West in 1964, immediately adjacent to the western end of Tamarisk Country Club off Da Vall Drive under their firm Lee-Keiter Enterprises.

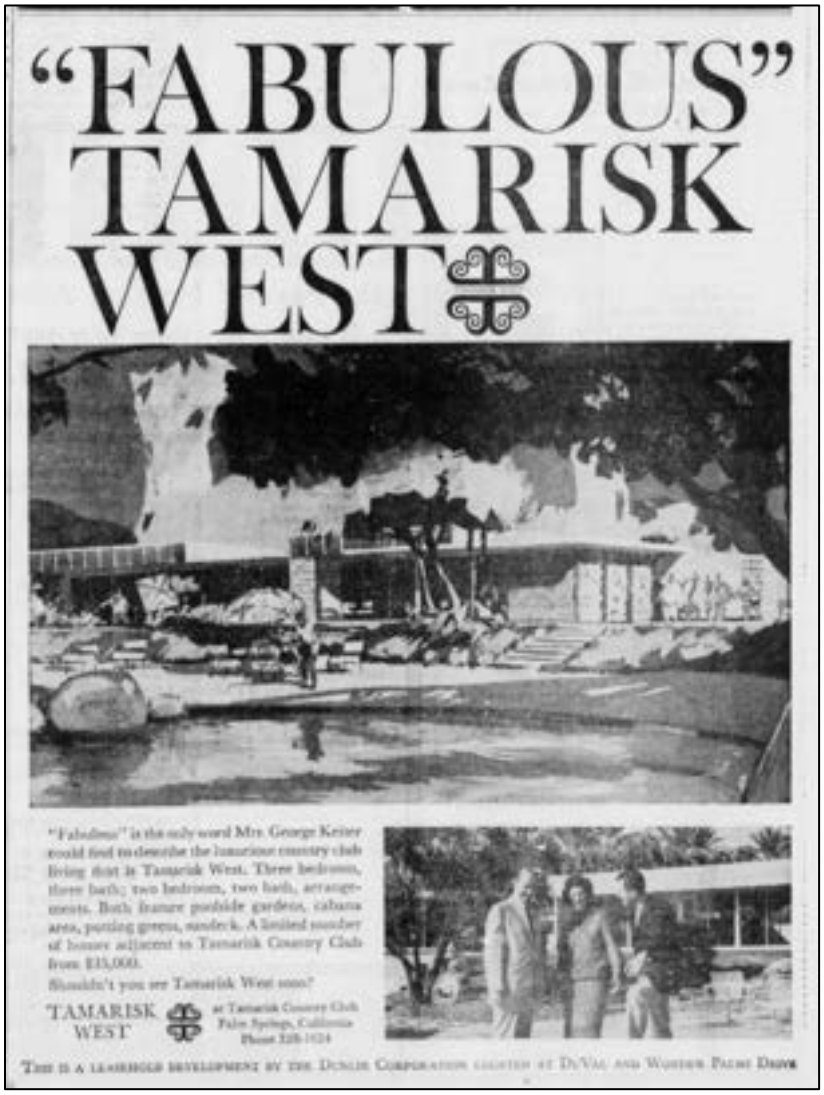


Figure 30. Tamarisk West community advertisement, ca. 1965. (Source: *Desert Sun*, January 22, 1965)

Keiter-Lee hired Trenton J. Dunphy as the general contractor for the Tamarisk West project. Dunphy was the contractor for the Sandpiper condominiums in Palm Desert, designed by Master Architect William Krisel. Like Krisel's designs for the Sandpiper project, at Tamarisk West Lee designed Post and Beam style homes with rock wall and stucco facades and decorative breezeblock walls in muted desert shades light-pink and brown, exemplifying the Desert Modern subtype of the International architectural style. The rear elevations featured floor-to-ceiling windows with patios shaded by an extended eave that overlooked a common-area pool with mountain views. The first group of homes at Tamarisk West, Tamarisk West I, were built at the southern end of the development in 1964 and officially opened in 1965.

Lee-Keiter Enterprises commissioned architect Michael Allan Black to prepare designs for the second group of homes, Tamarisk West II. A 1961 graduate of the USC School of Architecture, Mr. Black established his architectural practice in 1968 after working for Master Architect E. Stewart Williams, whose portfolio included the Santa Fe Savings Bank and the Upper Mountain Station of the Palm Springs Aerial Tramway, as well as the Frank Sinatra House. For Tamarisk West II, Michael Allan Black mirrored elements from Tamarisk West I. By

1969, Tamarisk West II was constructed. The third and final phase of the project, Tamarisk West III, was completed in 1972.[101]

Tamarisk Gardens

Richard McCarthy Jr., primarily known as a developer of luxury homes in Pasadena, commissioned Huntington Beach-based architect J. Donald "Don" Hartfelder in 1964 to construct a compact resort-style community of 28 duplex condominiums sited between the Wonder Palms Hotel and the Tamarisk Country Club on the north side of what was then Wonder Palms Road. A graduate of the USC School of Architecture, Hartfelder primarily practiced in Los Angeles and Orange Counties and, although he specialized in medical buildings, his time at USC and works throughout Southern California informed his modernist aesthetic, including his design of the Tamarisk Gardens.[102]

Completed in 1965, Tamarisk Gardens featured a central pool, interior courtyards, planned gardens, and an entertainment porch. The condos were built as two-bedroom, two bath, 1,800 square-foot units with marble fireplaces and open-plan living rooms. At the exterior, the condos featured flat roofs, floor-to-ceiling windows, low elevations, and simple lines, with stucco-clad walls. As such, the homes blend with the surrounding landscaping, using muted colors on the exterior, apart from colorful recessed front doors, illustrating elements of Desert Modernism. Like the cooperative living complex to the north, Dal Vaal estates, residents at the Tamarisk Gardens were offered hotel and maid services from the Wonder Palms Hotel and Guest Ranch.[103]

Thunderbird Villas

In 1965, north of the already platted Thunderbird Heights subdivision, developer and Thunderbird Country Club member George M. Holstein planned another gated community with several shared community pools. Holstein hired USC School of Architecture graduate Richard Robert Leitch, AIA, architect of the nearby Tierra Del Sol community, to design the Thunderbird Villas condominiums. Leitch's design incorporated a mix of Contemporary and neo-Spanish Revival style elements, with rounded terracotta tiles for the roofing, but also open interior floor-plans with exposed beams, and full-height windows. Brick fireplaces with rounded arches also demonstrated Spanish Revival inspiration, but the interior recessed entries with courtyards were a Contemporary style touch. The first group of approximately 50 homes opened to residents in 1966. Subsequent Thunderbird Villas condominium units were built in the 1970s.[104]

Cody Court 10th Fairway Condominiums

The last small-scale resort community constructed adjacent to the Tamarisk Country Club was Cody Court, a group of eight condominium units with a shared pool built along the 10th fairway of the Tamarisk golf course east of the Peacock Circle subdivision. The property was originally within Fred Mottle and Charles E. Jones' 1956 Peacock Circle development designed by Master Architect William Cody, but the property was not developed, leaving a large open parcel north of the 10th hole green. To in-fill this land, the vice president of the Tamarisk Country Club at the time, Will Rosenfeld, turned to William Cody who, again, was tasked with creating a suitable design for this community in 1969. By this time, Cody had evolved his designs from earlier more typical International and Contemporary styles, into a distinct Desert Modernist style, taking inspiration from the environment while utilizing familiar techniques. The buildings were designed to feature wide expanses of uninterrupted brick walls painted with light desert colors that were broken up by floor-to-ceiling windows, wide overhanging flat roofs, and recessed patios/entrances. Desert flora was incorporated into the landscape along with interspersed palm trees. The Cody Court project was completed in 1970 and remains largely unaltered. They have become a unique part of the Tamarisk Country Club landscape and are immediately recognizable for their distinct design elements and configuration.[105]

Thunderbird North

In 1953, a Dallas developer named A. Pollard Simons bought the 40-acre Loupe Ranch north of Thunderbird Country Club on the northeast corner of Country Club Drive and Morningside Drive. Loupe Ranch included two homes, with citrus trees, date trees, and a vineyard. By 1955, Simons commissioned Master Architect William Cody to design a seven-acre portion of the property as a small private resort community for Simons and his friends who were all members of Thunderbird Country Club and included Texas oilman Monty Moncrief and Thunderbird's all pro golfer Jimmy Hines. Simons and his friends gradually built 10 homes around a central pool with an 8,000-square foot private putting green. Each home was custom built, with three designed by William Cody and another three designed by Wexler & Harrison, a partnership of Master Architect Donald Wexler and Master Architect Richard Harrison . Several other homes were designed in a compatible aesthetic although the architect for these properties has not been confirmed. The first two homes in Simons' Thunderbird North project were completed in 1956 and the last was completed in 1978.[106]

Green Acres

In 1962, developers Rubin, Leeb, and Horwich hired architect Robert Marx to design a small 30-unitsubdivision at the southwest corner of Palm View Road and Tamarisk Lane. A USC graduate, and son of Gummo Marx, Robert Marx designed three spec homes, between 1,800 and 2,500 square feet for use as models for the Green Acres project. The models were assigned breezy names, indicative of resort themes: 'Pacific', 'Caribbean', and 'Mediterranean' although all were designed in a Desert Modernist style. At least 10 homes in the Green Acres project were built utilizing Marx's designs. The remaining lots were in-filled in 1999-2000, during that time one of the original Marx-designed homes was demolished and replaced. Another home designed by Robert Marx, within the Carolyn Court cul-de-sac, was demolished and replaced in 2016.[107]

Tamarisk Village

Sited within the Tamarisk Heights neighborhood, Tamarisk Village was conceived as a $2.5 million residential community composed of 40 detached single-family homes ranging in cost between $50,000 and $60,000. The project was initially planned by developer Don Baker through his company, Far West Development, who purchased the land in 1960. Baker hired Master Architect Hugh Kaptur to design four models, but the development quickly fell through due to economic constraints leaving only a small number of homes designed by Kaptur within the project boundaries. The Kaptur homes are sited on Mottle Circle and were built in ca1962-1963. Kaptur additionally designed Don Baker's residence in the project boundary. Completed in 1963 in the Desert Modernist style, the Baker residence features a recessed front entry, a prominent rock wall, a flat roof with a wide overhang, floor-to-ceiling glass windows, and subtle Spanish motifs.[108]

Sky Mountain

In 1963, Southern California builder and developer Merton H. Baker bought 640 acres of land west of Highway 111 between Tamarisk Country Club and Thunderbird Country Club to build a large resort community over a ten-year development period. The community, called Sky Mountain, was going to be designed with commercial properties, residences, a hotel, an eighteen-hole golf course, a clubhouse, and other recreational facilities. William Cody was initially tasked with designing oversight of residential construction within this new subdivision. However, by 1971, one apartment building and a few home sites had been improved. Sky Mountain was declared bankrupt and the remaining 605 acres were sold on the market. Today, the Sky Mountain Condominiums from 1964 remain one of the only markers of the original community, which sprawled up a canyon along Stellar Drive and Mirage Cove Drive.

Over time, single-family residences gradually filled the streets of Sky Mountain, which was only fully in-filled by the early 2000s.[109]

Associated Property Types

The first boom of residential development in Rancho Mirage was tied directly to the popularity of the country club industry in the post-war era. While planned residential development began with the with the Rio Del Sol and Magnesia Falls Cove communities, post-war development was primarily driven by country club investment. Early residential subdivisions and cooperatives throughout Rancho Mirage were largely composed of single-family residences. Most condos and apartments within residential communities were not developed in large quantities until the late 1970s and 1980s. While new residential subdivisions and cooperatives focused construction around new country clubs, commercial development stayed localized around Highway 111 throughout this period.

Single-Family Residences

Residential properties in subdivisions and cooperatives from 1951 to 1973 largely consisted of Tract Ranch, Custom Ranch, Contemporary, Post and Beam, International, and Desert Modernist homes. These were built in the Thunderbird Heights, Valley of the Sun, Peacock Circle, Sunny Lane Palm Estates, and Sun Valley Estates subdivisions. The same styles were used in the Blue Skies Village, Tierra Del Sol, Desert Braemar, 4th Fairway Cottages, Tamarisk Ranchos, Da Vaal Estates, Tamarisk West, Tamarisk Gardens, Thunderbird Villas, 10th Fairway Condominiums, Thunderbird North, Green Acres, Tamarisk Village, and Sky Mountain Condominiums, which all had varying degrees of shared community resources.

Single-family residences within Rancho Mirage subdivisions and cooperative communities were largely constructed on either undeveloped land or former agricultural property. Single-family homes were constructed with Tract Ranch, Custom Ranch, Contemporary, Post and Beam, International, and Desert Modernist styles.

Single-family residences constructed in independent residential subdivisions from 1951 through 1973, exhibit the following character defining features listed below.

- One or two stories
- Mid-century architectural styles – Tract Ranch, Custom Ranch, Contemporary, Post and Beam, International, or Desert Modernist
- Private driveways
- Attached or detached garages/carports

- Gable, hipped, or flat roofing forms
- Low-pitched roofs
- Large overhangs
- Metal windows
- Large patios

Condominiums and Cooperative Apartments

The condominiums and/or apartments within Desert Braemar, Thunderbird Palms West, Da Vaal Estates, Tamarisk Gardens, Thunderbird Villas, and the Sky Mountain Condominiums were constructed on undeveloped lots that was previously agricultural or ranching land. Developers built condos using Spanish Styled Ranch, Tract Ranch, Contemporary, Post and Beam, International, or Desert Modernist styles.

Condominiums and apartments outside country clubs from 1951 through the 1973 exhibit the following character defining features listed below.

- One or two stories
- Paired and mirrored homes sharing a wall or multi-unit buildings
- Mid-century architectural styles – Spanish Styled Ranch, Tract Ranch, Contemporary, Post and Beam, International, or Desert Modernist styles
- Shared or individual driveways
- Gable, hipped, or flat roofing forms
- Large metal floor-to-ceiling windows
- Shared amenities (pools, tennis courts, gyms, etc.…)

Significance Thresholds

To be eligible for listing in the NRHP, CRHR, or Local Register, a property dating to Rancho Mirage's *Residential Subdivisions and Cooperatives* period must be significant under at least one of the following criteria.

NRHP Criterion A/CRHR Criterion 1

Residential properties throughout Rancho Mirage if they can be shown to have made a significant individual contribution to the board patterns of national, state, or local history, particularly relating to the evolution of the residential development in Rancho Mirage after the institution of the Thunderbird Country Club and prior to incorporation in of the City of Rancho Mirage.

NRHP Criterion B/CRHR Criterion 2

Residential properties may be significant under Criterion B/2 for their association with the life of a person important in the development of Rancho Mirage residential subdivisions and cooperatives. A residential property that can be documented as associated with an important person in national, state, or local history may qualify for designation. In addition, the individual must have been associated with the resource during the period that the person's significant achievements and contributions occurred. Prominent figures related to the residential development of Rancho Mirage may include Dan Palmer, George M. Holstein, Fred Mottle, Charles E. Jones, Charles Cash, Bing Crosby, Pete Pettito, Robert McCulloch, John C. Lindsay, Lou Halper, Robert Marx, George Keiter, Richard McCarthy Jr., A. Pollard Simons "Rube" Rubin, William Leeb, Filmore Horwich, Don Baker, or Merton H. Baker. Additional significant individuals may be discovered through future research.

NRHP Criterion C/CRHR Criterion 3

A residential property in Rancho Mirage may be eligible under Criterion C/3 for embodying distinctive characteristics of a style, type, period, or method of construction. A notable work of a master builder, architect, or designer would also be significant under Local Register Criterion C if the residential property was designed or constructed as part of the residential development of Rancho Mirage from 1951 through 1973.

NRHP Criterion D/CRHR Criterion 4

A residential property related to the overall residential development of Rancho Mirage may be significant under Criterion D/4 if it has the potential to yield important information of scientific value. Unevaluated and undocumented elements of residential properties may be found to be significant using this criterion.

Local Register Criteria

A residential property dating between 1951 and 1973, may be significant under Local Register Criterion 1 if it is representative of a mid-20th century architectural style or reflects special elements of early residential period, type, style or way of life important to the City; under Local Register Criterion 2 if it is associated with a business or use which was once common but is now rare or non-existent within the City; under Local Register Criterion 3 if it is representative of the evolution or development or associated with the cultural, religious, educational, political, social or economic growth of the City, county, state or nation, like a subdivision or residential cooperative community; under Local Register Criterion 4 if it represents the work of a master builder, engineer, designer, artist or architect whose

individual genius influenced the *Residential Subdivisions and Cooperatives* period; under Local Register Criterion 5 for an association with a historic event person(s) that have made a meaningful contribution to the City, state or nation; under Local Register Criterion 6 if it has a high potential for yielding information of archaeological interest; under Local Register Criterion 7 if it embodies elements of outstanding or innovative attention to architectural or engineering design, detail, craftsmanship or use of materials; or under Local Register Criterion 8 if it contains an unusual natural feature.

Integrity Considerations

To be eligible for listing in the NRHP, CRHR, or Local Register, a residential property, built between 1951 and 1973, must retain sufficient integrity to convey its significance. A property nominated under NRHP Criteria A/CRHR Criteria 1 should retain integrity of location, setting, feeling, and association. A property nominated under NRHP Criterion B/CRHR Criterion 2 should retain integrity of location, design, feeling, and association, as the physical condition of a site is directly related to connection between a property and a significant individual. A property nominated under NRHP Criterion C/CRHR Criterion 3 should retain integrity of design, materials, workmanship, and feeling, as these are critical for a property to embody distinctive characteristics of a style. Some alterations may be acceptable if the property retains its essential features and overall original form. A property nominated under NRHP Criterion D/CRHR Criterion 4 should retain integrity of location, materials, and association.

A property nominated under Local Register Criteria 1, 4, or 7 should retain integrity of design, materials, workmanship, and feeling. A property nominated under Local Register Criteria 2, 3, or 5 should retain integrity of location, setting, feeling, and association. A property nominated under Criteria 6 or 8 should retain integrity location, materials, and association.

Theme 6: Commercial Development, 1934 – 1973

In Rancho Mirage, commercial and civic development was spurred by residential interests. As residential tracts began to develop in the post-WWII era, Highway 111 anchored the construction of new commercial properties. The earliest commercial projects were in the vicinity of Magnesia Falls Cove, before extending north and south along the Highway 111 corridor. These early commercial, hotel, civic and institutional-use properties provided the backbone for living that fostered community development in Rancho Mirage and solidified the City's arrangement of uses between country clubs, golf courses, and residential communities that have come to characterize the City's history.

Table 5. Notable Early Commercial Buildings in Rancho Mirage

Identifier	Year Built	Address	Extant
Louis Krupp Studio	1948	71-555 Highway 111	Yes
Veldt Street Commercial Buildings	1950	Rancho Mirage Lane East Veldt Street	Yes
Original Rancho Mirage United States Post Office	1951	Highway 111 (Unknown)	No
Casbah Apartment Hotel	1957	42-457 Rancho Las Palmas Drive	Yes
Dancing Waters/Whispering Waters	1958	42-536 Rancho Mirage Lane	Yes
Safeway Grocery Store	1958	71-550 Highway 111	Yes
Erik's Furniture Store	1960	71-285 Highway 111	Yes
Christian School of the Desert	1963	72-850 Clancy Lane	No
Elmer's Market	1964	42427 Rancho Mirage Lane	Yes
Lord Fletcher's Restaurant	1966	70-385 Highway 111	Yes
Rancho Mirage Elementary School	1967	42-985 Indian Trail	Yes
Rancho Super Car Wash (Building)	1967	71-490 Highway 111	Yes

Eisenhower Medical Center	1971	39-000 Bob Hope Drive	Yes
Las Casuelas Nuevas	1973	70-050 Highway 111	Yes



Rancho Mirage Chamber of Commerce

OFFICERS

HAIG HARRIS ..... PRESIDENT
LADDIE SVOBODA .. FIRST VICE PRESIDENT
SID GREENLEAF .. SECOND VICE PRESIDENT
HELEN DENGLER .. SECRETARY-TREASURER
LES YOXSIMER ..... DIRECTOR
JOE BUCCINO ..... DIRECTOR
STAN STEARNS ..... DIRECTOR
VICTOR HUGO-VIDAL ..... DIRECTOR
WALT SMITH ..... DIRECTOR
ROSS ERICKSON ..... DIRECTOR
JIM WILLIAMS ..... DIRECTOR
DR. JOHN SVOBODA ..... DIRECTOR
LUCILLE BALL ..... HONORARY MAYOR

BUSINESS MEMBERSHIPS

J. K. ANDERSEN, painting contractor
71-969 Sahara Road 328-2896
general building contractors
DON CAMERON, realty
71-839 Hwy. 111 328-2155
DAN BOTTEFF, garden ceramics
71-925 Hwy. 111 328-2934
DESERT AIR HOTEL
Box 207 328-3101
DESERT COVE NURSERY,
Stanley Stearns, owner
71-877 Hwy. 111 328-1215
DESERT HAND LAUNDRY, James O. Harden
71-606 Hwy. 111 328-1076
DESERT SUN NEWSPAPER,
Carl W. Schooss, publisher
P.O. Box 190, Palm Springs 325-5005
DESERT VIEW ANIMAL CLINIC, Dr. M. Jackson
71-076 Hwy. 111 328-2203
DEVERMAN ELECTRIC, Heinrich Deverman
71-339 Hwy. 111 328-4937
DUNPHY & FINCHER,
72-060 Hwy. 111 ..... FI 6-6063
ELECTRIC CAR DISTRIBUTORS, Bob Thomas
71-415 Hwy. 111 328-1054
ERICK'S FURNITURE, Ross Erickson
71-285 Hwy. 111 328-3942
HAIGS DATE & GIFT SHOP, Haig Harris
71-337 Hwy. 111 328-2986
HOAMS CONSTRUCTION, pool contractors,
"Pappy" Hubbs
71-422 Hwy. 111 328-4848
JIM WILLIAMS TEXACO STATION,
Jim Williams
71-689 Hwy. 111 328-1912
JOE'S LIQUOR STORE, Joe Buccino
71-416 Hwy. 111 328-2307
KAUFFMANNS HOME FURNISHINGS,
Russell Kauffmann
71-594 Hwy. 111 328-1036
KIVI MARKET, Everett Wright
71-701 Hwy. 111 328-2655
LAIRD'S CHEVRON-STANDARD STATION,
Jerry Laird
71-800 Hwy. 111 328-9094
PALM DESERT POST NEWSPAPER,
Eugene L. Conrotto, publisher
Box 1212, Palm Desert ..... FI 6-1181
PAUL LAZZAR INTERIOR DECORATOR,
Paul Lazzar
71-820 Hwy. 111 328-1654
RANCHO MIRAGE PROPERTIES,
Leonard Columbus
P.O. Box 186 328-1121
RANCHO MIRAGE RICHFIELD STATION,
Les Yoxsimer
Rio Del Sol & Hwy. 111 328-2770
RANCHO MIRAGE LAUNDERETTE, Mr Stone
71-709 Hwy. 111 328-4681
SAFEWAY STORES, Herb Hewitson, manager
71-550 Hwy. 111
SAND TRAP RESTAURANT, Ronald Polsley
71-977 Hwy. 111 328-9098
SECURITY FIRST NATIONAL BANK,
Orville Zappe, manager
68-435 Hwy. 111, Cathedral City 328-2136
WATER T. SMITH, realty
71-766 Tunis Road 328-3778
SOUTHERN CALIFORNIA EDISON CO.,
Kermit O. Martin, manager
P.O. Drawer G, Cathedral City
DR. JOHN SVOBODA, dentist
71-590 San Jacinto 328-4111
LADDIE SVOBODA, realty
71-812 Hwy. 111 328-3182
WHISPERING WATERS HOTEL,
Bernard Sper, owner
42-536 The Veldt 328-3131
VEE NISLEY INTERIORS, Jerry Nisley
72-111 Hwy. 111 ..... FI 6-8128
WHITE SUN GUEST RANCH,
Helen and Jack Dengler
43-990 Joshua Road ..... FI 6-6177

ASSOCIATE MEMBERSHIPS

PALM SPRINGS LIFE, Bud Taylor, publisher
844 N. Palm Canyon, Palm Springs 325-2333
POWERS CARPET CLEANERS, Layne Powers
71-788 Tunis Rd. 328-1004
PROFESSIONAL SERVICE PLAN,
Dr. Maurice Smith
71-795 San Gorgonio 328-2311

RESIDENT MEMBERSHIPS

GEORGE BERKEY, Box 325 328-2947
TED CARL, 71-509 San Gorgonio 328-3553
FRED CHISNALL, 42-470 E. Veldt 328-2302
EMMA K. CONLEY, 71-878 Hwy. 111 328-2949
J. BRADLEY DAVIS, 71-814 San Jacinto 328-2946
WM. T. DODDS, P.O. Box 424
LUDLOW FLOWER, P.O. Box 382 ... FI 6-6067
L. BRUCE FORBES, 71-503 Biskra Rd. 328-3813
CLARENCE FOX, 71-543 Tangier Rd. .. 328-2518
JOHN FRANGER, 41-552 Sunrise Ct. .. 328-3595
SIDNEY F. GREENLEAF, P.O. Box 100 328-2666
TOM HARMON, 71-795 Magnesia Falls 328-2756
IRA KRABAK, 42-159 The Veldt 328-2957
VICTOR HUGO-VIDAL,
70-674 Boothill Rd. 328-2861
GLADYS JAEGERS, Box 291
IRVING KAUFMAN, 71-536 Tangier Rd. 328-3946
DR. FRED E. MAISEL, 71-519 Biskra Rd. 328-1934
THEO L. MATHIS, 42-105 The Veldt .. 328-1441
LUTHER MORRIS, 41-555 Button Dr. .. 328-1523
DON STOCKER, Box 367 328-3956
SHIRLEY M. WALL, 71-922 Hwy. 111 .. 328-2989

Figure 31. Rancho Mirage Chamber of Commerce members, 1964.
(Source: Palm Desert Post, Volume 2, Number 27, 2 July 1964)

One of the earliest extant commercial properties built in Rancho Mirage is located at 71-555 Highway 111, between Indian Trail and Dunes View Road. Constructed in 1948, the property was originally the home and studio of German artist Louis Krupp, who moved to the Coachella Valley in 1946 at the age of 58 years old.[110] The Spanish Colonial Revival style office building has housed a mix of uses over time after Krupp including the Purvis Gallery of Design, another art studio, and Rose Mortuaries, the current occupant.

By 1950, additional commercial buildings were constructed in the center of Magnesia Falls

Cove along present-day Highway 111 and Rancho Mirage Lane, originally called 'The Veldt' or 'Veldt Street' until 1988.[111] Referring to the area's naturally barren landscape, Veldt is a Dutch and Afrikaans term describing treeless open grasslands in Southern Africa. The Veldt Street commercial cluster included Elmer's Minute Market addressed as 42-427 The Veldt and Rancho Mirage Paint and Hardware under the proprietorship of father and son L.E. and David Moore at 42-462, Gallery del Sol, also addressed as 42-462 The Veldt. A community swimming pool was installed at the end of The Veldt. Operated as the Rancho Mirage Swim Club, individual and family memberships provided access to the pool, recreation area, and picnic and barbecue facilities.[112]

Three extant Veldt Street properties that date to the pre-incorporation period are identified as 42-414 Rancho Mirage Lane and 42-487 East Veldt, both constructed in 1950 with a mix of Spanish Colonial Revival and Ranch style features; and 42-427 Rancho Mirage Lane, Elmer's Minute Market, which opened in 1964.[113] This International style building is now occupied by property management firm, Desert Management. Most of the other original commercial buildings at The Veldt, on present-day Rancho Mirage Lane and East Veldt Street, have been either removed or replaced over time.



Figure 32. The first Rancho Mirage mailboxes, ca. 1930s.
(Source: *Desert Sun,* May 5, 2022)

Before Rancho Mirage had a post office, mail was routed through Indio and distributed to Rancho Mirage via Rural Free Delivery. In 1936, 14 residents that were living in Rancho Mirage, including those with homes in the Magnesia Falls Cove and nearby ranches, independently set up a row of mailboxes along the Veldt for easy delivery. However, by the 1940s, residents wanted a local office for their own convenience. Estella Ewart, the tract manager in Rancho Mirage, was instrumental in organizing the effort to establish the post office. She organized neighbors to sign petitions demanding that the office be built. In response, the Federal government finally approved the request and the first post office in Rancho Mirage began construction in 1950.[114] The California Building and Supply Company built the post office as a new separate wing within the Rancho Mirage Tract Office at 71-841 Highway 111, owned

by the developers of the Magnesia Falls Cove subdivision, A. Ronald Button and Dave F. Culver. The post office officially opened its doors on February 1, 1951, when Sidney F. Greenleaf was sworn in as the first postmaster.[115] He served until 1967.[116] The office moved in 1954 and again in 1962, both times in the vicinity of the current Rancho Mirage post office building, which was built in the early 1990s.[117] The other historic-era post office buildings are no longer extant.

One of the first hotels in Rancho Mirage was conceived in 1956, when Dr. Harry Johnson, decided to buy some land in the Magnesia Falls Cove neighborhood, which was then simply referred to as Rancho Mirage. Johnson wanted to fulfill his dream of building and owning his own hotel. He enjoyed bringing his family out to the desert for weekends and vacations and wanted to create a permanent establishment in the Coachella Valley to anchor him to this locale. To realize his vision, Johnson hired Long Beach architects Powers, Daly, and DeRosa, who had previously designed his family home in Lakewood. They developed a site plan and design for a group of buildings gathered around a pool and central loggia. In October 1956, Johnson received planning permission and construction began in the spring of 1957. Initially called "Dancing Waters", the name eventually became "Whispering Waters" when construction finished, and the establishment opened by January 1958.[118]

Overwhelmed with the difficulties of managing the commercial establishment, the Johnson family sold the property in October 1958 to an ownership group of television stars such as Lloyd Bridges, Dennis Weaver, Carolyn Jones, Hugh O'Brian, and Pat Conway. The celebrity group sold the establishment again in 1960, and the Whispering Waters hotel remained a popular destination until the 1990s, when the City of Rancho Mirage acquired the property and converted it into a senior housing complex.[119]

Another small hotel from the same period was the Casbah Apartment Hotel. In 1957, developer Bill Boland opened the establishment. Designed by McCallum & Pitchford, the hotel was designed for short- and long-term guests visiting Rancho Mirage looking to golf for the weekend or stay for the season. Today, the Desert Modern style buildings at 42-457 Rancho Las Palmas Drive are all long-term apartments.[120]

From the 1950s through the late 1960s, developers constructed several notable commercial properties along Highway 111 in Rancho Mirage. Many of these early shops and stores remain extant, though some have been substantially altered through renovations. In 1958, Novikoff Engineers constructed one of the earlier grocery stores in Rancho Mirage at 71-550 Highway 111.[121] Now a consignment store, the building still clearly displays elements of the Desert Modernist style, with large windows and rock wall facades. At the northern end of

Magnesia Falls Cove, Ross "Erik" Erickson and his wife Marge constructed Erik's Furniture Store in 1960 at 71-285 Highway 111. The building, which was extensively modified in 1973, continues to operate as a family-owned store in the same location.[122] Two years later in 1966, the Howard Lapham designed Lord Fletcher's Restaurant at 70-385 Highway 111 opened its doors at its location between Thunderbird Heights and Thunderbird Country Club. With its English countryside inn-inspired decorative elements, the restaurant became one of the early high-profile restaurants for notable local residents to gather along what would become known as "Restaurant Row."[123] While the restaurant has closed, the building remains extant in 2025. Back south closer to the Magnesia Falls Cove neighborhood, Harold Bissner and Robert Pitchford completed the Rancho Super Car Wash at 71-490 Highway 111 by 1967.[124] The car wash remains in operation today and the pink elephant neon sign has become a local landmark.



Figure 33. Las Casuelas Nuevas Restaurant concept drawing, ca. 1972. (Source: *Desert Sun*, September 16, 1972)

One of the more prominent pre-incorporation restaurants to open on what would become Restaurant Row was Las Casuelas Nuevas, which had its roots dating back to 1958, when Florencio "Del" Delgado and his wife Mary opened their first Mexican restaurant in the Coachella Valley, Las Casuelas Original, in Palm Springs at 368 North Palm Canyon Drive.[125] They utilized family recipes to serve local residents until 1972, when they decided to expand their operation. They retained control of the original location but endeavored to build a larger Spanish Colonial Revival style restaurant in Rancho Mirage. To realize their vision, they hired Arthur Valdes, who went on to design the clubhouse at the Rancho Las Palmas Country Club, to develop a design for their new location.[126] In April 1973, Las Casuelas Nuevas officially opened at 70-050 Highway 111.[127] Since its opening, the Delgado family has expanded and modernized the restaurant, but original components are still readily identifiable.

In 1971, the first Eisenhower Medical Center, now Eisenhower Health, building was completed, providing much needed local medical services to the community. Following the completion of the hospital, possible annexation and incorporation interests began to quickly evolve as new residential, commercial, and municipal properties developed in Rancho Mirage. The Cities of Cathedral City and Palm Desert demonstrated interest in annexation to encompass the new hospital. In response, the residents of Rancho Mirage swiftly jumpstarted a movement to incorporate. Residents voted 85% in favor of incorporation, which was officially completed on August 3, 1973, when Rancho Mirage became the 16th City in Riverside County.[128]

The first school in Rancho Mirage was the Christian School of the Desert, part of a network of private Hawthorne Christian Schools, which opened in the fall of 1963.[129] This small private school at 72-850 Clancy Lane taught kindergarten through eighth grade until Marywood Country Day School acquired the campus in 1986. In 2005, Marywood Country Day School agreed to merge with the Palm Valley Private School (ca. 1992) at 35-525 Da Vall Drive and the Clancy Lane campus officially closed in 2007.[130] By 2014, the old Marywood facilities and any original Christian School elements were demolished and replaced with a new housing development.

In 1965, the Palm Springs Unified School District purchased a 9.3-acre parcel off Indian Trail at the top of the Magnesia Falls Cove from Rancho Mirage Properties, Inc, for $60,000.[131] Construction finished in 1967, and the Rancho Mirage Elementary School opened in the fall of 1967, becoming the first public school in the community. The Chamber of Commerce officially dedicated the establishment in May 1968.[132] Over time the school continuously expanded to serve the needs of the growing Rancho Mirage community. In 2013, the City of Rancho Mirage used grant funds to construct a sidewalk along Mirage Road so students from the school could safely walk to the Rancho Mirage Library and Observatory of Highway 111.[133]



Figure 34. The Eisenhower Medical Center, now Eisenhower Health, ca. 1971.
(*Rancho Mirage at Fifty* Book, Source: City of Rancho in partnership with Desert Publications, Inc.)

Prior to Rancho Mirage's incorporation as a city in 1973, comedian Bob Hope and his wife, Dolores, purchased the 300-acres of undeveloped land from Hank Gogerty, the owner of the Desert Air Hotel, in 1961. Five years later in 1966, Hope donated 80 acres of that land for the construction of a hospital and volunteered to serve on the board. The board then asked Eisenhower in 1966, who at that time was a resident at the Eldorado Country Club in Indian Wells, to lend his name to the new establishment.[134] Eisenhower agreed and the project broke ground on November 26, 1969. The board commissioned Edward Durrell Stone, who had previously planned the Museum of Modern Art in New York City and the Kennedy Center in Washington D.C., to design the hospital.[135]

Before and while construction was beginning, Bob and Dolores Hope continued to fundraise for the hospital. Dolores helped establish the Eisenhower Auxiliary towards this end and donations from the Bob Hope Desert Classic contributed to funding operating costs during construction. Two years later, the 138-bed Eisenhower Medical Center was dedicated on November 27, 1971. Richard Nixon presided over the event, and the facility was opened to patients a month later in December 1971. Funded through continuous donations, the

hospital grew rapidly during the 1970s. In 1972, the Probst Professional Building opened, which was made possible through donations by Mr. and Mrs. Walter F. Probst. Three years later in 1975, the Eisenhower Medical Center completed the Kiewit Professional Building, which was donated by Mr. and Mrs. Peter Kiewit. During the same period, Thunderbird, Eldorado, Tamarisk, and Desert Island country clubs actively fundraised as well, contributing $7.2 million to further construction. By 1976, the hospital's admission rate topped 5,000.[136]

In 1978, the hospital added the 47-bed Mamie Eisenhower East Wing, and in 1979, the Wright Professional Building funded by Mrs. Harold (Hazel) Wright opened. Film producer Hal. B. Wallis also donated $1.2 million to support a new building bearing his name the same year and Walter and Leonore Annenberg donated $4 million to build the Annenberg Center for Health Sciences, which was completed in 1980.[137]

In the 1980s, the Eisenhower Medical Center continued to expand. An addiction treatment center attached to the Eisenhower Medical Center named the Betty Ford Center opened in 1982. Three years later, in 1985, the hospital opened the 100-bed Autry Tower. Other improvements during the '80s included additional buildings like the Eisenhower Imaging Center, the Dolores Hope Building, and the Barbara Sinatra Children's Center. In 2008, the hospital transitioned from a community hospital to a teaching hospital, and it is now the largest employer in Rancho Mirage. The Eisenhower Medical Center, now Eisenhower Health, continues to be improved with new facilities as it has become the premier hospital in the Coachella Valley.[138]

Associated Property Types

The properties related to commercial development in Rancho Mirage from 1934 through 1973 are largely confined to the Highway 111 corridor. Most of the first commercial construction in Rancho Mirage began in the vicinity of Magnesia Falls Cove, before spreading north and south along the road. A few early buildings constructed close to the highway were originally single-family residences that were later converted to fully commercial spaces. Due to the scattered nature of commercial development in Rancho Mirage, many of the first commercial buildings have been demolished and replaced over time.

Commercial Buildings

Commercial properties in Rancho Mirage built from 1934 to 1973 were almost exclusively developed on previously undeveloped lots. Near Magnesia Falls Cove, few of the earliest

commercial properties remain. Most have been demolished and replaced. While commercial development was steady through the middle of the 20th century and after the establishment of the first country clubs, it was not until the late 1970s and 1980s that commercial construction boomed with the implementation of strip mall, restaurant, and convenience store projects. Commercial buildings developed in the center of Rancho Mirage through the 1970s largely began as Spanish Colonial Revival style buildings, and slowly transitioned to mid-century styles like Contemporary, International, Post and Beam, and Desert Modernist styles. Some early Ranch single-family residences were converted into commercial buildings. Commercial properties during this period were largely limited to small one-story shops, restaurants, and convenience stores.

Commercial properties constructed in Rancho Mirage residential subdivisions from 1934 to 1973 exhibit the following character defining features listed below.

- One or two stories (usually one) in height
- Period Revival, Ranch, or Modernistic styles – Spanish Colonial Revival, Tract Ranch, Custom Ranch, Spanish Styled Ranch, Contemporary, Post and Beam, International, or Desert Modernist styles
- Automobile oriented with readily available parking
- Low-pitched or flat roof
- Metal framed windows

Significance Thresholds

To be eligible for listing in the NRHP, CRHR, or Local Register, a property dating to Rancho Mirage's *Commercial Development* period must be significant under at least one of the following criteria.

NRHP Criterion A/CRHR Criterion 1

Commercial properties throughout Rancho Mirage if they can be shown to have made a significant individual contribution to the board patterns of national, state, or local history, particularly relating to the evolution of the commercial development in Rancho Mirage after the beginning of construction within the Magnesia Falls Cove and prior to incorporation in of the City of Rancho Mirage.

NRHP Criterion B/CRHR Criterion 2

Commercial properties may be significant under Criterion B/2 for their association with the life of a person important in the development of Rancho Mirage commercial properties. A

commercial property that can be documented as associated with an important person in national, state, or local history may qualify for designation. In addition, the individual must have been associated with the resource during the period that the person's significant achievements and contributions occurred. Prominent figures related to the commercial development of Rancho Mirage may include Dr. Harry Johnson, Lloyd Bridges, Dennis Weaver, Carolyn Jones, Hugh O'Brian, Pat Conway, Bill Boland, Ross "Erik" Erickson, Howard Lapham, Estella Ewart, A. Ronald Button, Dave F. Culver, Sidney F. Greenleaf, Hank Gogerty, Walter Annenberg, Leonore Annenberg, and Betty Ford. Additional significant individuals may be discovered through future research.

NRHP Criterion C/CRHR Criterion 3

A commercial property in Rancho Mirage may be eligible under Criterion C/3 for embodying distinctive characteristics of a style, type, period, or method of construction. A notable work of a master builder, architect, or designer would also be significant under Local Register Criterion C if the commercial property was designed or constructed in Rancho Mirage from 1951 through 1973.

NRHP Criterion D/CRHR Criterion 4

A commercial property related to the overall residential development of Rancho Mirage may be significant under Criterion D/4 if it has the potential to yield important information of scientific value. Unevaluated and undocumented elements of commercial properties may be found to be significant using this criterion.

Local Register Criteria

A commercial property dating between 1951 and 1973, may be significant under Local Register Criterion 1 if it is representative of a mid-20th century architectural style or reflects special elements of commercial type, style or way of life important to the City; under Local Register Criterion 2 if it is associated with a business or use which was once common but is now rare or non-existent within the City; under Local Register Criterion 3 if it is representative of the evolution or development or associated with the cultural, religious, educational, political, social or economic growth of the City, county, state or nation, like a significant restaurant or noteworthy corporate office; under Local Register Criterion 4 if it represents the work of a master builder, engineer, designer, artist or architect whose individual genius influenced the *Commercial Development* theme; under Local Register Criterion 5 for an association with a historic event person(s) that have made a meaningful contribution to the city, state or nation; under Local Register Criterion 6 if it has a high potential for yielding

information of archaeological interest; under Local Register Criterion 7 if it embodies elements of outstanding or innovative attention to architectural or engineering design, detail, craftsmanship or use of materials; or under Local Register Criterion 8 if it contains an unusual natural feature.

Integrity Considerations

To be eligible for listing in the NRHP, CRHR, or Local Register, a commercial property, built between 1951 and 1973, must retain sufficient integrity to convey its significance. A property nominated under NRHP Criteria A/CRHR Criteria 1 should retain integrity of location, setting, feeling, and association. A property nominated under NRHP Criterion B/CRHR Criterion 2 should retain integrity of location, design, feeling, and association, as the physical condition of a site is directly related to connection between a property and a significant individual. A property nominated under NRHP Criterion C/CRHR Criterion 3 should retain integrity of design, materials, workmanship, and feeling, as these are critical for a property to embody distinctive characteristics of a style. Some alterations may be acceptable if the property retains its essential features and overall original form. A property nominated under NRHP Criterion D/CRHR Criterion 4 should retain integrity of location, materials, and association.

A property nominated under Local Register Criteria 1, 4, or 7 should retain integrity of design, materials, workmanship, and feeling. A property nominated under Local Register Criteria 2, 3, or 5 should retain integrity of location, setting, feeling, and association. A property nominated under Criteria 6 or 8 should retain integrity location, materials, and association.

Theme 7: Cityhood, 1973 – Present

By the late 1960s, Rancho Mirage had a year-round population of approximately 500 people and a seasonal residency of approximately 1,500.[139] The community was still small, though it had experienced two decades of steady growth following the construction of the Thunderbird and Tamarisk Country Clubs. Single-family residences, commercial improvements along Highway 111, two new elementary schools, the post office, and the new hospital were signs that the area was rapidly developing. So, when the neighboring communities of Cathedral City and Palm Desert began to show interest in expanding their spheres of influence to assume control of the new Eisenhower Medical Center, Rancho Mirage residents were ready to start a political movement to avoid this infringement on their self-sovereignty. Local citizens held an election in 1973 and 85% of voters chose to recognize Ranch Mirage as the sixteenth city in Riverside County. As a result, the City of Rancho Mirage was formally incorporated on August 3, 1973.[140]

Following incorporation, Rancho Mirage experienced a building boom in the mid-1970s, with 5,000 new dwellings reported to be in progress in 1974.[141] The newly formed city approved several early municipal improvements, including the construction of Fire Station #1 (Riverside Country Fire Station 50) on Highway 111 in 1976 and the Rancho Mirage City Hall in 1979. The country club development continued at a steady pace with the creation of the Springs, Sunrise, and Rancho Las Palmas Country Clubs. Commercial growth accelerated along the Highway 111 corridor, with the construction of mini-malls and the distinctive Organic Modern style Chart House, designed by Kendrick Kellogg in 1978. By 1979, the population of Rancho Mirage had reached 7,379.[142]

During the 1980s, the City of Rancho Mirage completed construction of the Whitewater Park in 1981 (now Rancho Mirage Community Park) and facilitated the creation of the Bighorn Sheep Preserve in the Santa Rosa Mountains in 1987.[143] In 1983, the Jack Nicklaus designed Club at Morningside course opened and the developer, Ed Johnsen, constructed condominiums around the course from 1983 to 1990. In 1984, the Harold Heers and Robert Muir Graves designed Rancho Mirage Country Club course opened to the public. The condos around the course at the country club were gradually built between 1985 and 1999.

Property types associated with the *Cityhood* period of Rancho Mirage include private residential, commercial, and municipal improvements. Because most resources constructed during this period are less than forty-five years old, many properties during this period have not been evaluated for the purposes of historic designation.

Country Clubs

Country clubs constructed within the *Cityhood* era include the Springs Country Club, Sunrise Country Club, Rancho Las Palmas Country Club, Rancho Mirage Country Club, and the Club at Morningside which were built during the 1970s and 1980s. In 2004, the Porcupine Creek private estate was completed, which reopened to the public in 2022 as the Sensei Porcupine Creek, a public resort and wellness retreat, owned by Oracle founder Larry Ellison.

The Springs Country Club

In the early 1970s, Edwin "Ed" C. Johnsen, president of the California land development company Trojan Properties, Inc., was looking for the opportunity to develop another successful country club, following the success of Thunderbird and Tamarisk. After some time searching, he finally made concrete plans to develop a new residential community and golf club in 1973 through a joint venture agreement with the Equitable Life Assurance Company. Together, they planned a $75 million dollar project to develop a country club between Thunderbird and Tamarisk Country Clubs and around the new Desert Island Country Club. The plan called for the development of seven hundred and sixty-two total condominium units (one hundred of those units on fairways), an eighteen-hole golf course, six tennis courts, and forty-six swimming pools across what would be known as the Springs Country Club.[144]

Construction began on the first homes in 1974 along Stanford Drive, which featured single-story, two-unit, condo buildings situated along cul-de-sacs with shared pools between the buildings. Desmond Muirhead designed the course following his successful work at the nearby Mission Hills Country Club and the Desert Island Country Club in Rancho Mirage. In May 1975, Johnsen and Equitable Life Assurance broke ground on their now 35,000 square foot clubhouse designed by William L. Rudolph, a Los Angeles based architect. The clubhouse was constructed by Torre Construction Company from Newport Beach, California. At the time of its construction, the building was the largest in Rancho Mirage.[145] Today, the clubhouse remains extant, and the club is still private. Notable celebrities who lived at the Springs Country Club include Willy Mays and Mary Martin.[146]

Sunrise Country Club

In 1971, developer Bill Bone purchased a 135-acre date ranch adjacent and east of the Thunderbird Country Club. Bone commissioned James C. Barg to design the clubhouse and Ted Robinson as the golf course architect for the new 18-hole course. After plans were approved, construction began in 1974. A total of 746 condominiums were built around the course, which included four small lakes, twenty-two swimming pools, eleven tennis courts,

eight pickleball courts, and the new clubhouse. Construction on the condos was completed in 1975 and by the end of the 1970s, most of the units were sold. Throughout this period, Bill Bone retained ownership of the clubhouse, golf course, and other common facilities. His success at Sunrise Country Club led to his development of additional country clubs in the valley including Rancho Las Palmas, Monterey Country Club, Palm Valley, and The Lakes.[147]

In 1981, Bone announced that he planned to sell the country club to the California Golf and Tennis Company, which owned and managed numerous other country clubs and golf courses. They agreed to buy the club for $1,492,000 but the deal was never finalized because Bone gave the homeowners the opportunity to buy the club. Soon after, a committee of homeowners formed a corporation and immediately forged a plan to retain communal ownership. After a quickly organized funding campaign, the collection of owners was able to secure funding for club purchase in November 1981.[148] Today, the country club remains a private member-owned private establishment. The condos remain relatively unaltered, and the 1974 clubhouse remains extant.

Rancho Las Palmas

Construction on the Rancho Las Palmas Country Club started in August 1976, when developer Bill Bone broke ground with the mayors of Rancho Mirage and Palm Desert. Bone put Jack Conlon, president of the Sunrise Corporation, in charge of the project. Under Conlon's direction, the Sunrise Corporation hired golf course architect Ted Robinson to design a 27-hole golf course; architects Arthur Valdes & Co. Ltd. and Stoffregen, DeCoster, & Associates to design the new clubhouse; and Susan Schreiber to design the model homes. Construction of the course was finished in 1977, and all condo units were completed by 1978.[149]

The Club at Morningside

The Club at Morningside was established in 1982 by Ed Johnsen following his success at the Springs Golf Club. Johnsen had famous golf professional Jack Nicklaus design the eighteen-hole course and Claude Harmon agreed to be the first teaching professional at the club. After construction was complete, the privately owned club passed bylaws to restrict membership and prohibit non-member events. Construction on all condos within the country club was completed by 1990. The club remains a privately owned establishment today.[150]

Rancho Mirage Country Club

The Rancho Mirage Country Club was established by Hal Heers Sr., director of Woodhaven

Developers Inc. The project began construction in January 1984 with a groundbreaking ceremony and was completed in 1999 when the last condo was finished. Woodhaven hired Christopher Mills as the architect for the central clubhouse and Paulden Evans as the lead interior designer, the course opened in 1984.[151]

Residential Developments

Like country club and commercial developments, residential construction accelerated following the incorporation of Rancho Mirage during the *Cityhood* period. Many notable residential properties were developed in the 1970s and 1980s that may meet the criteria for historic designation at either the national, state, or local levels of significance, despite their age just above or below the 45-year threshold. These properties most notably include Ichpa Mayapan designed by Howard Lapham in 1973 within Thunderbird Heights and the Gerald Ford Estate designed by Welton Becket in 1977 within Thunderbird Country Club. Other residential communities and single-family residences in Rancho Mirage built during the 1980s also showcase later examples of Desert Modernism and other examples of late-modern architectural styles.

Commercial Properties

Commercial properties built in the 1970s and 1980s were generally concentrated along the Highway 111 corridor and included mini-malls, convenience stores, restaurants, shops, and offices that may be found individually significant as excellent examples of architectural styles, notable works of masters, or unique properties associated with the development of the community during the Cityhood era.

Restaurant Row

The 1979 City of Rancho Mirage General Plan urged for "the creation of 'Restaurant Row,' which should be recognized as an asset to the City."[152] This statement was in part a recognition of the restaurants that were already built along the Highway 111 corridor, like Lord Fletcher's, Las Casuelas Nuevas, the Chart House, Kobe Japanese Steak House, and Wally's Desert Turtle, that were well known landmark establishments within the City. These establishments, and others built before and after incorporation, helped establish Rancho Mirage as a community known for its unique dining experiences.

Built on 5.48 acres of land and constructed at the foot of a small hill along Highway 111 in 1978, the Chart House restaurant was built to follow the natural curvature of the site as a

unique Organic Modern commercial property designed by architect Kendrick Bangs Kellogg. It featured a gently sloping roof with recycled roof boards that were supported by laminated curved beams. The building had fixed windows with black anodized aluminum mullions and a center skylight made of three layers of translucent plastic running the full length of the structure. The skylight culminated in a raised, ribbed dome from which a round natural rock chimney emerged. The rock in the subterranean walls and the chimney was quarried on site, further incorporating elements of the surrounding natural environment. The double doors of the recessed entrance to the restaurant were made of laminated beveled glass in curved wood frames. The entrance also featured a low-profile waterfall that ran in and out of the restaurant through the glass on the east side of the entrance. Low concrete walls formed planters, and a curved concrete walkway led to the parking lot. Over time, the interior was extensively remodeled, most notably when the restaurant changed owners and became GG's Island restaurant, but the exterior remained in its original condition.[153]

The Chart House was found to be architecturally significant as a unique and outstanding example of Organic Modern design by the City of Rancho Mirage in 2005. It appeared on the cover of Restaurant Design magazine in 1981, and it received the Vintage Pinot Noir Award sponsored by AIA, APA, ASLA, AEP, CSPE, IEDI of the Inland Empire of California, due largely to its energy efficiency, in 1994. The Chart House was Kellogg's only known commission in the Coachella Valley, and it brilliantly demonstrated Kellogg's unique design philosophy.[154] Sadly however, the Chart burned down in January 2012, and the remains were demolished in March 2013.[155]



Figure 35. Wally's Desert Turtle Restaurant.
(*Rancho Mirage at Fifty* Book, Source: City of Rancho in partnership with Desert Publications, Inc.)

The same year the Chart House opened, Wally Botello opened the Desert Turtle (now Wally's Desert Turtle), with interiors developed by the famed interior designer Steve Chase, who shaped the California style throughout the Coachella Valley.[156] With an understated Desert Modernist exterior and opulent interior decorations, Wally's remains a fixture in the Coachella Valley with a prominent reputation for its quality food.

Also opening in 1978, the Kobe Japanese Steak House, a teppan restaurant, was designed and inspired by a 17th-century Japanese inn. At the establishment, owners Hy Aisenstat and Rod Gardiner wanted to create an environment with charming pagodas and a tranquil koi pond to greet diners, who are then seated among imported Japanese antiques. While the restaurant subsequently changed ownership over the years, it continues to maintain its original exterior design elements and serve its unique Japanese cuisine.[157]

Eisenhower Medical Center Auxiliary - Collectors' Corner

In 1970, the Eisenhower Medical Center Auxiliary held their first "Collectors' Corner" event at locations across the desert.[158] The event, which involved purchasing a ticket to exchange thrifted goods, was hosted to raise funds for the Eisenhower Medical Center, which was still under construction. After several successful consecutive annual Collector's Corner events, the Auxiliary needed a permanent home to sell thrifted goods. While they waited for their permanent building to be constructed, the Auxiliary found temporary housing at 68-573 Broadway in Cathedral City, the former home of the Desert Auction Gallery.[159] Finally, in November 1973, the new Collector's Corner store officially opened for business at its current 71-280 Highway 111 location. The Auxiliary was integral in raising funds and creating community support for the Eisenhower Medical Center. In the first four years of operation, the Auxiliary fulfilled a $100,000 pledge and numbered approximately 1,625 members.[160] Today, the Auxiliary continues to operate the property with the same purpose. The International style Collectors' Corner building has since been updated and expanded since its date of initial construction, though elements of the original design are still identifiable.



Figure 36. Noel F. Birns Building, ca. 1974. (Source: *Desert Sun*, February 5, 1974)

Noel F. Birns Building

At the southern end of Magnesia Falls Cove, Ross Patten designed a new office building for the Noel F. Birns interior design company shortly before they merged with Steven De Christopher at 72-067 Highway 111.[161] The unique round Post and Beam style building was completed in 1974 and now houses the offices of David E. Scott Design Builders. Since its construction, the building

remains relatively intact, still clearly displaying the original design elements that make it a unique landmark within the City.

Provident Bank

In 1981, Provident Bank, at the time Provident Federal Savings, began construction on a new branch location in Rancho Mirage. At that time, Provident had a chain of branches located across Riverside Country, Los Angeles, San Bernardino, and Orange Counties. When Provident began construction on their Rancho Mirage branch, the founder and president of the bank, Gordon A. Blunden wanted a building with material and design that would "harmonize with and complement its desert surroundings." To this end, Provident hired Gin Wong Associates, a Los Angeles based Chinese-American architect who led the design team at the Los Angeles International Airport and planned many other iconic Los Angeles landmarks. For the Rancho Mirage Provident Bank, Wong designed a one-story building over 7,100 square feet with curved walls clad in black lava rock broken by floor-to-ceiling windows and heavy wooden roofing beams to create trellises and large overhangs over building entrances. Wong also designed the building to have large copper metal facia, which was chosen to weather over time and develop a "desert patina" to blend with the surrounding environment.[162] The building was fully completed in 1982. Since its construction, the Desert Modernist building has remained a Provident Bank branch and a fixture in the Rancho Mirage community.

Municipal and Institutional Facilities

Civic and institutional facilities such as parks, fire stations, and schools represent the governmental and architectural history of communities. Rancho Mirage's unique origins as an unincorporated ranching and agricultural community that evolved into a resort destination for golfers meant that typical civic and institutional facilities were not constructed until the number of permanent residents increased with substantial residential investment. The community relied on County services from existing locales. Municipal incorporation in 1973 marked the need for city-owned civic and institutional facilities officially. However, important civic improvements in Rancho Mirage really began as early as 1950, when the first post office was established, and in the early 1960s when designs for the Eisenhower Medical Center began to take shape and the Palm Springs Unified School District began to recognize the need for a school within the Rancho Mirage community.

Fire Station #1 (Riverside Country Fire Station 50)

Soon after incorporation, the City of Rancho Mirage invested time and resources to

determine where a new fire station should be located within city limits. After negotiations between city staff and several different landowners, the Thunderbird Country Club donated land on the south side of Highway 111 in-front of the Thunderbird Heights community to the City for development. In January 1976, the City of Rancho Mirage finished the construction of Fire Station #1 and dedicated the building on February 28th. The station, constructed in a Desert Modernist style, was originally operated by the Riverside County Fire Department and manned by local volunteers.[163] Today, fire services for the City of Rancho Mirage are provided through a cooperative agreement with the State of California (Cal-Fire) and the County of Riverside. The station at 70-801 Highway 111 is also commonly referred to as Riverside County Fire Station 50.[164]

Rancho Mirage City Hall

Following incorporation, city council member Edna Warner secured a lease for office space in an octagonal building with a center spire at the intersection of Frank Sinatra Drive and Highway 111 that was constructed sometime in the mid-1960s. In 1976, the City of Rancho Mirage acquired title to the property in a grant deed from Federated Development Co.[165] In 1978, work began on an addition and remodeling of the city hall building, headed by city architect Robert Ricciardi with Peter Kiewit Sons' Company as the general contractor.[166] When completed in December 1979, the new city hall was composed of two "teepee" like structures totaling approximately 18,000-square-feet.[167]



Figure 37. Rancho Mirage City Hall Building, ca. 1966.
(*Rancho Mirage at Fifty* Book, Source: City of Rancho in partnership with Desert Publications, Inc.)

In 1996, the city completed a remodeling/expansion campaign to modernize the City Hall, removing the teepee roofs and adding 12,350 square feet to the existing 17,600 square foot

building.[168] This construction project was also designed by Robert Ricciardi and completed by general contractor Great West Contractors, Inc. Shortly following the 1996 remodel in 2002, the City hired Stanford Leonhard Architects and Lion Heat Construction, Inc., to construct a new city council chamber within the footprint of the original 1976 building, removing all traces visible components of the original structure. Six years later in 2008, city officials endeavored to redesign the landscaping around the City hall with a focus on sustainability, which became a Sustainable Sites Initiative case study as "an example of high-quality, sustainable site development."[169] Today, the Rancho Mirage City Hall chiefly reflects the designs of city architect Richard Ricciardi who shaped the development of the property from 1979 to 1996.

Whitewater Park (Rancho Mirage Community Park)

In May 1981, the City of Rancho Mirage completed construction on the first city park, Whitewater Park, at 71-560 San Jacinto Drive. A.J. Construction completed the work, which involved the construction of tennis courts, handball courts, a softball field, a children's recreation area, and bicycle paths.[170] In 1983, the Rancho Mirage Woman's Club donated $9,500 for additional playground equipment at the park.[171] In 2004, the City moved *Rancho Chiquito*, the oldest residence in Rancho Mirage, to Whitewater Park (Rancho Mirage Community Park). There, the home is recognized as the oldest existing home in Rancho Mirage. The park, and its improvements, is considered as a significant municipal milestone in the story of early City development.

Palm Valley School and Rancho Mirage High School

In 1992, the Palm Valley School completed its first wave construction. In 1997, the school added a preschool program and a new gym and stage complex in 2001. They now teach grades Pre-K to the twelfth grade. Following their merger with the Marywood School in 2005, the campus has significantly expanded. It is now a 34-acre property with state-of-the-art facilities.[172] In 2005, the Palm Springs Unified School District (PSUSD) worked with Sun Cal Development to acquire 80 acres of land for a new high school site. PSUSD completed the design of the Rancho Mirage High School in 2007. Construction began in May 2010 and was completed in August 2013.[173]

Rancho Mirage Library

The City's first library opened in 1996 in the renovated former Bank of America building in the Rancho Las Palmas shopping center at the intersection of Bob Hope Drive and Highway 111. In 2000, the Annenbergs donated $2 million to build a new library on Highway 111. The facility

opened on January 8, 2006, one day after the city library's 10th anniversary. In 2018, the City of Rancho Mirage further improved on the library by adding a separate observatory building for educational purposes.[174]

Associated Property Types

Properties constructed during the *Cityhood* era are related to residential communities (including country clubs), commercial properties, municipal buildings, and institutions. Country clubs post-1973 have largely been constructed near earlier clubs, on ground previously developed by older clubs, or close to Highway 111. Residential properties constructed during the *Cityhood* period have also been built close to country clubs, on previous agricultural/ranching land, or undeveloped lots. Commercial properties during the *Cityhood* era have been built on previously disturbed land where older commercial properties have been demolished, or on the remaining undeveloped lots along Highway 111. Municipal buildings and institutional facilities have been built on similar parcels as commercial properties.

Single Family Residences

Residential properties post-1973 have mostly consisted of Tract Ranch, Custom Ranch, Spanish Styled Ranch, Post and Beam, and Desert Modernist homes. These continue to be built across Rancho Mirage in new and established subdivisions and country clubs. In many ways, construction of single-family residences, condominiums, and apartments follows the same patterns established pre-incorporation.

Single-family residences within Rancho Mirage subdivisions and country club communities post-1973 have been built on either undeveloped land or parcels previously occupied by historic-era residences. Single-family homes have been constructed with Tract Ranch, Custom Ranch, Spanish Styled Ranch, Post and Beam, and Desert Modernist styles.

Single-family residences constructed within residential subdivisions and country clubs post-1973 exhibit the following character defining features listed below.

- One or two stories
- Mid-to-late 20th architectural styles – Tract Ranch, Custom Ranch, Spanish Styled Ranch, Post and Beam, or Desert Modernist
- Private driveways
- Attached or detached garages/carports
- Gable, hipped, or flat roofing forms

- Low-pitched roofs
- Large overhangs
- Metal windows
- Large patios

Condominiums and Cooperative Apartments

The condominiums and/or apartments within subdivisions and country clubs have been built on undeveloped lots or land where previous housing has been demolished. Developers built condos and apartments using Tract Ranch, Spanish Styled Ranch, Post and Beam, or Desert Modernist styles.

Condominiums and apartments post-1973 generally exhibit the following character defining features listed below.

- One or two stories
- Paired and mirrored homes sharing a wall or multi-unit buildings
- Mid-to-late 20th century architectural styles –, Tract Ranch, Spanish Styled Ranch, Post and Beam, or Desert Modernist styles
- Shared or individual driveways
- Gable, hipped, or flat roofing forms
- Large metal floor-to-ceiling windows
- Shared amenities (pools, tennis courts, gyms, etc.)

Commercial Buildings

Commercial properties in Rancho Mirage built post-1973 have been built on previously disturbed land where older commercial properties have been demolished or on the remaining undeveloped lots along Highway 111. Near Magnesia Falls Cove, most of the earliest commercial properties have been removed. In the late 1970s and 1980s, commercial developers installed strip malls, additional restaurants, and convenience stores along Highway 111 and other principal community roads. Commercial buildings developed in the center of Rancho Mirage post-1973 have largely been Spanish Colonial Revival, Post and Beam, International, or Desert Modernist style buildings.

Commercial properties constructed in Rancho Mirage post-1973 may exhibit the following character defining features listed below.

- One or two stories (usually one) in height
- Period Revival or Modernistic styles – Spanish Colonial Revival, Post and Beam, International, or Desert Modernist styles

- Automobile oriented with readily available parking
- Low-pitched or flat roof
- Metal framed windows

Municipal and Institutional Buildings

Municipal and institutional properties in Rancho Mirage built post-1973 have been built on previously disturbed land or on the remaining undeveloped lots along Highway 111. Due to the lack of an established city center, municipal buildings in Rancho Mirage are scattered along Highway 111. Likewise, Institutional buildings have been constructed along the Highway 111 corridor, apart from the Eisenhower Medical Center (Eisenhower Health) campus which has expanded its campus along Bob Hope Drive over time. Municipal and institutional buildings developed in Rancho Mirage post-1973 have largely been Spanish Colonial Revival, Post and Beam, International, or Desert Modernist style buildings.

Municipal and institutional properties constructed in Rancho Mirage post-1973 may exhibit the following character defining features listed below.

- One or two stories (usually one) in height
- Period Revival or Modernistic styles – Spanish Colonial Revival, Post and Beam, International, or Desert Modernist styles
- Automobile oriented with readily available parking
- Low-pitched or flat roof
- Metal framed windows

Significance Thresholds

To be eligible for listing in the NRHP, CRHR, or Local Register, a property dating to Rancho Mirage's *Cityhood* period must be significant under at least one of the following criteria.

NRHP Criterion A/CRHR Criterion 1

Cityhood era properties throughout Rancho Mirage if they can be shown to have made a significant individual contribution to the board patterns of national, state, or local history, particularly relating to the evolution of the City of Rancho Mirage post-incorporation.

NRHP Criterion B/CRHR Criterion 2

Cityhood era properties may be significant under Criterion B/2 for their association with the life of a person important in the development of the City of Rancho Mirage. A post-1973

property that can be documented as associated with an important person in national, state, or local history may qualify for designation. In addition, the individual must have been associated with the resource during the period that the person's significant achievements and contributions occurred. Prominent figures related to the development of the City of Rancho Mirage may include Ed C. Johnsen, Desmond Muirhead, William L. Rudolph, Bill Bone, James C. Barg, Jack Conlon, Arthur Valdes, Hal Heers Sr. Christopher Mills Florencio "Del" Delgado, Mary Delgado, Kendrick Bangs Kellogg, Wally Botello, Steve Chase, Hy Aisenstat, Rod Gardiner Ross Patten, Gordon A. Blunden, Gin Wong, Edna Warner, or Robert Ricciardi. Additional significant individuals may be discovered through future research.

NRHP Criterion C/CRHR Criterion 3

A *Cityhood* era property in Rancho Mirage may be eligible under Criterion C/3 for embodying distinctive characteristics of a style, type, period, or method of construction. A notable work of a master builder, architect, or designer would also be significant under Local Register Criterion C if the property was designed or constructed in Rancho Mirage post-1973 but at least 45 years of age.

NRHP Criterion D/CRHR Criterion 4

A *Cityhood* era property related to the overall development of the City of Rancho Mirage may be significant under Criterion D/4 if it has the potential to yield important information of scientific value. Unevaluated and undocumented elements of any post-1973 properties may be found to be significant using this criterion.

Local Register Criteria

A *Cityhood* era property built post-1973 may be significant under Local Register Criterion 1 if it is representative of a mid-to-late 20th century architectural style or reflects special elements of a type, style or way of life important to the City; under Local Register Criterion 2 if it is associated with a business or use which was once common but is now rare or non-existent within the City; under Local Register Criterion 3 if it is representative of the evolution or development or associated with the cultural, religious, educational, political, social or economic growth of the city, county, state or nation, such as a significant restaurant or landmark corporate office or noteworthy institution; under Local Register Criterion 4 if it represents the work of a master builder, engineer, designer, artist or architect whose individual genius influenced the *Cityhood* theme; under Local Register Criterion 5 for an association with a historic event person(s) that have made a meaningful contribution to the city, state or nation; under Local Register Criterion 6 if it has a high potential for yielding

information of archaeological interest; under Local Register Criterion 7 if it embodies elements of outstanding or innovative attention to architectural or engineering design, detail, craftsmanship or use of materials; or under Local Register Criterion 8 if it contains an unusual natural feature.

Integrity Considerations

To be eligible for listing in the NRHP, CRHR, or Local Register, a *Cityhood* era property, built post-1973, must retain sufficient integrity to convey its significance. A property nominated under NRHP Criteria A/CRHR Criteria 1 should retain integrity of location, setting, feeling, and association. A property nominated under NRHP Criterion B/CRHR Criterion 2 should retain integrity of location, design, feeling, and association, as the physical condition of a site is directly related to connection between a property and a significant individual. A property nominated under NRHP Criterion C/CRHR Criterion 3 should retain integrity of design, materials, workmanship, and feeling, as these are critical for a property to embody distinctive characteristics of a style. Some alterations may be acceptable if the property retains its essential features and overall original form. A property nominated under NRHP Criterion D/CRHR Criterion 4 should retain integrity of location, materials, and association.

A property nominated under Local Register Criteria 1, 4, or 7 should retain integrity of design, materials, workmanship, and feeling. A property nominated under Criteria 2, 3, or 5 should retain integrity of location, setting, feeling, and association. A property nominated under Criteria 6 or 8 should retain integrity location, materials, and association.

Theme 8: Rancho Mirage Architectural Styles, 1934 -1980s

The architectural history of Rancho Mirage may be organized in three general styles and timeframes: period revival/eclectic, early modern, and post-WWII/late modern styles.

- Period Revival refers to an historicist period in design encompassing the first half of the 20th century wherein older architectural styles were 'revived' and revisited with modern adaptations. Architects working in the Period Revival were inspired by all historic periods and geographic locales including ancient Egyptian architecture (Egyptian Revival), classical Greco-Roman architecture (Classical Revival and Neoclassical), Italian Villas (Mediterranean/Renaissance Revival), Spanish churches (Spanish Colonial Revival/Spanish Eclectic), Spanish Colonial Missions (Mission), English cottages and country estates (Tudor Revival), and Colonial-era buildings in what would become the United States (Colonial Revival and Dutch Colonial).

- Early Modern architectural styles generally refer to building types developed in the first decades of the 20th century prior to the start of World War II that either initially evolved out of the Art Nouveau style and developed over time into International and Contemporary designs or styles came into popularity out of the need for simple affordable housing during the Great Depression. This section of architectural styles summarizes the types of buildings found in Rancho Mirage more generally after the end of World War II but may also include some buildings that were built before the war.

- Postwar period architectural styles generally refer to building types constructed in the first decades following the end of World War II in Rancho Mirage. Some early modern styles, such as International and Minimal Traditional styles, established and maintained popularity before and after the war. Some of the post-war styles below gained popularity in the post-war period but began in the 1930s and early '40s. This section on architectural styles summarizes the types of buildings found in Rancho Mirage more generally after the conclusion of World War II through the 1970s.

Within these generalized periods, this theme defines which architectural styles are represented in Rancho Mirage's history and identifies specific property types associated with those styles as well as known projects attributed to architects and builders working in the region. This theme is intended to serve as a guide for the identification of architecturally significant properties in Rancho Mirage.

Desert Vernacular (1912-1940s)

Desert Vernacular style homes in Rancho Mirage were early custom-built residences defined by their simple, utilitarian designs with limited distinguishing stylistic features. These buildings are chiefly characterized by their simplicity and blending of characteristics from other more recognizable styles. In Rancho Mirage, remaining examples were constructed with readily-available local materials with walls constructed from concrete masonry or slump stone block; wooden framed buildings with board-and-batten siding, and roofs clad in terracotta tile or rolled asphalt. Most of the early ranching buildings in Rancho Mirage built by the first farmers fall into this designation. Surviving examples are rare and have likely been modified. The basic stylistic features of the Desert Vernacular style are listed below.

- Simple square or rectangular form
- Gabled or hipped roof with boxed or open eaves
- Concrete masonry block or wood exterior cladding
- Simple window and door surrounds

Property Types

In Rancho Mirage, Desert Vernacular style buildings were constructed in the area around Magnesia Falls Cove and the southern half of the current boundaries of the City. Buildings designed in the style are all associated with single-family residences.



Figure 38. The Clancy Residence at 71-010 Clancy Lane.
It is an example of a local Desert Vernacular style home in the Clancy Lane neighborhood.

Spanish Colonial Revival / Neo-Spanish Colonial Revival (1915-1970s)

As the popularity of the Mission Revival style waned by the 1910s, Bertram Grosvenor Goodhue, pioneered a fresh style when he was selected as the chief designer for the Panama-California Exposition held in San Diego's Balboa Park in 1915. This style blended aesthetic precedents from the Iberian Peninsula (Mediterranean, Italian, Spanish and Moorish traditions) with the architecture of early settlement patterns in California and other southwestern states as well as Florida; all regions where Spanish Colonial buildings occurred. Popularized in Southern California, the Spanish Colonial Revival (or Spanish Eclectic) style suited the state's warm climate and became the favored building form in the 1920s and 1930s. Innumerable houses were built in the Spanish Colonial Revival style in California and became a distinctly American blend of architectural traditions.

There are five principal subtypes for Spanish Colonial Revival style buildings which include structures with side-gabled, hipped, cross-gabled, combined hipped-and-gabled, and flat roofs. The basic stylistic features of the Spanish Colonial Revival / Spanish Eclectic style are listed below.

- Low pitched roof covered in terracotta (Spanish/Mexican/Mission) tile
- Boxed eaves or limited eave overhang
- Smooth stucco siding (usually painted white)
- Arched windows and doors, particularly at principal openings
- Asymmetrical facade composition and floor plan
- use of outdoor balconies and patios
- arched openings
- thick wall dimensions
- colorful tile work
- ornamental vents and grille work at windows and doors
- ornamental elaborations at windows and doors in the form of relief surrounds

From the 1950s through the 1970s in Rancho Mirage, developers continued to utilize simplified and modernized versions of Spanish Colonial Revival designs for large scale residential tracts, multi-family family residences, and commercial properties, known as the Neo-Spanish Colonial Revival style.

Property Types

In Rancho Mirage, Spanish Colonial Revival style buildings dominated areas associated with the early residential subdivision development and early commercial properties. In Rancho Mirage, commercial buildings in the Spanish Colonial Revival style do not significantly differ in size, massing, or configuration from residential buildings and do not have many other

distinct character defining features.



Figure 39. 71-284 San Gorgonio Road.
It is an example of a local Spanish Colonial Revival style home in Magnesia Falls Cove.



Figure 40. Las Casuelas Nuevas Restaurant at 70-050 Highway 111.
It is an example of a local Neo-Spanish Colonial Revival style property.

Tudor Revival (1890-1940)

The Tudor style is an eclectic mixture of early and Medieval English building traditions to create a picturesque, traditional appearance. The term Tudor is somewhat of a misnomer, since the style does not closely follow the building patterns of the English Tudor era of the early 16th century. Instead, it is an amalgam of late medieval English inspired building elements. While early examples were often ornate structures in the late 19th century, building designs gradually became less complicated into the 20th century. In the 1920s and 1930s, the Tudor style was second in popularity only to the Colonial Revival style in residential properties. The basic stylistic features of the Tudor Revival style are listed below.

- steeply pitched roofs, often with a front facing gables or multiple gables
- half-timbered wall surfaces
- overhanging gables or second stories
- decorative front or side chimney
- diamond shaped casement windows
- board-and-batten front entry doors
- stucco, masonry or masonry-veneered construction, often with ornamental stonework or brickwork

Property Types

In Rancho Mirage there is only one example of a Tudor Revival style building, Lord Fletcher's Restaurant at 70-385 Highway 111. There are no recorded residential examples of the property type within City limits, but future survey efforts may identify other homes associated with this style.



Figure 41. The Lord Fletcher's Restaurant at 70-385 Highway 111. It is an example of a local Tudor Revival style building.

International (1925-1960s)

The International style originated in Europe when architects such as Walter Gropius and Le Corbusier sought a style that was not based on cultural traditions or historic precedent and could be used by any architect in any country. International style was based on the volume, form, and three-dimensional composition of a building rather than the ornamentation applied to the building. The International style was brought to the United States by European architects immigrating to the country after World War I or fleeing Hitler before World War II. The style was disseminated throughout the country by these architects who were also leading the architectural education at prominent universities such as Walter Gropius, who worked at Harvard and Mies Van der Rohe, who taught at the Illinois Institute of Technology. Instead of solid masonry wall structures, International style buildings were supported by lightweight structural skeletons allowing for walls to be freed to simply enclose volumes. Fenestration placement could then be more flexible.

The International style is defined by square and rectangular building footprints with strong right angles with symmetrical and asymmetrical variants. The basic stylistic features of the International style are listed below.

- Flat roofs
- large expanses of windowless surfaces
- Lack of applied ornament
- Horizontal bands of windows
- Common exterior materials include concrete, brick, stucco and glass
- Flush steel sash or casement windows
- Corner windows

Property Types

There are few International style buildings currently recorded in Rancho Mirage, and they appear to be limited to residential properties. Future survey efforts may locate more International style residential or commercial buildings within the boundaries of Rancho Mirage based on their presence in other nearby Coachella Valley communities. Commercial buildings in the International style would display other character defining features, which are listed below.

- Two or more stories in height
- Full length windows
- Single-story flat roof porches
- Ample automobile parking areas



Figure 42. The Albert Marx Residence at 71-017 Fairway Drive.
It is an example of a local International style residence in the Tamarisk Country Club.



Figure 43. The Betty Ford Center at 39-407 Vista Del Sol.
It is an example of a local International style property in Rancho Mirage.

New Formalism (1950s-1970s)

Sometimes called "Neo Palladianism", New Formalism emerged in the mid 1950s as a rejection to the rigid form of Modernism. The style represents 20th century effort to combine the building forms of the past with new forms enabled by advances in building technology. New Formalist buildings embraced many Classical precedents such as building proportion and scale, classical columns, highly stylized entablatures, and colonnades. However, they also used the unique qualities of concrete to create new forms such as umbrella shells, waffle slabs and folded plates. Champions of the style include architects such as Edward Durell Stone, Philip Johnson, Eero Saarinen, and Minoru Yamasaki. The basic stylistic features of New Formalism are listed below.

- Symmetrical facades with columnar arched supports
- Flat slabbed roofing forms
- Concrete, stone, brick, or marble wall surfaces that are smooth and unadorned
- Slender attenuated columns

Property Types

In Rancho Mirage, the most noteworthy example of the New Formalism style is the original Eisenhower Medical Center building and the subsequent office buildings designed by Edward Durell Stone and completed during the early 1970s at 39-000 Bob Hope Drive. No other civic, commercial, or residential properties have been identified with this style, but more examples may be recorded in future survey work.



Figure 44. The Eisenhower Medical Center at 39-000 Bob Hope Drive. It is an example of a local New Formalist style property in Rancho Mirage.

Ranch Styles (1934-Present)

Few houses were built during the 1930s due to the financial uncertainty created by the lingering Great Depression, and with the United States' entry into World War II, all building materials were needed for the national defense effort. Very few houses were also built during the war. As a result, at the end of the war the country faced a serious housing shortage. Four million returning veterans could not find housing, and many people lived in overcrowded houses. In 1946, President Truman appointed Wilson W. Wyatt as national Housing Expediter, who recommended programs and legislation with the goal of building more than one million houses a year. To accomplish this, the Veterans' Emergency Housing Act was passed, providing $600 million in subsidies to builders who could quickly build small homes with a maximum of 1,100 square feet. The Federal Housing Administration (FHA) also enforced this policy: by the late 1940s all builders started adhering to the FHA's design standards because it was a key selling point if all homes in a subdivision were pre-approved for low-cost mortgages.

The need for inexpensive, efficiently produced housing coincided with the emergence of the Ranch style of architecture. The Ranch house was simple to build: a one-story rectangular or L-shaped house with a low-pitched roof on a concrete slab foundation. Standardized designs made it possible to build dozens or even hundreds of houses at the same time, which allowed more efficient site engineering and greater specialization of labor. Steel casement window units were easy to install. Ornamental features were sparse.

Ranch style architecture was deeply rooted in the American West. The Ranch style drew its inspiration from the 19th century adobe ranch houses of California, as well as the Craftsman style and early Frank Lloyd Wright Prairie houses. The simple and sparsely adorned houses reflected the romantic imagery of the past and the new social trends of informality and casual home life in postwar suburbia. Ranch houses were one story with a long rectangular or L-shaped plan and a low-pitched roof with deep eaves and a few traditional elements such as clapboards and false shutters. Ranch homes usually had no true porch, but rather, a simple extended eave over the entry. Ranches also reflected the growing importance of the automobile, which brought sprawling subdivisions with larger lots, allowing the broadest side of the house to be the primary façade. The low horizontal profile of the home facing the street with its many visible planes and angles was modern, streamlined, simple, and showed no trace of the elaborate European elements that embellished the earlier period revival styles. California architects Richard Neutra and Gregory Ain introduced the Ranch style in the 1930s, but in the late 1940s it became the predominant style for residential architecture.

For the most part, the Ranch style became tantamount to mass-produced standardized houses of nearly identical design. This is due largely to new emerging approaches to residential construction. In the early part of the 20th century, one would buy a lot and hire a contractor to build a house. After World War II, the need for fast and efficient construction of homes favored partnerships with investors, real estate specialists, architects, and large construction firms. Land was purchased, a subdivision plat laid out the arrangement of blocks, lots, and streets, and a single contractor oversaw construction of all houses in a tract. There were often three or more different models that offered some variety in styling, but the design differences between houses in a neighborhood tended to be in the arrangement of minor decorative elements and the placement of windows and doors. Ranch style houses built by a single contractor are often referred to as Tract Ranch houses. However, there were also custom-built Ranch houses, each with their own unique design by an architect for the site. The Custom Ranch houses tended to be larger, with more elaborate decorative elements. By 1960, Styled Ranch styles became common, with subtle thematic design elements that created subtypes such as Spanish, French Provincial, Storybook, American Colonial, and Swiss Chalet Styled Ranches.

Property Types

In Rancho Mirage, Ranch style buildings are present in most areas associated with early residential subdivisions and country club neighborhoods. The style is entirely reflected in single-family residences. There do not appear to be any Ranch style commercial buildings in Rancho Mirage. Any unrecorded businesses in Ranch buildings are likely be converted residences which would not display other commercial character defining features.

Tract Ranch

In Rancho Mirage, Tract Ranch homes were constructed in the first residential subdivisions from 1944 into the 1980s. These Tract Ranch houses were built by different homebuilders, starting with A. Ronald Button in the Magnesia Falls Cove during the 1940s. Button utilized several different architects with a wide variety of models and design options. Later, following the success of the first country clubs, subsequent developers also built Tract Ranch communities in the vicinity of the new golf courses.

Early Ranch style houses were largely uniform in appearance with one story with an elongated rectangular or L-shaped plan, with the broad side facing the street. The character defining features of early Tract Ranch Style homes are listed below.

- Asymmetrical façades
- Brick, concrete block, or wood frame construction materials
- Multiple roof types including gable, hip, intersecting gables, or multiple hips that are low-pitched to very low-pitched with broad overhanging eaves
- Roofs covered with asphalt shingles
- Steel casement windows with no trim
- Minimal porch, usually in the form of an extended eave, with or without posts
- Few decorative elements, usually limited to faux wood shutters and exposed rafters, occasionally brick wainscoting
- Attached carport on the side of the house

By 1960, changes in the design and construction of the Ranch style added other character defining features which are listed below.

- Fixed and sliding aluminum frame windows
- Attached garages replaced carports
- Larger floorplans
- A greater range of decorative elements, including brick or stone wainscoting, board-and-batten siding, wrought iron porch posts, weeping mortar, and scroll-cut decorative fascia
- Roofs covered with clay tiles or wood shakes
- Hip roofs with gablets and eyebrow dormers



Figure 45. 71-490 Mirage Road.
It is an example of a local Tract Ranch style building in Magnesia Falls Cove.



Figure 46. 71-431 Sahara Road.
It is an example of a local Tract Ranch style building in Magnesia Falls Cove.

Custom Ranch

Custom Ranch homes were constructed throughout the early Rancho Mirage residential subdivisions including the Magnesia Falls Cove, Thunderbird Heights, and Tamarisk Heights tracts. Custom Ranch homes were also built throughout neighborhoods in private country clubs, like the Tamarisk and Thunderbird Country Clubs.

Custom Ranch homes were usually one story with elongated rectangular, L-shaped, U-shaped, or irregular-shaped plans, with the broad side facing the street and with wings occasionally extending to the rear. These homes were often much larger than Tract Ranch Houses with a much broader facade. The character defining features of the Custom Ranch Style are listed below.

- Asymmetrical facades
- Brick, concrete block, or wood frame construction materials, with exterior walls often clad in more than one material
- Strong horizontal emphasis/massing; occasionally bands of brick, wood, metal, glass, stone, or pierced block
- Many different roof types including gable, hip, intersecting gables, or multiple hips that were low pitched to very low pitched with broad overhanging eaves
- Variety of roofing materials, including asphalt shingles, clay tiles, wood shakes, or metal
- Steel casement windows or aluminum framed windows
- Minimal extended eave porch, recessed entry, or a more prominent porch with a gabled or hipped extension
- Attached or detached carport or garage
- Diversity in plan, roof type, building materials, and ornamentation
- High quality of artisanship in construction



Figure 47. The Hedy Lamarr House at 72-424 Desert Drive.
It is an example of a local Custom Ranch style building in Magnesia Falls Cove.



Figure 48. The D.B. McDaniels Residence at 70-772 Fairway Drive.
It is an example of a local Custom Ranch style home in Thunderbird Country Club.

Styled Ranch

Styled Ranch homes were constructed in the early Rancho Mirage residential neighborhoods including Magnesia Falls Cove, Green Acres, Thunderbird Villas, and Tamarisk Heights areas. Styled Ranch homes were also built throughout private country clubs, like the Tamarisk Country Club and Thunderbird Country Club. Most Styled Ranches in Rancho Mirage were constructed in a Spanish style.

Due to the nature of Styled Ranch homes, the character defining features vary based on the selected style. However, Styled Ranch homes generally followed the same form and massing of other Ranch style homes. The different character defining features of Styled Ranch homes based on their theme are included below.

- Spanish Ranch
    - Clay tile roofs
    - Brick or stucco clad walls
    - Rounded or parabolic arched openings at porches, windows, or courtyards
    - Exposed rafters and beams
    - Metal window grilles
    - Inward-slanting chimneys or wing walls
- French Provincial Ranch
    - Features include L-shaped or irregular plan
    - Multiple hipped roofs with molded eaves
    - Pairs of tall casement windows and corner casement windows
    - Segmental arches
    - Paneled front doors
- Storybook Ranch
    - Scalloped vergeboards on the front façade
    - Window boxes with diamond-shaped windowpanes
    - Decorative stone or brick chimneys
    - Horizontal board siding
- American Colonial Ranch
    - Side-gabled or hipped roofs
    - Wood or brick siding
    - Federal or Greek Revival door surrounds
    - Classical moldings
    - Louvered shutters
- Neoclassical Ranch
    - Symmetrical form

  - Clad in brick or wood frame
  - Multi-pane windows
  - Roof dormers
  - Porch supported by Classical columns
- Swiss Chalet Ranch
  - Gabled roofs
  - Chaletesque dormers
  - Scrolled fascia board
  - Wood and stucco siding



Figure 49. 72-204 Rancho Road.
It is an example of a local Spanish Styled Ranch residence in Rancho Mirage.

Contemporary (1955-1965)

Contemporary style buildings are like the Ranch style homes in construction methods and materials but reflected in quite different forms. These styles included the front-gabled Contemporary style and a simple post-war version of the International style. Like the Ranch style, both had a strong horizontal emphasis, but Contemporary styles had a more massed plan.

Contemporary style homes featured a variety of subtypes with various roofing forms which included front-gabled, side-gabled, varied gable, flat, shed, and butterfly and slant roofing forms with broad overhanging eaves. The basic character defining features of the Contemporary Style are listed below.

- Symmetrical and asymmetrical plans
- Central entryways with no porch, but with an entry courtyard or recessed corner entry
- Wing walls, short courtyard, or landscape, walls
- Heavy piers supporting the gable
- Exposed roof beams
- Broad expanses of uninterrupted wall surfaces
- Horizontal bands or tall vertical bands of windows, often present in gable ends
- Carport or garage incorporated under the main roof

Property Types

In Rancho Mirage, Contemporary style single-family residences were constructed in Magnesia Falls Cove first and later spread to other neighborhoods closer to country clubs during the 1950s and 1960s. Larger Contemporary style homes were also constructed private neighborhoods like the Tamarisk and Thunderbird Country Clubs. There do not appear to be any multi-family residences constructed in the Contemporary style in Rancho Mirage. The current Consign Design shop at 71-550 Highway 111 was built as a Contemporary style grocery store completed in 1960. The store is the only known Contemporary style commercial building in the City.



Figure 50. 36-567 Palomino Lane.
It is a significant example of a local Contemporary style building in the Valley of the Sun.



Figure 51. The Jeff Chandler Residence at 71-543 Tangier Road.
It is an example of a local Contemporary style building in Magnesia Falls Cove.

Desert Modernism (1950-1980s)

Desert Modernism is a distinct subtype of International style of architecture that incorporated modern materials, techniques, and floor plans with the unique requirements of building within a desert environment. The typical characteristics of Desert Modernism included large expanses of floor-to-ceiling glass walls sheltered by deep overhangs extending from flat roofs and flowing interior floor plans that merged gracefully with the outdoors. Often oriented to the rear, where most decorative flourishes could be visible from the fairways of the country clubs, Desert Modernist houses were often built with a rear swimming pool, expansive views, and multiple points of outdoor access to a backyard. The front elevations were often constructed to be unassuming and often shielded for privacy, with only clerestories and obscured glass panels adjacent to the entries providing light. Most designs emphasized a strong interaction between the indoor and outdoor spaces and incorporated desert landscaping to further blend the design with the surrounding environment. Some Desert Modernist homes also incorporated Adobe, Pueblo, or Spanish styled elements to root the home with a sense of desert historicity and exploit the warm tones of these other styles.

The basic character defining features of Desert Modernism are listed below.

- Direct expression of the structural system, usually wood or steel posts and beams
- Horizontal massing
- Flat or shallow pitch roofs, often with deep overhangs
- Floor-to-ceiling glass
- Minimal use or solid load bearing walls
- Strong interior/exterior connection
- Open interior floor plan
- Painted with natural tones
- Flat roofs floating above glass walls and clerestories
- Exteriors clad in stucco, wood, slump stone, and coursed or uncoursed natural rock

Property Types

Desert Modernist houses were generally constructed on large lots of land found within private country clubs, like the Thunderbird and Tamarisk Country Clubs. Buildings with Desert Modernist designs are almost exclusively regulated to single-family residences in Rancho Mirage. Some multi-family residences, commercial properties, and civic buildings like Tamarisk West, Provident Bank, and the Rancho Mirage City Hall are examples of the limited number of other types of properties also associated with the style.



Figure 52. The Schwartz Residence at 37-319 Los Reyes Drive.
It is an example of a local Desert Modernist style residence in Tamarisk Country Club.



Figure 53. 7 Cody Court.
It is a significant example of a local Desert Modernist style residence in Tamarisk Country Club.

Post and Beam (1950-1980s)

Post and Beam architecture was a method of construction in which structural framing consisted of load bearing steel or wood beams supported by steel or wood columns rather than solid load bearing walls. The use of structural framing allowed for more flexibility in wall and window design including more expansive use of glass, a character defining feature of the style. Post and Beam style houses were defined by the large sections of floor-to-ceiling glass windows and doors and clerestory windows. The predominant roof style for Post and Beam houses utilized flat roofs or low-pitched gable rooflines. Some examples exhibited simplified aspects of Japanese and Ranch design. The open, rectilinear floor plans of Post and Beam houses were created by the structural framing and lack of dividing load bearing walls. The houses tended to be laid out in a grid with standardized beam length.

The basic character defining features of the Post and Beam style are listed below.

- Direct expression of the structural system, usually wood or steel frames
- Horizontal massing
- Flat or shallow pitch roofs, often with deep overhangs
- Floor-to-ceiling glass
- Repetitive façade geometry
- Minimal use or solid load bearing walls
- Absence of applied decoration
- Strong interior/exterior connection
- Open interior floor plan
- Exterior finish materials usually wood, steel, and glass

Property Types

Post and Beam houses were generally constructed on large lots of land found within private country clubs, like the Thunderbird and Tamarisk Country Clubs. Post and Beam style buildings are almost exclusively regulated to single-family residences in Rancho Mirage. The circular Noel F. Birns building is one of the only unique examples of a Post and Beam style commercial property.



Figure 54. 71-136 La Paz Road.
It is an example of a local Post and Beam style building in Tamarisk Country Club.



Figure 55. The Noel F. Birns Building at 72-067 Highway 111.
It is an example of a local Post and Beam style commercial property.

Shed (1965-1985)

The Shed style came into popularity following the publicity of the Sea Ranch development project in San Francisco. The overall effect of the Shed style emphasized bold diagonals, counterpointed shapes, and multiple massing. The form of the house imparts its overall style, not the smaller elements. The shed roof is often multi-directional and used in ways that give the effect of colliding geometric shapes. The front door and entry area may be obscured. There is little added exterior detail, and elaborations are primary simple window variations. There are few window openings on wall that face public areas and those that occur are generally quite varied and asymmetrically placed. As in the Contemporary style, large, fixed panes of plate glass are typically used on the private, or rear, facades. Ribbons of clerestory windows are found high on facades or above lower roof forms. The basic character defining features of the Shed style are listed below.

- Shed roof forms, generally multi-directional
- Smooth roof-wall junction, commonly with little or no overhang
- Wood wall cladding (vertical, diagonal, horizontal boards, or shingles)

Property Types

Shed style properties are almost exclusively residential and are represented in Rancho Mirage as both single-family and multi-family properties. A notable representation of the Shed style in Rancho Mirage with Desert Modern elements is the Riback Residence, designed by Patrick Sheehy and William Cody. There are no known commercial or civic properties constructed in the Shed style within the City limits.



Figure 56. The Riback Residence at 70-843 Tamarisk Lane. It is an example of a local Shed style residential property.

Organic Geometric (1955-1970s)

Organic Geometric architecture was a philosophy of design which promoted a harmonious relationship between buildings and nature. The father of Organic Geometric architecture in the United States was Frank Lloyd Wright, who in 1939, coined the phrase "Organic Architecture" in his speech, An Organic Architecture. Designers of this modern sub-style employed natural building materials, such as wood and stone, and designed buildings that were respectful to the site. Glass was also used to minimize the separation between interior and exterior encouraging the indoor/outdoor living concept. Buildings were thoughtfully sited to take advantage of views, often built on steep slopes with large balconies. Form was based on rectilinear geometry, designs are characterized by asymmetrical façades, unusual rooflines, and angular shapes.

The basic character defining features of the Organic Geometric Style are listed below.

- Exposed structure and materials
- Square, diamond, and polygon design motifs
- Natural materials (wood, stone, glass)
- Sharp angular massing
- Asymmetrical facades
- Complex roof forms
- Site specific design

Property Types

Two known examples of Organic Geometric style buildings have been documented in Rancho Mirage, the now demolished Chart House at 69-934 Highway 111 designed by Kendrick Bangs Kellogg in 1978, and the Annenberg Health Sciences Building in the Eisenhower Medical Center. The Chart House was a significant example of the style in a prominent location on 'Restaurant Row' of the City. In 2013, the restaurant was damaged by a fire and subsequently demolished. The Annenberg Health Sciences Building is a round structure housing an auditorium. The building utilizes distinct geometric motifs throughout the exterior and interior to complement its curved open circular floor plan.



Figure 57. The Chart House at 69-934 Highway 111.
It is a significant local example of an Organic Geometric building.
(Photograph Courtesy of Leslie Heumann and Associates, ca. 2002)



Figure 58. The Annenberg Health Sciences Building.
It is an example of a local Organic Geometric building.

Brutalism (1950-1980s)

The name "Brutalism" originated from the French béton brut which means "raw concrete." The style was largely inspired by Swiss architect Le Corbusier. Brutalist buildings were generally strikingly blockish, geometric, and composed of repetitive shapes. The predominant building material was concrete, frequently revealing the intentional textures of the wood formwork. The concrete was intended to be fully expressed as both the primary structural material and finish. Critics of the style argued that it disregarded the social environment, making such structures inhuman, stark, and out of place. Character defining features of the Brutalist Style are listed below.

- Exposed and expressive structural system
- Monumental massing
- Angular and rectilinear forms
- Exposed concrete as building finish
- Repetitive patterns
- Intentional avoidance of traditional elements or ornament

Property Types

Only one known example of Brutalist style building has been recorded in Rancho Mirage, Fire Station #1 (Riverside Country Fire Station 50) designed by Robert H. Ricciardi and built in 1975. Other Brutalist buildings have been evaluated within other nearby Coachella Valley communities and future evaluations within Rancho Mirage may locate further instances of this architectural style.



Figure 59. Fire Station #1 at 70-801 Highway 111.
It is an example of a local Brutalist building in Rancho Mirage.

Postmodern (1960s-Present)

Postmodern buildings appropriate and imitate elements of more traditional styles, while incorporating them with new forms and materials. It is common for Postmodern properties to reference several different styles within one design, creating a blend of period and regional elements. Advocates of the style believed it was important to absorb and reformulate traditional components that to continue designing glass boxes void of heritage or character. While paying homage to the past, many Postmodern buildings feature playful designs and ironic combinations. Elements of buildings can be exaggerated, manipulated, and distorted, often to subvert expectations. The character defining features of the Postmodern style are listed below.

- An eclectic mix of other architectural styles and periods, blending historical and contemporary elements
- Playful, whimsical, or ironic details
- An emphasis on ornamentation, often utilizing classical motifs or vibrant colors
- Asymmetrical facades
- Variety of materials and shapes
- Classical references

Property Types

Postmodern style properties in Rancho Mirage are exclusively residential. While there are likely more examples, the only recorded occurrence of the Postmodern style is the Klein Residence in the Tamarisk Country Club.



**Figure 60. The Klein Residence at 37-101 Los Reyes Drive.
It is an example of a local Postmodern style house.**

Known Architects and Builders in Rancho Mirage

Below are short summaries of the known architects and builders who worked in Rancho Mirage during the historic-era and who may be associated with properties evaluated as part of the current survey effort. This list is not intended to be fully comprehensive and chiefly represents architects and builders associated with newly identified properties or previously evaluated properties that have not been designated at this time.

William F. Cody, Architect

William Francis Cody (1916-1978) was born in Dayton, Ohio, in 1916, Cody's family relocated to California in 1930. While attending Beverly Hills High School, Cody designed and built stages for school plays prior to his graduation in 1932. Following high school, he graduated from Santa Monica Junior College in 1939 and enrolled in the College of Architecture and Fine Arts at the University of Southern California. He graduated from USC in 1942. During his time at Santa Monica Junior College and USC, Cody worked for architects, Heath Wharton and Asa Hudson. Following his graduation, Cody worked for several engineering and architecture firms in California, including Cliff May whom he worked for in 1944. In 1945, Cody's firm was hired to alter the Desert Inn in Palm Springs. Following the Desert Inn project, Cody began working independently in California and Arizona by 1946.

In 1946, William F. Cody moved to Palm Springs permanently and received his first independent commission to design the Del Marcos Hotel, which earned him an award in 1949 from the California chapter of the American Institute of Architects. In 1947, he was hired to convert the Thunderbird Dude Ranch, originally constructed in 1936, to the Thunderbird Country Club in Rancho Mirage. His work at Thunderbird led to future commissions at other clubhouses, recreational facilities, and residential developments, at locations throughout Rancho Mirage and the wider Coachella Valley, such as the Eldorado Country Club, Tamarisk Country Club, the Racquet Club, the Tennis Club, and the Seven Lakes Clubhouse. In Palm Springs, Cody was one of the architects, with Wexler & Harrison and Philip Koenig, to design the Spa Bathhouse and Spa Hotel. In 1952, Cody designed the Horizon Hotel.

In the Coachella Valley, he was responsible for several notable Modernist style residential designs including the Perlberg, Shamel, and Abernathy residences in Palm Springs and the Cody Court homes in Rancho Mirage. Throughout his career, he designed commercial and residential properties throughout California, Arizona, Texas, Cub, and Mexico. He was inducted into the College of Fellows of the AIA in 1965. Some of his final projects included St. Theresa's Catholic Church in 1968 and the Palm Springs Library Center in 1972. In 1973, he suffered a severe stroke which caused him to end his architectural career. He died in 1978

and today is considered one of the most important architects in the Desert Modernism movement.[175]

S. Charles Lee, Architect

S. Charles Lee (1899 – 1990) was the architect of the Desert Club clubhouse in La Quinta which began construction in 1937 and was open by 1940. Born Simeon Charles Levi in Chicago in 1899, Lee attended Chicago Technical College and graduated with honors in 1918. He was influenced by the early (and nearby) Modernism of pioneers Louis Sullivan and Frank Lloyd Wright. After serving in the Navy during World War I, Lee earned an architecture degree from Armor Institute of Technology in 1921. He moved to Los Angeles in 1922 and received his first theatre design commission within a few years.

Completed in 1927, Following the construction of the Tower Theatre on Broadway in downtown Los Angeles in 1927, Lee's career expanded and commissions for further theaters followed. His theaters blended all types of architectural styles and decorative motifs and were designed as striking advertisements, to both garner attention from passing automobile traffic and draw in pedestrians by using the sidewalk itself. By 1950, Lee had designed around 400 theatres—250 in the L.A. area alone. After World War II, Lee recognized the emerging requirement for more practical, modular structures. In addition to theatres, Lee also built dozens of small factories throughout post-war Los Angeles. In Rancho Mirage, S. Charles Lee was the primary architect behind the development of the Tamarisk West community.

Lee received numerous awards throughout his lifetime, including the Society of Registered Architects' Synergy Award in 1975. In 1986, the UCLA School of Architecture and Urban Planning established a chair in his honor. The Conservancy was honored to have Lee attend the first season of our Last Remaining Seats series of classic films in historic theatres in 1987.[176]

Walter S. White, Architect

Walter S. White (1917-2002) designed residences in the Coachella Valley during the post-war period, including a few buildings in Rancho Mirage. In 1953, he designed the Desert View Animal Hospital which served as a residence and business for Dr. James R. Ketchersid. White was born in San Bernardino, California and attended San Bernardino High School from 1933 to 1936. Growing up, White learned construction from his father who was a builder in the San Bernardino area. After one semester at San Bernardino Valley Junior College in 1936, White spent the next decade working for various architects, builders, and engineers in the Los Angeles area. During that time, he worked for Harwell Hamilton Harris, Rudolf Schindler, and Allen Ruoff. During WWII, he worked for Douglas Aircraft as a machine tool designer.

After the war in 1947, White returned to architecture and worked for over a year for the Palm Spring architects, John Porter Clark and Albert Frey. In 1948, White moved to La Quinta and designed his first office building on Highway 111 to work as a self-employed designer. In the Coachella Valley, White focused on designing affordable homes that mitigated the summer heat and provided ample mountain views for residents. Throughout the course of his career, White designed at least 48 homes in the Palm Desert area.

During the 1960s, after he obtained his Colorado architecture license, White developed modestly sized and standardized mountain cabins in Colorado Springs with limited building materials. In 1967, he returned to California where he focused his work during the 1970s and 1980s. In Southern California, White designed various sized residential buildings (from single-family homes to multi-unit dwellings), recreational complexes, commercial buildings, churches, and clubhouses. He died in 2002 at the age of 85 and Walter S. White is widely remembered as a notable modernist architect who focused on industrial and energy efficient designs throughout Southern California.

Donald A. Wexler, Architect

Born in Sioux Falls SD but raised in Minneapolis MN, Donald Allen Wexler served in the Navy during WWII and graduated from the University of Minnesota in 1950. He moved to Los Angeles to work for Richard Neutra then moved to Palm Springs in 1952 to work for William Cody. Later that year in 1952, Wexler, along with Richard Harrison from Cody's firm, set up Wexler & Harrison. In 1960, the George Alexander Construction Company hired them to design a neighborhood of prefab all-steel homes in Palm Springs. Due to high steel costs, the project was halted after just seven homes were built, but those that were completed became widely acclaimed. Wexler & Harrison dissolved in 1961, and Donald Wexler began to work independently. At the same time, he owned Wexler and Perrin-Boggio Architects and Engineers. From 1969 to 2000 he worked again as an independent architect. WWCOT (Widom, Wein, Cohen, O'Leary, and Terasawa) which became DLR acquired Wexler's firm in 2000. Wexler practiced in Palm Springs for almost six decades designing houses, schools, hotels, banks and among many other projects, including the 1966 main terminal building for the Palm Springs International Airport. In Rancho Mirage, Wexler & Harrison or Donald Wexler designed several homes including those at 71-049 Early Times Road, 71-048 Country Club Drive, and 70-170 Sonora Road. He died in 2015.[177]

Hugh Kaptur, Architect

Hugh Kaptur was born in Detroit Michigan where his father was a designer in the Packard and General Motors studios. He studied architecture at the Lawrence Institute of Technology. He joined the Marines and while stationed at Camp Pendleton, he met his first wife and designed a real estate office for her family in San Clemente, his first built project. In 1954, Kaptur returned to Detroit where he worked with his Dad in GM's styling division. He moved to Palm Springs in 1956 and apprenticed with Donald Wexler and Richard Harrison. After being let go during a recession, Kaptur went to work independently making renderings for other architects and was hired by contractors to draw building plans. In 1962 he formed a partnership with licensed architect Robert Ricciardi to get the commission for Palm Springs Fire Station #3 and the Palm Springs Golf Course Clubhouse. After that partnership ended, he formed a new firm with Larry Lapham, Kaptur & Lapham, who was the son of the noted architect Howard Lapham. That partnership lasted ten years during which they designed homes in the Thunderbird and Eldorado Country Clubs in Rancho Mirage, including the Cramer Residence at 41-910 Tonopah Road. After another partnership with James Cioffi, he semi-retired in 1992.[178]

William Krisel, Architect

William Krisel was born in 1924 in Shanghai with his American parents working overseas for the U.S. State Department. Krisel lived in China until age 13, when his family returned to the US, where he attended Beverly Hills High. During WWII, Krisel was assigned to General Joe Stilwell as a Chinese interpreter. Following the war, he attended the USC School of Architecture and graduated in 1949. He also earned a license as a landscape architect in 1954. Designing more than 30,000 living units throughout Southern California, Krisel's career spanned over 51 years. A close personal friend of developer Bob Alexander and his family, Krisel came to the Coachella Valley at his request to design a tract of modernist houses dubbed Smoke Tree Valley. Other Palmer & Krisel projects included the Ocotillo Lodge, Las Palmas Estates (Vista Las Palmas), Kings Point and Canyon View Estates, Racquet Club Estates, the "Valley of the Sun" homes in Rancho Mirage and the Sandpiper condo complex in Palm Desert (which garnered an AIA merit award for Landscape Architecture). The "House of Tomorrow," conceived as an experiment in modern living, so impressed Alexander's wife Helene that they made it their personal residence. The house later gained fame as the honeymoon home of Elvis and Priscilla Presley. Krisel is one of the few mid-century modern architects who lived to participate in the resurgence of modernism. In his final years, he contributed to the restoration of many of his original designs. Beginning in 2008, Krisel collaborated with Maxx Livingstone on exact replicas of his mid-century designs, constructed with all new materials and aimed towards LEED certification. He died in June 2017.[179]

William Pereira, Architect

William Pereira was born in Chicago, Illinois in 1909. He is known for his corporate, industrial, and institutional architecture, such as the Los Angeles County Museum of Art, the Master Plan of the University of California at Irvine, and the Transamerica Pyramid office building in San Francisco. Pereira designed the impressive Firestone offices in Los Angeles in the same year, 1958, as Firestone's Thunderbird Country Club house, both in the International Style. Pereira was in partnership with Charles Luckman, former president of the Lever Brothers Company, New York, from 1950 - 1958. Their work was frequently published in professional journals, especially Arts and Architecture by John Entenza. Until 1959, Pereira held a teaching position at the University of Southern California School of Architecture, Los Angeles. In 1958, Charles Luckman left the practice, leaving Pereira as the sole principal of the firm. Pereira died in 1985.[180]

Edward Durell Stone, Architect

Edward Durell Stone was born in 1902 in Fayetteville, Arkansas. He attended the University of Arkansas before moving to Boston in 1922. Though he did not earn a degree, Stone attended courses at the Boston Architectural Club (now Boston Architectural College), Harvard University's School of Architecture, and MIT. He moved to New York in 1929 and joined the firm of Schultze & Weaver. While there, he designed the main lobby, grand ballroom, and private dining rooms of the Waldorf-Astoria. Stone became an early adopter of the New Formalist style, drawing inspiration from his visits to Europe. Stone achieved success nationally and internationally. He lived in New York for the rest of his life but designed many important buildings throughout the country. Notable works by Stone include the Radio City Music Hall, the US Pavilion at the Brussels World's Fair, the Kennedy Center in DC, the Mandel House in Bedford Hills, NY, and the original Eisenhower Medical Center building in Rancho Mirage. Stone retired in 1974 and passed away in 1978.[181]

Paul Williams, Architect

Paul Williams was a noted architect based in Los Angeles. He began designing homes and commercial buildings in the early 1920s. Williams was considered a trailblazer in the architecture field as the first black architect to become a member of the American Institute of Architects in 1923, and the AIA's first black fellow in 1957. He was born in Los Angeles in 1894 and studied architecture at the University of Southern California. He went on to design approximately 2,500 buildings throughout Southern California, and around the world. Williams designed homes for many celebrity clients including Frank Sinatra and Cary Grant.[182]

In Rancho Mirage, Williams designed the Thunderbird Country Club home for Lucille Ball and Desi Arnaz. The buildings designed by Williams varied greatly in style and type. His most notable works include the Tudor style Leistikow House in Los Angeles (1923), William's International style home in Los Angeles (early 1950s), the Spanish Colonial Revival style 28th Street YMCA (1926), and the Late Moderne style Golden State Mutual Life Insurance Building in Los Angeles (1949). Trained in the Beaux-Arts architecture, Williams excelled at interpreting period styles. He was noted for his attention to detail and personalized elements. Williams passed away in 1980.[183]

Charles Du Bois, Architect

Charles Du Bois was born in Rochester, New York. He was raised, with his sister, by his uncle in Glendale, California. He attended UCLA for a year and then transferred to MIT, where he attended school intermittently from 1922 to 1930. During this time, he was also working as a draftsman for several prominent architecture firms, including Walker & Eisen (1923-1931), Gogerty & Weyl (1926-1929), and Horatio W. Bishop (1929). Du Bois was exposed to many Spanish Baroque, Spanish Colonial, and Mediterranean Revival styles in these early years. In 1938, he opened his office in Hollywood. When housing construction slowed during WWII, he worked as a Senior Set Designer for MGM. After the war, he lived in Encino and returned to designing and working with developers across southern California. Some of his works include the Hollywood Riviera Estates, Palos Verdes Riviera Beach Estates, Fairwood Estates in Granada Hills, Santa Anita Estates in Pasadena, and Woodland West in Woodland Hills. In particular, Woodland West offers a glimpse of several Du Bois design hallmarks, namely Palos Verdes stone cladding, double entry doors, and "casket-pull" door handles. His Palm Springs homes possess many classic mid-century modern traits, such as post-and-beam construction, vaulted ceilings, walls of glass, and an emphasis on blending indoor and outdoor living. Du Bois is well known for the Swiss Miss Houses in Palm Springs, featuring dramatic A-frame entries as well as the Las Palmas Summit and Canyon Estates developments. In Rancho Mirage, Du Bois designed the Armstrong Residence at 40-516 Tonopah Road. Du Bois died in 1996.[184]

E. Stewart Williams, Architect

Emerson Stewart Williams studied architecture at Cornell and the University of Pennsylvania, taught for a few years at Columbia University, and then worked for designer Raymond Loewy. He came to Palm Springs in 1946 to work with his father Harry and brother Roger in their architectural office. Stewart Williams was greatly influenced by the Scandinavian Modernists Alvar Aalto and E.G. Asplund, particularly their use of wood and other natural materials in the creation of a 'warmer' Modernism. Williams' first Palm Springs commission

was for the 1947 Frank Sinatra residence, a modern building of glass, natural stone, redwood siding, and an upswept roof that, according to author and critic Alan Hess, "set a tone for postwar glamour as Hollywood stars continued to move to Palm Springs – to large homes, often on country clubs, favoring a sleek but warm Modernism rather than cool minimalism." Stewart Williams' own home in Palm Springs was built in 1956. His career was long and varied including custom homes, offices, banks, civic buildings, Palm Springs' upper tramway station, and many schools throughout the Coachella Valley and high desert. One of his later works, the Desert Museum, a concrete building lifted above the street, surrounded by a sunken sculpture garden, and sheathed in volcanic cinder was completed in 1970. In Rancho Mirage, Williams designed four houses in the Thunderbird Country Club: the Kiner Residence (1951), Bligh Residence (1952), Christie Residence (1955), and Scott Residence (1957). The Roderick W. Kenaston Residence just outside of Thunderbird was built in 1956.[185]

Patrick E. Sheehy, Architect

Patrick Evan Sheehy was born in Los Angeles in 1940. Sheehy was a graduate of Cal Poly San Luis Obispo with a degree in Architectural Engineering. According to AIA historical records, Sheehy joined William Cody's practice in 1967. By 1969, Cody had made both Patrick Evan Sheehy and Laszlo Sandor associates and renamed his practice: William F. Cody & Associates, Inc. Cody's brother Jay was also made an associate in 1970. Cody retained the controlling interest in the partnership. The practice later became known as Cody/Sheehy Architects. Sheehy worked closely with William Cody on several major projects from the early 1970s including the Tennis Club hotel in downtown Palm Springs, completed in 1973. Sheehy and Cody also worked together on the new Palm Springs Library, designed in a Brutalist style. Following Cody's stroke in 1973, projects already on the boards in the office were seen through to completion, including the Riback Residence.

The firm was dissolved in 1976, when Jay Cody and Patrick Sheehy went their separate ways. William F. Cody later died in 1978. Following Cody's death, Ted Riback was still interested in following Cody's earlier designs and Sheehy's input, so he commissioned Sheehy in 1977 to finish the home. During his years of individual practice, Sheehy specialized in designing custom residences and designs for tract home developments across the Coachella Valley. He won several AIA awards in 1981 for the Inland California Chapter of the AIA: a citation for the Initial Cafeteria at Cal State Bakersfield in 1981 – which shared the same Brutalist style as the Palm Springs Library. He was also awarded for a 137-condominium project in Indian Wells for Vintage Properties and received an interiors award for the Robert McCulloch residence at Lake Havasu, Arizona. In Rancho Mirage, Sheehy finished the design of the Riback Residence in 1978, based on William F. Cody's designs from 1973. Sheehy moved from the

desert to Laguna Beach in or around 1990, having remarried. He died in 1996, at the age of 55.[186]

Wallace Neff, Architect

Edwin Wallace Neff was born in 1895 to Edwin Neff and Nannie McNally, daughter of printing mogul Andrew McNally of Rand-McNally Corp. When he was nine years old, the family moved to Europe, but later returned following the outbreak of World War I. Once back in the United States, Neff grew up on "Millionaire's Row" in Altadena, California, where he earned an appreciation for intricate custom architectural designs. He first began to hone his architectural drafting skills while working under Ralph Adams Cram in Massachusetts. He later returned to live in Altadena and work as a shipyard draftsman in Wilmington. One of his first projects was designing the St. Elizabeth of Hungary Roman Catholic Church in Altadena. Neff designed the building as a gift to the community and the church was officially dedicated in 1926. In most of his designs over the course of his career, Neff combined Spanish, Tuscan, Mediterranean, Islamic, and other design elements to form what he called the "California Style." His influential clientele included Judy Garland, Cary Grant, Charlie Chaplin, Mary Pickford, and Douglas Fairbanks. In Rancho Mirage, Wallace Neff designed the Red Skelton Residence at 37-715 Thompson Road in 1955. Today, Wallace Neff homes often continue to be desired by the Southern California elite.

William Beckett, Architect

William Sutherland Beckett was born June 14, 1921 in Kansas City, Missouri. He attended Yale University and graduated in 1943. Beckett moved to California after graduating and worked for Douglas Aircraft for a short time during World War II. He later went to work for the firm Spaulding and Rex from 1944 to 1949, eventually achieving the title Chief Designer. Beckett married fellow Kansas Citian and socialite, Julianne Kemper in 1948. She was the daughter of James Madison Kemper, Sr. and part of a prominent banking family and patrons of the arts in Kansas City. In late 1949, Beckett went out on his own, and by 1950, he had completed his own offices, located at 9026 Melrose Avenue. The building garnered him an AIA National Honor First Award in 1952, one of only three given nationwide that year. This prestigious award set his reputation as an architect for stars like Charlton Heston, setting him off on a career designing many celebrity homes and businesses in Beverly Hills and throughout LA. In Rancho Mirage, Beckett designed the Schwartz Residence in 1969 within the Tamarisk Country Club. William Beckett died at the early age of 56 in 1977 due to issues resulting from chronic alcoholism.[187]

Howard Lapham, Architect

Howard Lapham was born in 1914 in Stamford, Connecticut. In 1954 at age 40, he arrived in the Coachella Valley. Although he was a registered designer, Lapham intended on becoming a builder in his new desert home. Within a year, however, he was designing residences for wealthy and influential members of the Thunderbird Country Club along the Club's fairways and up the slopes of what became known as Thunderbird Heights. Several of Lapham's buildings appeared in "Architectural Digest", including the Hyatt von Dehn Residence (1960, Thunderbird Heights), the Kiewit Residence (1960, Thunderbird Country Club), the Clarke Swanson Residence (1961, Thunderbird Country Club), the Morrow Residence (1961, Silver Spur Ranch, Palm Desert), and the 1961 remodel of the Thunderbird Country Club clubhouse. He remodeled the famous Chi Chi nightclub in 1959, giving it an ultra-modern new façade. Lapham also designed Lord Fletcher's English Pub in 1966 on what became known as 'restaurant row' on Highway 111 in Rancho Mirage. One of Lapham's largest residential projects was the Mayan-themed Cook House, known as Ichpa Mayapan, built atop Thunderbird Heights in 1970. Lapham also drew the initial plans for the Eisenhower Medical Center, although Edward D. Stone obtained the commission. Lapham officially retired in the 1980s although he maintained an office in Palm Springs for many years. He died in 2008.[188]

Lawrence Lapham, Architect

Lawrence "Larry" Lapham, born in 1935, was an Oklahoma native. He spent two years at Oklahoma City University before he was drafted in 1954 to serve in the Korean War. In 1956, he returned to the United States and moved to Palm Springs in 1959 to work with his father, Howard Lapham as an architect and developer of both homes and commercial properties. In the early 1970s, Lapham partnered with Bill Bachwick to develop Desert Dorado, a 500-unit housing development. He is known for both Modernist and Mediterranean Revival style properties. Lapham is particularly known for the Alan Ladd building on Palm Springs Canyon Drive and many other notable properties across the Coachella Valley. He partnered with Hugh Kaptur to design the Cramer Residence in Thunderbird Heights, which was completed in 1971. In later years, he became a member of the Palm Spring Planning Commission and a part of the Tribal Planning Commission. He died in 2004 at the age of 68 from cancer at the Desert Regional Medical Center.[189]

James H. McNaughton, Architect

James H. McNaughton was born in 1912 in Pittsburgh, Pennsylvania. He graduated from Carnegie Tech (Carnegie Mellon University) in 1935 with a degree in architecture. During the

late 1930s, he was briefly employed as a designer for Steuben Glass Works, fashioning very detailed pieces, some of which are displayed at the Smithsonian. After graduation he left for New York City, where he hoped to design sets for Broadway productions. Instead, he found himself in the television business. Due to his innovative use of perspective, designing static one-dimensional backgrounds with the illusion of height and distance, McNaughton quickly gained acclaim as TV's first official art director. During the peak of his career in the 1950s, McNaughton earned many honors and awards. By the end of the decade, he felt that he'd accomplished all he wanted to in the field and made a clean break, leaving television and moving to the west coast.

McNaughton came to Palm Springs in 1959, when he was 47 years old with the ambition to design homes. In 1961, he received his first commission when Harry R. & Willa Morrill employed him to design a new mansion for themselves on Panorama Road in Little Tuscany, Palm Springs. Upon its completion, the Morrill House became an instant sensation, garnering praise and coverage *in Palm Springs Life*, The *Desert Sun*, and later The *Architectural Digest*. In 1963, he completed the Allan & Middy Kramer Residence in the Caballeros Estates, which also earned him more acclaim. He designed a second house for them in Tamarisk Country Club, which they moved into in 1974. Other project attributed to McNaughton include the George Arnold Residence in Palm Springs, the 1973 Petunia House in Phoenix, and a group of spec homes in Andreas and Murray Canyons.

He had many other talents which he practiced throughout his life. He was an accomplished painter, muralist, and pianist. He played the pipe organ and designed prestigious concert venues, including the Pittsburgh Organ Academy, Boston Philharmonic, and the Los Angeles Music Center. He died in 1979, only creating plans for about two dozen projects that were actually completed. However, the quality of these few designs makes McNaughton a noteworthy architect, particularly in the Coachella Valley.[190]

Gin Wong, Architect

Gin Wong was born in Guangzhou, China in 1922 and immigrated to Los Angeles as a young child. After serving as a radar bombardier for the U.S. Army in World War II, he attended USC's School of Architecture, graduating in 1950. After graduation, he worked for Pereira and Luckman, eventually becoming vice president of design. When William Pereira and Charles Luckman established their own firms, Wong helped found William L. Pereira & Associates in 1958, where he ultimately became a partner and the firm's president. Wong was instrumental in creating some of Los Angeles' greatest Modern structures. He served as design director for Los Angeles International Airport (LAX). Other projects included CBS

Television City and downtown's Union Oil Center (now Los Angeles Center Studios). Wong also designed what many consider the most iconic gas station in the world—the Union 76 station (1965) in Beverly Hills, originally designed as part of the LAX master plan. It was under Wong's leadership that Pereira & Associates was commissioned to design the landmark Transamerica Pyramid in San Francisco.[191] In Rancho Mirage, Gin Wong Associates designed the Provident Bank building, which was completed in 1982.

Welton Becket Associates, Architect

Born in Seattle in 1902, Welton Becket studied architecture at the University of Washington. He moved with his schoolmate Walter Wurdeman to Los Angeles in 1933. Together with Charles Plummer, they formed Plummer, Wurdeman and Becket, a firm that largely designed restaurants and shops. In 1935 they designed the Pan Pacific Auditorium in Los Angeles in a striking Streamline Moderne design. After Plummer's death in 1939, the duo continued as Wurdeman and Becket. They worked largely on defense and housing projects until the end of World War II. When large-scale projects were green-lit across the country, Becket and Plummer were well positioned to receive a sizable share of the new commissions. Their first major post war building was the 1947 Bullock's Pasadena, one of the first department stores to open after the war. The same year, their General Petroleum building became the first major post war office building to rise in downtown Los Angeles. After Wurdeman died unexpectedly in 1949, Becket renamed the firm Welton Becket and Associates. He continued to design several iconic buildings including Capitol Records (Hollywood, 1956), Parker Center (Civic Center, 1955), Los Angeles International Airport (with William Pereira, Charles Luckman, and Paul R. Williams; Inglewood, 1959), and The Music Center (Civic Center, 1964-67). Becket's firm also completed master plans for Panorama City (1947) and Century City (1960), UCLA Medical Center (Westwood, 1948-70), and the civic cores of Pomona (1962-69) and the City of Orange (1963). In 1955, Welton Becket designed the McCulloch Residence within Thunderbird Country Club. Welton "Welt" Becket oversaw the construction of more than a hundred projects before his passing in 1969.[192]

MacDonald Becket, Architect

MacDonald Becket graduated from the USC School of Architecture in 1952. Like his uncle, MacDonald was a driving force in the development of architecture in Los Angeles. Two of his major roles in California were coordinating architect for the master planning and architectural implementations of the 260-acre Century City project and in the successful renovation of the state capitol building in Sacramento. Becket became president of Welton Becket and Associates in 1969, after Welton's death, and under his leadership, the firm became significant for its corporate and institutional architecture with multiple offices in the

United States and around the world. He was instrumental in the design of projects such as the Washington, D.C. Convention Center, Terminal One at the Los Angeles International Airport, Barclays Bank International in New York City, the Federal Courts Building in downtown Los Angeles, the redevelopment of the Boston Commons, Xerox Square in Rochester, New York, the Reunion Hyatt Regency in Dallas, and the Valley National Bank (now Chase Bank) in downtown Phoenix, which is still the tallest building in Arizona.

MacDonald Becket also expanded the firm's development, investment, and international roles. In China, His firm designed the Great Wall Hotel in Beijing, and the firm later developed the World Trade Center in Moscow, Russia. He was the first American architect to do a major building in China. Five large projects for the Samsung Corporation in Seoul, South Korea, were also accomplished under his direction. The firm merged in 1987 with Ellerbe Inc. to form Ellerbe Becket, once the largest architectural firm in the United States. In 2009, AECOM Technology purchased Ellerbe Becket. Prior to the merger, Becket oversaw a staff of 300 architects, planners, engineers, interior designers, space planners and programmers, and allied specialists offering comprehensive total design services on a worldwide basis. In addition, Becket designed and completed personal homes for former United States presidents Dwight Eisenhower and Gerald Ford, as well as for J.C. Hall, owner and president of Hallmark Cards. He died in 2017 at the age of 89 years old in Phoenix, Arizona.[193]

John Randal McDonald, Architect

John Randal McDonald was an American architect, born in 1922, who worked in the 1950s and 1960s. McDonald was born in Milwaukee in 1922 and served in World War II as an officer in the U.S. Navy before pursuing a degree in architecture. After a brief stint in the fine arts program at the State Teacher's College, McDonald decided to pursue his interest in architecture at Yale University. His work has often been compared to Frank Lloyd Wright's because nature was a continuous theme in his design, emphasizing the importance of a natural setting and the use of natural materials. McDonald also encouraged homeowners to be aware of the elegance of the natural environment, thereby making them more sensitive to nature. McDonald designed unique homes that appealed to the public and were often affordable. Initially, McDonald's designs were predominantly for private residences; however, as years passed and his success and reputation increased, he was commissioned to design monasteries, hotels, factories, dormitories, schools, and churches across the country and abroad. McDonald constructed his first house, located at 801 Lathrop Avenue, Racine, Wisconsin in 1949. With his continued success, McDonald expanded his business and moved to Florida in the late 1950s. McDonald was successful throughout his life as he designed hotels, banks, churches, and marinas throughout the

world, as well as homes for various celebrities, such as Björn Borg, Mickey Mantle, Perry Como, Jimmy Connors, James Garner and Maureen O'Hara. He designed the Penrith-Taubman House in Thunderbird Heights, which was completed in 1965. He died in 2003.[194]

Buff & Hensman & Associates, Architect

One of the more prolific developers of Contemporary style homes and custom Modernistic style residences in Southern California during the postwar era, Buff, Straub & Hensman was a Pasadena based firm born out of the USC School of Architecture. Between 1958 and 1963, the partners, Conrad Buff, Donald Hensman, and Calvin Straub, became award winning designers, creating Modern style dwellings, including the Poppy Peak Historic District in Pasadena. In 1963, Straub relocated to Arizona and the firm changed names to Buff & Hensman & Associates (1964-1988). During this time, they designed the Meade Residence in 1972, within Tamarisk Country Club, and the governor's mansion for Ronald Reagan the following year in 1973.[195]

Barry Berkus, Architect

Barry Berkus was an American modernist architect known for his contributions to mid-century modern architecture, particularly in Southern California. He was born in 1935 in Santa Barbara, California, and graduated from the University of Southern California with a degree in architecture. He began his career as an intern with William Cody in Palm Springs and later founded his firm, B3 Architects. Throughout his career, Berkus designed numerous residential and commercial buildings. He designed more than 600,000 houses and helped write building codes and develop new towns in Japan. He designed the Chalet Palms community within Magnesia Falls Cove in 1964. He died in 2012 at the age of 77.[196]

Henry Eggers, Architect

Henry Eggers was born in Denver, Colorado on May 12, 1911. Earning his bachelor's degree in architecture from Cornell in 1933 and the Sands Medal that same year, Henry Eggers lived much of his life in the Los Angeles area where he died at the age of 75. Eggers joined the Southern California Chapter of the AIA in 1943 and served as the Chapter Secretary between 1947-48. During the years 1946-48 he was a partner in the firm Kaufmann, Lippincott & Eggers. Partnering with Walter W. Wilkman in the firm Eggers and Wilkman, Architects (1956-66) he ran the business from his home office in Pasadena.[197] Together they designed the Davis Residence "White Shadows" in Thunderbird Heights, which was completed in 1957.

Michael Allan Black, Architect

A 1961 graduate of the USC School of Architecture, Michael Allan Black established his architectural practice in 1968 after working for Master Architect E. Stewart Williams, whose portfolio included the Santa Fe Savings Bank and the Upper Mountain Station of the Palm Springs Aerial Tramway, as well as the Frank Sinatra House. In 1969, Michael Allan Black prepared designs for the second group of homes within the Tamarisk West community, Tamarisk West II.

Walter W. Wilkman, Architect

Walter W. Wilkman was born in Wilmington, Delaware in 1917. He attended Wentworth Institute from 1935 to 1937. Afterwards, he became a draftsman at Perry, Shaw, and Hepburn, Architects, Boston, Massachusetts from 1937 to 1938. He took classes at the Boston Architectural Center from 1937 to 1940, and additional coursework at the Massachusetts Institute of Technology from 1940 to 1941. He became a designer at the Stone and Webster Engineering Corporation from 1941 to 1942. After WWII, he became a designer for Kauffmann, Lippincott, and Eggers, Architects from 1946 to 1948. In 1952 he partnered with Henry Eggers to form Eggers and Wilkman, Architects in Los Angeles. He stayed with Eggers until 1966. Together, Eggers and Wilkman designed the Davis Residence "White Shadows" in Thunderbird Heights. He died in 1992 in Ventura Country, California.[198]

Harold Warren Levitt, Architect

Harold "Hal" Warren Levitt was born on July 26, 1921, in San Francisco, California. He received a Bachelor of Arts in Graphic Arts from Stanford University and an architecture degree from USC. After his graduation, he worked for Roland Coate and Burton Schutt before he founded his own architectural company, Levitt, LeDuc & Farwell, in the 1950s. The company was headquartered in Beverly Hills. He designed homes for Walter Mirisch, Steven Spielberg, Lew Wasserman, Olivia Newton-John, Ross Hunter, Quincy Jones, Burt Lancaster, Dean Martin, Debbie Reynolds, Lionel Richie, Kenny Rogers and Hal Wallis. He also designed the Riviera Hotel on the Las Vegas Strip and the headquarters of the Academy of Motion Picture Arts and Sciences in Beverly Hills. His designs reflected modernist philosophies of mid-century Los Angeles which emphasized intermixing and re-interpreting indoor and outdoor spaces with large glass surfaces, interior courtyards, and surprising entry sequences. Many Levitt homes featured large-scale doors that instead of leading indoors, opened into interior protected courtyards. He designed the Morton Residence within Tamarisk Country Club in 1986. He retired to Reno, Nevada, in 2001 and died at his holiday home in Las Vegas at the age of 79 in 2003.[199]

Crombie Taylor, Architect

Crombie Taylor was an architect, professor, and preservationist. He was born in Pennsylvania and earned architectural degrees at Penn State and Princeton University. He began teaching at Georgia Tech. In 1944, he began teaching at the Institute of Design in Chicago, with a focus on expanding the European Bauhaus school of modern architecture and design. He was the acting director of the program from 1951 to 1954. In 1954, Taylor left the school to practice architecture. Most of his design work was in Chicago, the most notable being the Hull House Uptown Center. His designs were known for being simple and elegant. In the 1950s, Taylor rediscovered and reproduced stencil designs by 19th century designer Louis H. Sullivan. Taylor was a champion of Sullivan's work, working throughout his career to restore several Sullivan designed buildings, and to recover and exhibit Sullivan's trademark stencil designs. Taylor began teaching at the University of Southern California in 1962, working there until his retirement in 1985. While he taught, Taylor designed the Rosenbaum Residence at 37-084 Palm View Road. He passed away in 1999.[200]

Ted Grenzbach, Architect

Ted Grenzbach was born in New York City but grew up in 1930s Hollywood. After serving in the Navy during World War II, Grenzbach earned a degree in architecture from U.C. Berkeley. Following graduation, he built homes in Modernist styles for stars such as Frank Sinatra, Dinah Shore, Cher, Gene Kelly, Herb Alpert, Rock Hudson, Rod Stewart, Barbra Streisand and Johnny Carson.[201] In 1983, Grenzbach designed the Postmodern style Klien Residence in the Tamarisk Country Club.

Richard Arnett Harrison, Architect

Richard Arnett Harrison was born in Los Angeles on June 5, 1924. Richard "Rick" attended University High School in Los Angeles. He went on to graduate from University of Southern California in 1951 with a degree in Architecture. After travel to Mexico and Canada, Harrison began work at William F. Cody's firm in Palm Springs from July 1951 to February 1953, where he worked side by side with his soon to be partner Donald Wexler (who previously began his career in the office of Richard Neutra). Harrison went on to design homes throughout Southern California including Seven Lakes, and enclaves of homes in Nevada.[202] Wexler & Harrison designed several notable homes in Rancho Mirage including the Skutt Residence and the Charney Residence.

Stan Alan Sackley, Architect/Builder

Stan Alan Sackley was a prolific Modernist architect in the Coachella Valley. He was born in Los Angeles County and graduated from the University of Southern California with a degree in architecture in 1961. In the early 1960s, prior to forming his own firm, Sackley partnered with Herman Charles Light. Sackley was never licensed as an architect but maintained a successful design firm in Palm Springs. He received national fame when his house for James Hollowell was featured in Playboy in April 1966. Sackley is best known for mid-century Modern homes along Caliente Drive. He designed the Spare Residence at Tamarisk Country Club in 1974. By 1986, Sackley had retired. He died in 2001.[203]

Albert Belden Crist, Builder

Albert Belden Crist was born in Hollywood in 1923, but he grew up and resided for much of his life in Palm Springs. His father was a builder but at age 19 in 1942, Crist was working at a Safeway in Arizona. After the war, from 1947 to 1951, Crist was listed as a carpenter in the Palm Springs Directory. Like his father, he continued to work as a builder for the rest of his career, which lasted through the 1970s. He constructed the Ben Gale Residence in 1961 within the Thunderbird Country Club. He died in 1986.[204]

Rancho Mirage Realty Company, Builder

A. Ronald Button created the Rancho Mirage Realty Company in 1954. While he sold property in Rancho Mirage throughout the late-1940s and early-1950s, homes Button's homes built by the Rancho Mirage Realty Company were unique in their design and marketing. From the 1940s, Button's plan was to build a new city, and he required investors. To that end, he partnered briefly with his brother-in-law, the radio and TV personality Art Linkletter, from 1956 to 1958, to develop modern Contemporary style homes within the Magnesia Falls Cove area. During this timeframe, the Rancho Mirage Realty Company developed several Contemporary style tract houses using similar plans and marketed them as 'Linkletter Homes', to capitalize on name recognition and put the community on the map. Most 'Linkletter Homes' had stucco-clad exterior walls, semi-detached garages connected by patio roofs, floor-to-ceiling windows on the front and rear elevations, front-facing gables with large overhangs, and exposed roofing components.

Marval Construction Company, Builder

Robert "Bob" Marx was the son of Gummo Marx (of the Marx Brothers), born in 1930. He was a building contractor in the Coachella Valley. He partnered with architect designer Val Powelson under the firm Marval Construction Company which operated from 1957 to 1964.

"Marval" is a combination of the Marx and Val names. Marx built many custom homes in the Rancho Mirage Tamarisk area, best known being the Gullwing House/Leo Maranz residence, the Sputnik House/Gummo Marx residence, and the Da Vall Estates ("Robert 'Bob' Marx Collection," Palm Springs Art Museum, Online Archive of California). The many residences constructed by the Marval Construction firm and designed by Powelson under the Marval firm are noted for their eye-catching Modern designs. This included dramatic winged roofs, sharply pointed exposed beams, unique shapes and angles, prominent center beams, and dramatic architectural features.

Other Architects and Builders

Other builders that appeared in building records or permits during the current survey effort are listed below. Limited information was available regarding these companies and individuals associated with historic-era properties in Rancho Mirage. Further research in the future may result in additional information regarding the location, operation, and activity of these architects and builders in the region.

- Jack McCallum & Robert "Bob" Pitchford
- Robert H. Ricciardi
- Ross Patten and Albert Wild
- Trenton Dunphy & John Fincher
- Jack McCallum and Robert “Bob” Pitchford
- Bill Foster
- Ernst Off
- Cobble & Wessman Construction Company
- Arthur Valdes
- K. Sande Senness
- Peter Kiewit Sons' Company
- Great West Contractors, Inc.
- George M. Holstein & Sons
- David Freedman
- Millard Archuleta

Associated Property Types

Property types associated with different local and regional architectural styles are included in the Historic Context Statement, with character defining features detailed for each style. The architectural styles encompass residential, commercial, civic, and institutional property types. Below are the significance thresholds and integrity considerations for a property in

Rancho Mirage to be listed on the NRHP, CRHR, or Local Register for representation of a specific architectural style, type, period, or method of construction.

Significance Thresholds

To be eligible for listing in the NRHP, CRHR, or Local Register, a property in Rancho Mirage that displays the character defining features of one or more of the listed architectural styles and exhibits sufficient levels of integrity must be significant under at least one of the following criteria.

NRHP Criterion A/CRHR Criterion 1

An architecturally significant property in Rancho Mirage may be eligible under Criterion A/1 for its association with one or more of the other identified themes in the Historic Context Statement related to the board patterns of national, state, or local history. A historic property may also be significant under A/1 as a representation of one or more of the themes identified in the Historic Context Statement.

NRHP Criterion B/CRHR Criterion 2

An architecturally significant property in Rancho Mirage may be significant under Criterion B/2 for its association with life and/or work of a person, or persons, important to national, state, or local Rancho Mirage history. Prominent individuals may include the persons discussed in one or more of the themes outlined throughout the Historic Context Statement. Additional significant individuals may be discovered through future research.

NRHP Criterion C/CRHR Criterion 3

A historic era building in Rancho Mirage displaying Period Revival, Early Modern, or Late Modern architectural styles may be eligible under Criterion C/3 for embodying distinctive characteristics of a style, type, period, or method of construction. A notable work of a master builder, architect, or designer in Rancho Mirage would also be significant under Criterion C/3.

NRHP Criterion D/CRHR Criterion 4

A building related to a specific architectural style in Rancho Mirage may be significant under Criterion D/4 if the building has the potential to yield important information of scientific value.

Local Register Criteria

An architecturally significant property built post-1973 may be significant under Local Register Criterion 1 if it is representative of a mid-to-late 20th century architectural style or reflects special elements of a type, style or way of life important to the City; under Local Register Criterion 2 if it is associated with a business or use which was once common but is now rare or non-existent within the City; under Local Register Criterion 3 if it is representative of the evolution or development or associated with the cultural, religious, educational, political, social or economic growth of the city, county, state or nation; under Local Register Criterion 4 if it represents the work of a master builder, engineer, designer, artist or architect whose individual genius influenced any of the themes outlined in the Historic Context Statement; under Local Register Criterion 5 for an association with a historic event person(s) that have made a meaningful contribution to the city, state or nation; under Local Register Criterion 6 if it has a high potential for yielding information of archaeological interest; under Local Register Criterion 7 if it embodies elements of outstanding or innovative attention to architectural or engineering design, detail, craftsmanship or use of materials; or under Local Register Criterion 8 if it contains an unusual natural feature.

Integrity Considerations

To be eligible for listing in the NRHP, CRHR, or Local Register, an architecturally significant property must retain sufficient integrity to convey its significance. A property nominated under NRHP Criteria A/CRHR Criteria 1 should retain integrity of location, setting, feeling, and association. A property nominated under NRHP Criterion B/CRHR Criterion 2 should retain integrity of location, design, feeling, and association, as the physical condition of a site is directly related to connection between a property and a significant individual. A property nominated under NRHP Criterion C/CRHR Criterion 3 should retain integrity of design, materials, workmanship, and feeling, as these are critical for a property to embody distinctive characteristics of a style. Some alterations may be acceptable if the property retains its essential features and overall original form. A property nominated under NRHP Criterion D/CRHR Criterion 4 should retain integrity of location, materials, and association.

Regarding integrity considerations for sites potentially eligible for listing in the Local Register, a property nominated under Criteria 1, 4, or 7 should retain integrity of design, materials, workmanship, and feeling. A property nominated under Criteria 2, 3, or 5 should retain integrity of location, setting, feeling, and association. A property nominated under Criteria 6 or 8 should retain integrity location, materials, and association.

VI. Bibliography

Agua Caliente Band of Cahuilla Indians. "Our Story" Accessed November 3, 2025, https://www.aguacaliente.org/.

ArchEyes. "Barry Berkus." Timeless Architecture. Accessed March 2025, https://archeyes.com/tag/Barry-Berkus/.

Ancestry.com "Verna N. Smith." Accessed March 2025.

Avery, Laura. "Oh, No, It's Happening Again!" Accessed March 2025. http://www.smmirror.com/volume3/issue51/.

Bates, Karen Grigsby. "A Trailblazing Black Architect Who Helped Shape L.A." Last Modified June 22, 2012, https://www.npr.org/2012/06/22/155442524/a-trailblazing-black-architect-who-helped-shape-l-a.

Beath, Hon, "Rancho Mirage is a Community with Plenty of Ambition and Room to Grow," *Desert Sun*, November 23, 1968.

Bodega Bay Heritage Gallery. "Louis Krupp 1888-1978." Accessed March 2025, http://bodegabayheritagegallery.com/Krupp_Louis.htm.

Bogert, Frank M. *Palm Springs First Hundred Years*. Palm Springs: Palm Springs Heritage Associates, 1987.

Bolton, Herbert E. Anza's California Expeditions (Cleveland: The Arthur H. Clark Company, 1920).

California Department of Transportation. A Historical Context and Archaeological Research Design for Agricultural Properties in California. Division of Environmental Analysis. California Department of Transportation. Sacramento, 2007.

California Office of Historic Preservation, "What is the California Register and What Does It

Have to Do With CEQA?." Accessed May 2025. U
http://ohp.parks.ca.gov/?page_id=21724.

City of La Quinta.
City of La Quinta General Plan (1992).

Historic Context Statement (La Quinta Historic Planning Department, 2011).

City of Rancho Mirage.
A Look Back In Time. 1993, reprinted 1997.

"Becoming a City." History. Accessed February 2025.
https://rm50th.com/history/becoming_a_city.php

"Fire." Accessed February 2025,
https://ranchomirageca.gov/our_city/public_safety/fire.php.

"History." Accessed February 2025. http://www.ci.rancho-mirage.ca.us/residents/history.html

"Pre-Incorporation." History. Accessed March 2025. https://rm50th.com/history/pre-incorporation.php.

"Shaping the Future." History. Accessed February 2025.
https://rm50th.com/history/shaping_the_future.php

"The Early Years." History. Accessed March 2025.
https://rm50th.com/history/the_early_years.php

CNN. Walter Annenberg obituary. Accessed March 2025.
www.cnn.com/2002/US/Northeast/10/01/obit.annenberg.ap/)

Conrad, Tracy.
"History: From experiment to celebrated product, dates find a home in the Coachella Valley." *Desert Sun*. September 6, 2020.

"History: The Road to First-Class — The Story of Rancho Mirage's Post Office."

Desert Sun. May 1 2022. Accessed March 2025. https://www.desertsun.com/story/life/2022/05/01/palm- springs-history-road-rancho-mirages-post-office/9591344002/.

Cultural Landscape Foundation. "The Annenberg Retreat at Sunnylands Golf Course." https://www.tclf.org/landscapes/annenberg-retreat-sunnylands-golf-course

Cygelman , Adele. *Palm Springs Modern*. New York: Rizzoli International Publications, 1999.

Dethier, Alex. "Famous Palm Springs architects." Palm Springs: Homes by Alex Dethier. Accessed March 2025, https://www.pshomes.com/palm-springs-architects/.

Dengler, Helen Dykema. *White Sun: Memoirs of a Desert Guest Ranch*. Maryland: Gateway Press, 2002.

Desert Sun

"$75 Million Golf, Housing Project Set." May 11 1973.

"Agenda Regular Planning Commission Meeting." July 13 1988.

"Authentic Mexican Foods." March 4 1958.

"Building Casuelas Nuevas." September 16 1972.

"Ceremonies Open Rancho Mirage P.O." February 2 1951.

"Clubhouse Building Begins." November 8 1971.

"Collectors' Corner Opens." January 9 1973.

"Desert Air Course Dream of Hines." January 2, 1968.

"Desert Air Hotel Sold, Multi-Million Plan Told." May 1, 1968.

"Elmer's Minute Market." November 24 1964.

"Golfers Wives Visit at Casbah." April 26 1957.

"Huge New Development Set for Rancho Mirage." August 21, 1958.

"It's Desert Island Now." April 9 1971.

"Louis Krupp Studio." March 23 1948.

"Marriott To Break Ground." November 9, 1977.

"Medical Center Shop Dedicated." November 23 1973.

"New Desert Community Established, Settled by Ten Golfing Families." November 20 1956.

"Newest School Dedicated." May 27, 1968.

"Noel F. Birns." February 5 1974.

"Offering Homes & Estates in the Thunderbird - Tamarisk Area." February 28 1952.

"Rancho Las Palmas CC Begun In Rancho Mirage." August 18, 1976.

"Rancho Mirage Country Club Construction is Under Way." January 13 1984.

"Rancho Mirage Gets New School." August 9 1963.

"Rancho Super Car Wash Open." April 8, 1967.

"RM OKs changes." May 29, 1982.

"S&L nears completion." March 5 1982.

"Sidney Greenleaf" June 11 1974.

"Station Will Be Dedicated." January 14 1976.

"Springs $1.8 Million Clubhouse." May 16 1975.

"Tickets are Now On Sale For 'Collectors Corner'." March 26 1971.

"Thunderbird CC Starts Work On $700,000 Building Project." May 11, 1960.

Volume 39, Number 156, February 3 1966.

"Welcome Wonder Palms Hotel and Guest Ranch." The *Desert Sun*, October 31, 1947.

"White Sun Sold." September 8, 1980.

Erik's Furniture, "About Erik's." Accessed February 2025, https://www.eriksfurniture.com/about.

Fonseca, Stanley. "Whiteness on the Green: Golf, the Coachella Valley, and the Leisure-Industrial Complex." Pacific Historical Review (2021) 90 (4).

Garner, Randy.
"Architects Who Built Palm Springs: Dan Palmer & William Krisel," Visit Palm Springs California, April 1 2024. Accessed March 2025. https://visitpalmsprings.com/blog/post/dan-palmer-william-krisel/.

"Architects Who Built Palm Springs: Charles Du Bois." *Visit Palm Springs California*. August 16 2022. Accessed March 2025. https://visitpalmsprings.com/blog/post/palm-springs-architect-charles-du-bois/.

Gates, Paul W. History of Public Land Law Development. Washington, DC: US Government Printing Office, 1968.

Henry, Mark. "First park for Rancho Mirage now named Whitewater Park." *Desert Sun*, September 19 1981.

Heumann, Leslie, Teresa Grimes, and Peter Moruzzi. City of Rancho Mirage Historic Resources Survey. Leslie Heumann and Associates. (2003).

Hill, Martin. "City Hall cost skyrockets," *Desert* Sun. December 7 1978.

Holland, David R. "Rancho Las Palmas." Accessed March 2025.

http://www.travelgolf.com/departments/resortfeatures/california/rancho-las-palmas.htm

KCmodern. "William Sutherland Beckett." Accessed March 2025. https://www.kcmodern.com/william-sutherland-beckett.

Las Casuelas Nuevas. "The Spirit of Mexico in the Heart of Rancho Mirage." Our History. Accessed March 2025. https://www.lascasuelasnuevas.com/our-history.

L.A. Times Archives. "Edward (Ted) Grenzbach; Designed Stars' Homes," June 11, 1994. Accessed March 2025, https://www.latimes.com/archives/la-xpm-1994-06-11-mn-2839-story.html.

L.B. Lesley. "A Southern Transcontinental Railroad to California: Texas and Pacific versus Southern Pacific, 1865- 1885." Pacific Historical Review 5(1): 1936, 52 -60.

Los Angeles Conservancy.
"Buff, Straub & Hensman." Accessed March 2025. https://www.laconservancy.org/learn/architect-biographies/buff-straub-hensman/.

"Edward Durell Stone." Accessed March 2025, https://www.laconservancy.org/learn/architect-biographies/edward-durell-stone/.

"Gin Wong." Accessed March 2025. https://www.laconservancy.org/learn/architect-biographies/gin-wong/.

"S. Charles Lee," Architects. Accessed January 11, 2025. https://www.laconservancy.org/architects/s-charles-lee.

"Welton Becket & Associates." Accessed March 2025. https://www.laconservancy.org/learn/architect-biographies/welton-becket-associates/.

"William Pereira." Accessed March 2025. https://www.laconservancy.org/learn/architect-biographies/william-pereira/.

Lowell John Bean and Lisa Bourgeault. Indians of North America: The Cahuilla (New York: Chelsea House Publishers, 1989).

Lee, Lydia. "Nine Places that Illustrate the Life of Trailblazing Black Architect Paul R. Williams." *Preservation Magazine*, National Trust for Historic Preservation.

Levitt and Moss Architects. "Harold W. Levitt Archive." Accessed March 2025. https://www.levittmoss.com/archive/z4zoxyu5z9ikm0zi0s4zkfkkkx15dh.

Marcell, Robert. World War I and the Homestead Act of 1862: When Farmers Fought and Soldiers Farmed for America's Homestead States. Nebraska: Homestead National Park, 2020. Available electronically at https://www.nps.gov/articles/upload/World-War-I-and-the-Homestead-Act-of-1862.pdf.

Mead, Dara, "Tamarisk Country Club: Harnessing a Significant and Inclusive History for a New Era." Desert Magazine. April 27 2022. Accessed February 2025. https://thedesertmag.com/desert- style/places/tamarisk-country-club-harnessing-significant-inclusive-history-new-era/.

Mellon and Associates. City of La Quinta Historic Resources Survey. 1997.

Mission Hills Country Club. "Our History." Accessed March 2025. https://www.invitedclubs.com/clubs/mission-hills-country-club/who-we-are/our-history.

Modern Living LA. "Wallace Neff." Accessed December 2025. https://modernlivingla.com/architect/wallace-neff/.

Modernism Weekly. "And the Star Goes to Richard Harrison." Accessed March 2025. https://mwkly.com/architecture/and-the-star-goes-to-architect-richard-harrison/.

Modern San Diego. "Henry Lawrence Eggers." Accessed March 2025. https://www.modernsandiego.com/people/henry-lawrence-eggers.

Moruzzi, Peter, T. Grimes, and L. Heumann. "Chart House Restaurant," Leslie Heumann and Associates. September 23, 2002.

Nordland, Ole J. Coachella Valley's Golden Years. Coachella, CA: Coachella Valley Water District, 1978.

Oliver, Myrna, "Crombie Taylor; Preservationist, USC Design Educator," *Los Angeles Times*, June 1, 1999.

Palm Desert Post. "Everyone Invited to Rancho Mirage Potluck." Volume 4, Number 27, 7 July 1966.

Palm Springs Modern Committee.
"William F. Cody (1916-1978)." Accessed March 2025. https://psmodcom.org/william-f-cody/.

"William Krisel." Accessed March 2025, https://psmodcom.org/william-krisel/.

Palm Springs Preservation Foundation. "Chart House Restaurant - 69-934 on Hwy 111, Rancho Mirage – Setback." Accessed February 2025. https://www.pspreservationfoundation.org/chart-house-restaurant/.

Palm Valley School. "A Short History on Palm Valley Private School (1952 - 2005)." Our Story. Accessed February 2025, https://www.pvs.org/about/our-history

PCAD.
"Albert Belden Crist (Designer)." Accessed March 2025, https://pcad.lib.washington.edu/person/7831/.

"Walter William Wilkman (Architect)." Accessed March 2025. https://pcad.lib.washington.edu/person/87/.

Preservation Mirage, "Rancho Mirage History," Accessed February 2025. https://www.preservationmirage.org/rancho-mirage history?srsltid=AfmBOopgYf4rxEjUHKMjwfZwy0TKI2ATIt212dfJ0yW_WfZeEyyoS9Kz.

Rancho Mirage High School. "History." Accessed February 2025. https://www.rmhs.us/history.html.

Rawls, James J. Indians of California: The Changing Image (Norman: University of Oklahoma Press, 1984).

Riche, Melissa.
"Hollywood Stars Once Owned Whispering Waters Hotel." *Desert Sun*. April

23, 2016. https://www.desertsun.com/story/news/2016/04/23/whispering-waters-hotel-rancho-mirage-aaron-spelling-carolyn-jones-lloyd-bridges/83426480/.

Mod Mirage: The Midcentury Architecture of Rancho Mirage. Layton: Gibbs Smith, 2018.

"Riback Residence: Historic Site Nomination for 70843 Tamarisk Lane Tamarisk Country Club - Rancho Mirage, CA 92270." 2021.

Robinson, W. D. *Land In California*. Los Angeles: University of California Press, 1948.

Santa Barbara Independent. "Barry Alan Berkus: 1935-2012." Last Modified December 2, 2012, https://www.independent.com/2012/12/02/barry-alan-berkus-1935-2012/.

Seasonal Chef. "Winning Converts to Dates." Accessed March 2025. http://www.seasonalchef.com/dates.htm

Sunrise Country Club, "Our History." About. Accessed February 2025, https://www.sunrisecountryclub.com/About/Our_History.aspx.

The Club at Morningside, "About Us." Accessed March 2025. https://www.clubatmorningside.com/about.

The LGBTQ+ History & Archives of the Desert. September 7, 2022. Accessed March 2025. https://www.facebook.com/photo.php?fbid=615820670042071&id=104118687878941&set=a.120428636247946.

The Springs. "A Legacy of Excellence in the Heart of Rancho Mirage." Club History. Accessed February 2025. https://www.thespringsrm.com/club/history.

Thunderbird Country Club.
"Story Chapter 01: Thunderbird Ranch." 2022. Accessed March 2025. https://www.thunderbirdcc.org/story/thunderbird-ranch/

"Story Chapter 02: Golf Cart Inventor." Accessed March 2025. https://www.thunderbirdcc.org/story/golf-cart-inventor/.

"Story Chapter 03: The Ryder Cup." Accessed March 2025.

https://www.thunderbirdcc.org/story/the-ryder-cup/.

"Story Chapter 04: The Ford Thunderbird," https://www.thunderbirdcc.org/story/the-ford-thunderbird/

"Story Chapter 05: Club of Presidents." Accessed March 2025. https://www.thunderbirdcc.org/story/club-of-presidents/

USC Architecture. "In Memoriam: Architect MacDonald Becket, 89." January 7 2017. Accessed March 2025. https://arch.usc.edu/news/in-memoriam-architect-macdonald-becket-89.

US Modernist.
"Donald Allen Wexler." Accessed March 2025. https://usmodernist.org/wexler.htm.

"Hugh Michael Kaptur (1931-)." Accessed March 2025, https://usmodernist.org/kaptur.htm.

"Stan Alan Sackley, FAIA (1937-2001)." Accessed March 2025. https://usmodernist.org/sackley.htm.

Vaught, Steve. "Renaissance Man," *Palm Springs Life*, February 4 2020. Accessed March 2025, https://www.palmspringslife.com/james-h-mcnaughton-architect/.

Watson, Tom. "Rancho Mirage Elementary Nears Escrow." *Desert Sun*. November 5 1965.

Wikipedia Foundation.
"Central Pacific Railroad." Accessed August 2022. https://en.wikipedia.org/wiki/Central_Pacific_Railroad.

"Collis P. Huntington." Accessed August 2022. https://en.wikipedia.org/wiki/Collis_Potter_Huntington.

"Leland Stanford." Accessed August 2022. https://en.wikipedia.org/wiki/Leland_Stanford.

"Pacific Railroad Surveys." Accessed August 2022 https://en.wikipedia.org/wiki/Pacific_Railroad_Surveys.

Williamson, Lieutenant R. S. Reports of Explorations and Surveys to Ascertain the Most Practical and Economical Route for a Railroad From the Mississippi River to the Pacific Ocean Made Under the Direction of the Secretary of War in 1853-4, Volume V. Accessed August 2022. https://scvhistory.com/scvhistory/williamson1853.htm.

Windeler, Robert. *Thunderbird Country Club 50th: From Desert to Oasis*. Privately published, 2002.

Wisconsin Historical Society. "John Randal McDonald Collection, 1949-2001 (bulk 1949-1958)." Accessed March 2025. https://digicoll.library.wisc.edu/cgi/f/findaid/findaid-idx?c=wiarchives;cc=wiarchives;view=text;rgn=main;didno=uw-whs-ph06616.

Woo, Michelle. "Lawrence Lapham, architect, dies." *Desert Sun*, April 17 2004.

Works Cited/Endnotes

[1] California Office of Historic Preservation, "What is the California Register and What Does It Have to Do With CEQA?" http://ohp.parks.ca.gov/?page_id=21724 Accessed August 2019.

[2] Herbert E. Bolton, Anza's California Expeditions (Cleveland: The Arthur H. Clark Company, 1920).
[3] Leslie Heumann, Teresa Grimes, and Peter Moruzzi, City of Rancho Mirage Historic Resources Survey (Leslie Heumann and Associates, 2003), 8.
[4] Heumann, Grimes, and Moruzzi, Rancho Mirage Historic Resources Survey, 9.
[5] Lowell John Bean and Lisa Bourgeault, Indians of North America: The Cahuilla (New York: Chelsea House Publishers, 1989); City of La Quinta, City of La Quinta General Plan (1992), 5-17; City Of La Quinta. Historic Context Statement (La Quinta Historic Planning Department, 2011).
[6] James J. Rawls, Indians of California: The Changing Image (Norman: University of Oklahoma Press, 1984).
[7] Lieutenant R. S. Williamson, Reports of Explorations and Surveys to Ascertain the Most Practical and Economical Route for a Railroad From the Mississippi River to the Pacific Ocean Made Under the Direction of the Secretary of War in 1853-4, Volume V. (https://scvhistory.com/scvhistory/williamson1853.htm); Wikipedia Foundation, Pacific Railroad Surveys (https://en.wikipedia.org/wiki/Pacific_Railroad_Surveys)
[8] Heumann, Grimes, and Moruzzi, Rancho Mirage Historic Resources Survey, 9.
[9] Wikipedia Foundation, "Leland Stanford," (https://en.wikipedia.org/wiki/Leland_Stanford), "Collis P. Huntington," (https://en.wikipedia.org/wiki/Collis_Potter_Huntington), "Central Pacific Railroad," (https://en.wikipedia.org/wiki/Central_Pacific_Railroad).
[10] L.B. Lesley, "A Southern Transcontinental Railroad to California: Texas and Pacific versus Southern Pacific, 1865- 1885," Pacific Historical Review 5(1): 1936, 52 -60.
[11] City Of La Quinta Historic Context Statement (2011).
[12] Heumann, Grimes, and Moruzzi, Rancho Mirage Historic Resources Survey, 10.
[13] City Of La Quinta Historic Context Statement (2011); Rawls, Indians of California: The Changing Image, 109-110.
[14] Nordland, Coachella Valley's Golden Years, 111.
[15] "Our History," Mission Hills Country Club, https://www.invitedclubs.com/clubs/mission-hills-country-club/who-we-are/our-history
[16] Heumann, Grimes, and Moruzzi, Rancho Mirage Historic Resources Survey, 9; "Our Story," Agua Caliente Band of Cahuilla Indians, accessed November 3, 2025, https://www.aguacaliente.org/.
[17] California Department of Transportation, A Historical Context and Archaeological Research Design for Agricultural Properties in California (Division of Environmental Analysis, California Department of Transportation, Sacramento, CA 2007), 40-45.
[18] The definitive work on land laws including homesteading is Paul W. Gates, History of Public Land Law Development (Washington, DC: U.S. Government Printing Office, 1968).
[19] Caltrans, Context for Agricultural Properties, 42.
[20] City Of La Quinta Historic Context Statement (2011); W. D. Robinson, Land in California (Los Angeles: University of California Press, 1948), 147-161.
[21] Ibid., 45.
[22] Heumann, Grimes, and Moruzzi, Rancho Mirage Historic Resources Survey, 10.
[23] Robert Marcell, World War I and the Homestead Act of 1862: When Farmers Fought and Soldiers Farmed for America's Homestead States (Nebraska: Homestead National Park, 2020) available electronically at: https://www.nps.gov/articles/upload/World-War-I-and-the-Homestead-Act-of-1862.pdf
[24] Laura Avery, "Oh, No, It's Happening Again!" http://www.smmirror.com/volume3/issue51/

[25] "Winning Converts to Dates." http://www.seasonalchef.com/dates.htm
[26] "Welcome Wonder Palms Hotel and Guest Ranch," The Desert Sun, October 31, 1947, 26.
[27] City of Rancho Mirage, "The Early Years," https://rm50th.com/history/the_early_years.php
[28] Mellon and Associates, City of La Quinta Historic Resources Survey (1997).
[29] Tracy Conrad, "History: From experiment to celebrated product, dates find a home in the Coachella Valley," Desert Sun, September 6, 2020.
[30] Mellon and Associates, City of La Quinta Historic Resources Survey (1997).
[31] The best description of the public domain is found in Paul W. Gates, History of Public Land Law Development (Washington, DC: U.S. Government Printing Office, 1968).
[32] Ibid.
[33] Helen Dykema Dengler, White Sun: Memoirs of a Desert Guest Ranch (Maryland: Gateway Press, 2002).
[34] City of Rancho Mirage, "Early Year".
[35] "White Sun Sold," The Desert Sun, September 8, 1980, 4.
[36] Heumann, Grimes, and Moruzzi, Rancho Mirage Historic Resources Survey, 11.
[37] "White Sun Sold," The Desert Sun (Palm Springs), September 8, 1980, 4.
[38] The LGBTQ+ History & Archives of the Desert, (September 7, 2022) https://www.facebook.com/photo.php?fbid=615820670042071&id=104118687878941&set=a.120428636247946
[39] City of Rancho Mirage, "The Early Years," https://rm50th.com/history/the_early_years.php
[40] City of Rancho Mirage. A Look Back In Time. 1993, reprinted 1997. Pages 4-5.
[41] Heumann, Grimes, and Moruzzi, Rancho Mirage Historic Resources Survey, 10.
[42] "Verna N. Smith," Ancestry.com
[43] Rancho Mirage, "The Early Years."
[44] Ibid.
[45] Windeler, Robert. Thunderbird Country Club 50th: From Desert to Oasis. 2002. Page 5.
[46] Bogert, Frank. Palm Springs First Hundred Years. 1987. Page 181.
[47] Thunderbird Country Club, "Thunderbird Ranch," 2022, https://www.thunderbirdcc.org/story/thunderbird-ranch/
[48] Rancho Mirage, "The Early Years."
[49] Heumann, Grimes, and Moruzzi, Rancho Mirage Historic Resources Survey, 11.
[50] Rancho Mirage, "The Early Years."
[51] Ibid.
[52] Ibid.
[53] Ibid.
[54] Heumann, Grimes, and Moruzzi, Rancho Mirage Historic Resources Survey, 13.
[55] Ibid, 14
[56] Holland, David R. "Rancho Las Palmas." http://www.travelgolf.com/departments/resortfeatures/california/rancho-las-palmas.htm
[57] Ibid.
[58] "Desert Air Hotel Sold, Multi-Million Plan Told," The Desert Sun, May 1, 1968, 1; "Desert Air Course Dream of Hines," The Desert Sun, January 2, 1968, 1.
[59] "Rancho Las Palmas CC Begun In Rancho Mirage," The Desert Sun, August 18, 1976.
[60] "Marriott To Break Ground," The Desert Sun, November 9, 1977.
[61] Thunderbird Country Club, " Story Chapter 01: Thunderbird Ranch," https://www.thunderbirdcc.org/story/thunderbird-ranch/
[62] Bogert, 246-249.
[63] Robert Windeler, Thunderbird Country Club 50th: From Desert to Oasis, (2002), 10-15.

[64] Thunderbird Country Club, " Story Chapter 02: Golf Cart Inventor," https://www.thunderbirdcc.org/story/golf-cart-inventor/; Thunderbird Country Club, " Story Chapter 03: The Ryder Cup," https://www.thunderbirdcc.org/story/the-ryder-cup/; Thunderbird Country Club, " Story Chapter 04: The Ford Thunderbird," https://www.thunderbirdcc.org/story/the-ford-thunderbird/
[65] Melissa Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, (Layton: Gibbs Smith, 2018), 190.
[66] Thunderbird Country Club, " Story Chapter 05: Club of Presidents," https://www.thunderbirdcc.org/story/club-of-presidents/
[67] "Thunderbird CC Starts Work On $700,000 Building Project," The Desert Sun (Palm Springs), May 11, 1960; "RM OKs changes," The Desert Sun, May 29, 1982.
[68] Heumann, Grimes, and Moruzzi, Rancho Mirage Historic Resources Survey, 13.
[69] Stanley Fonseca, "Whiteness on the Green: Golf, the Coachella Valley, and the Leisure-Industrial Complex," Pacific Historical Review (2021) 90 (4): 448–474.
[70] Heumann, Grimes, and Moruzzi, Rancho Mirage Historic Resources Survey, 13.
[71] Preservation Mirage, "Rancho Mirage History," accessed February 2025, https://www.preservationmirage.org/rancho-mirage-history?srsltid=AfmBOopgYf4rxEjUHKMjwfZwy0TKI2ATlt212dfJ0yW_WfZeEyyoS9Kz
[72] Dara Mead, "Tamarisk Country Club: Harnessing a Significant and Inclusive History for a New Era," accessed February 2025, https://thedesertmag.com/desert-style/places/tamarisk-country-club-harnessing-significant-inclusive-history-new-era/.
[73] Darya Mead, "Tamarisk Country Club: Harnessing a Significant and Inclusive History for a New Era," Desert Magazine (April 27 2022). https://thedesertmag.com/desert-style/places/tamarisk-country-club-harnessing-significant-inclusive-history-new-era/
[74] City of Rancho Mirage, "Pre-Incorporation," https://rm50th.com/history/pre-incorporation.php.
[75]Adele Cygelman (Palm Springs Modern, 1999, pages 180-186.
[76] Cultural Landscape Foundation, "The Annenberg Retreat at Sunnylands Golf Course," https://www.tclf.org/landscapes/annenberg-retreat-sunnylands-golf-course
[77] Walter Annenberg obituary (www.cnn.com/2002/US/Northeast/10/01/obit.annenberg.ap/)
[78] Rancho Mirage, "Pre-Incorporation."
[79] "It's Desert Island Now," Desert Sun, April 9 1971; "Clubhouse Building Begins," Desert Sun, November 8 1971, page 11.
[80] "Our History," Mission Hills Country Club.
[81] Ibid.
[82] Ibid.
[83] **Ibid.**
[84] "Offering Homes & Estates in the Thunderbird - Tamarisk Area," Desert Sun, February 28 1952, 18.
[85] Randy Garner, "Architects Who Built Palm Springs: Dan Palmer & William Krisel," Visit Palm Springs California, April 1 2024, https://visitpalmsprings.com/blog/post/dan-palmer-william-krisel/
[86] Riche, Mod Mirage, 172.
[87] Riche, Mod Mirage, 172.
[88] Ibid, 180.
[89] Ibid, 184.
[90] Ibid, 164.
[91] Ibid, 191.
[92] Ibid, 168-170.
[93] Ibid, 170.
[94] Ibid, 195.
[95] Ibid, 175-176.

[96] bid, 175-176.
[97] Ibid, 180.
[98] It remains unclear why the 'Da Vaal' Estates differs in spelling from the 'Da Vall' family, though it is clear that the two are closely related.
[99] Ibid, 178-179.
[100] Ibid, 184-185.
[101] Ibid, 184-185.
[102] Ibid, 186-187.
[103] Ibid, 186-187.
[104] Ibid, 199.
[105] Ibid, 188.
[106] Ibid, 192-194; "New Desert Community Established, Settled by Ten Golfing Families," Desert Sun, November 20 1956, 4.
[107] Riche, Mod Mirage, 181.
[108] Ibid, 182.
[109] Ibid, 196.
[110] "Louis Krupp 1888-1978," Bodega Bay Heritage Gallery, accessed March 2025, http://bodegabayheritagegallery.com/Krupp_Louis.htm; "Louis Krupp Studio," *Desert Sun*, March 23 1948, 4.
[111] "Agenda Regular Planning Commission Meeting," Desert Sun, July 13 1988, A11.
[112] "Everyone Invited to Rancho Mirage Potluck" Palm Desert Post, Volume 4, Number 27, 7 July 1966
[113] "Elmer's Minute Market," Desert Sun, November 24 1964.
[114] Tracy Conrad, "History: The Road to First-Class — The Story of Rancho Mirage's Post Office," Desert Sun, May 1 2022, https://www.desertsun.com/story/life/2022/05/01/palm-springs-history-road-rancho-mirages-post-office/9591344002/.
[115] "Ceremonies Open Rancho Mirage P.O.," Desert Sun, February 2 1951.
[116] "Sidney Greenleaf," Desert Sun, June 11 1974, A2.
[117] Hon Beath, "Rancho Mirage is a Community with Plenty of Ambition and Room to Grow," Desert Sun, November 23, 1968, 4.
[118] "Hollywood Stars Once Owned Whispering Waters Hotel," Desert Sun, (April 23, 2016) https://www.desertsun.com/story/news/2016/04/23/whispering-waters-hotel-rancho-mirage-aaron-spelling-carolyn-jones-lloyd-bridges/83426480/
[119] Ibid.
[120] "Golfers Wives Visit at Casbah," Desert Sun, April 26 1957.
[121] "Huge New Development Set for Rancho Mirage," Desert Sun, August 21, 1958, 1.
[122] Erik's Furniture, "About Erik's," accessed February 2025, https://www.eriksfurniture.com/about.
[123] City of Rancho Mirage, "Becoming a City," accessed February 2025, https://rm50th.com/history/becoming_a_city.php
[124] "Rancho Super Car Wash Open," Desert Sun, April 8, 1967.
[125] "Authentic Mexican Foods," Desert Sun, March 4 1958.
[126] "The Spirit of Mexico in the Heart of Rancho Mirage," https://www.lascasuelasnuevas.com/our-history.
[127] "Building Casuelas Nuevas," Desert Sun, September 16 1972.
[128] Heumann, Grimes, and Moruzzi, Rancho Mirage Historic Resources Survey, 18.
[129] "Rancho Mirage Gets New School," Desert Sun, August 9 1963.
[130] Palm Valley School, "A Short History on Palm Valley Private School (1952 - 2005)," accessed February 2025, https://www.pvs.org/about/our-history
[131] Tom Watson, "Rancho Mirage Elementary Nears Escrow," Desert Sun, November 5 1965, 1.
[132] "Newest School Dedicated," Desert Sun, May 27, 1968, 1.

[133] City of Rancho Mirage, "Shaping the Future," accessed February 2025, https://rm50th.com/history/shaping_the_future.php
[134] Desert Sun, Volume 39, Number 156, 3 February 1966, pg. 3.
[135] Rancho Mirage, "Pre-Incorporation."
[136] Ibid.
[137] Ibid.
[138] Ibid.
[139] City of Rancho Mirage. A Look Back In Time. 1993, reprinted 1997. pg. 19.
[140] Ibid, 21.
[141] "History." http://www.ci.rancho-mirage.ca.us/residents/history.html
[142] Ibid.
[143] Rancho Mirage, "Shaping the Future."
[144] "$75 Million Golf, Housing Project Set," Desert Sun, May 11 1973, A1.
[145] "Springs $1.8 Million Clubhouse," Desert Sun, May 16 1975, C1.
[146] The Springs, "A Legacy of Excellence in the Heart of Rancho Mirage," accessed February 2025, https://www.thespringsrm.com/club/history.
[147] Sunrise Country Club, "Our History," accessed February 2025, https://www.sunrisecountryclub.com/About/Our_History.aspx.
[148] Ibid.
[149] "Rancho Las Palmas CC Begun In Rancho Mirage," The Desert Sun, August 18, 1976.
[150] The Club at Morningside, "About Us," https://www.clubatmorningside.com/about.
[151] "Rancho Mirage Country Club Construction is Under Way," Desert Sun, January 13 1984.
[152] Rancho Mirage, "Becoming a City."
[153] P. Moruzzi, T. Grimes, L. Heumann, "Chart House Restaurant," Leslie Heumann and Associates, September 23 2002.
[154] Ibid.
[155] Palm Springs Preservation Foundation, "Chart House Restaurant - 69-934 on Hwy 111, Rancho Mirage - Setback," accessed February 2025, https://www.pspreservationfoundation.org/chart-house-restaurant/.
[156] Rancho Mirage, "Becoming a City."
[157] Ibid.
[158] "Tickets are Now On Sale For 'Collectors Corner'," Desert Sun, March 26 1971.
[159] "Collectors' Corner Opens," Desert Sun, January 9 1973.
[160] "Medical Center Shop Dedicated," Desert Sun, November 23 1973.
[161] "Noel F. Birns," Desert Sun, February 5 1974.
[162] "S&L nears completion," Desert Sun, March 5 1982, B2.
[163] Rancho Mirage, "Becoming a City."; "Station Will Be Dedicated," Desert Sun, January 14 1976.
[164] City of Rancho Mirage, "Fire," accessed February 2025, https://ranchomirageca.gov/our_city/public_safety/fire.php
[165] Rancho Mirage, "Becoming a City."
[166] Martin Hill, "City Hall cost skyrockets," Desert Sun, December 7 1978. A1-A4.
[167] Rancho Mirage, "Becoming a City."
[168] Ibid.
[169] Ibid.
[170] Mark Henry, "First park for Rancho Mirage now named Whitewater Park," Desert Sun, September 19 1981.
[171] Rancho Mirage, "Pre-Incorporation."; Rancho Mirage, "Early Years."
[172] Palm Valley School, "A Short History."
[173] Rancho Mirage High School, "History," accessed February 2025, https://www.rmhs.us/history.html.

[174] Rancho Mirage, "Becoming a City."
[175] "William F. Cody (1916-1978)," Palm Springs Modern Committee, accessed March 2025, https://psmodcom.org/william-f-cody/.
[176] "S. Charles Lee," Architects, Los Angeles Conservancy, accessed January 11, 2023, https://www.laconservancy.org/architects/s-charles-lee.
[177] "Donald Allen Wexler," US Modernist, accessed March 2025, https://usmodernist.org/wexler.htm.
[178] "Hugh Michael Kaptur (1931-)," US Modernist, accessed March 2025, https://usmodernist.org/kaptur.htm.
[179] "William Krisel," Palm Spring Modern Committee, accessed March 2025, https://psmodcom.org/william-krisel/.
[180] "William Pereira," Los Angeles Conservancy, accessed March 2025, https://www.laconservancy.org/learn/architect-biographies/william-pereira/.
[181] "Edward Durell Stone," Los Angeles Conservancy, accessed March 2025, https://www.laconservancy.org/learn/architect-biographies/edward-durell-stone/.
[182] Karen Grigsby Bates, "A Trailblazing Black Architect Who Helped Shape L.A.," last modified June 22, 2012, https://www.npr.org/2012/06/22/155442524/a-trailblazing-black-architect-who-helped-shape-l-a.
[183] Lydia Lee, Nine Places that Illustrate the Life of Trailblazing Black Architect Paul R. Williams, Preservation Magazine, National Trust for Historic Preservation.
[184] Randy Garner, "Architects Who Built Palm Springs: Charles Du Bois," Visit Palm Springs California, August 16 2022, accessed March 2025, https://visitpalmsprings.com/blog/post/palm-springs-architect-charles-du-bois/.
[185] Adele Cygelman, "Palm Springs Modern", New York, Rizzoli International Publications, 1999. pp. 94-99.
[186] Melissa Riche, "Riback Residence: Historic Site Nomination for 70843 Tamarisk Lane Tamarisk Country Club - Rancho Mirage, CA 92270," 2021.
[187] "William Sutherland Beckett," KCmodern, accessed March 2025, https://www.kcmodern.com/william-sutherland-beckett.
[188] Alex Dethier, "Famous Palm Springs architects," Palm Springs: Homes by Alex Detthier, accessed March 2025, https://www.pshomes.com/palm-springs-architects/.
[189] Michelle Woo, "Lawrence Lapham, architect, dies," Desert Sun, April 17 2004, 33.
[190] Steve Vaught, "Renaissance Man," Palm Springs Life, February 4 2020, accessed March 2025, https://www.palmspringslife.com/james-h-mcnaughton-architect/.
[191] "Gin Wong," Los Angeles Conservancy, accessed March 2025, https://www.laconservancy.org/learn/architect-biographies/gin-wong/.
[192] "Welton Becket & Associates," Los Angeles Conservancy, accessed March 2025, https://www.laconservancy.org/learn/architect-biographies/welton-becket-associates/.
[193] "In Memoriam: Architect MacDonald Becket, 89," USC Architecture, January 7 2017, accessed March 2025, https://arch.usc.edu/news/in-memoriam-architect-macdonald-becket-89.
[194] "John Randal McDonald Collection, 1949-2001 (bulk 1949-1958)," Wisconsin Historical Society, accessed March 2025, https://digicoll.library.wisc.edu/cgi/f/findaid/findaid-idx?c=wiarchives;cc=wiarchives;view=text;rgn=main;didno=uw-whs-ph06616.
[195] "Buff, Straub & Hensman," Los Angeles Conservancy, accessed March 2025, https://www.laconservancy.org/learn/architect-biographies/buff-straub-hensman/.
[196] "Barry Berkus," ArchEyes - Timeless Architecture, accessed March 2025, https://archeyes.com/tag/Barry-Berkus/; "Barry Alan Berkus: 1935-2012," Santa Barbara Independent, last modified December 2 2012, https://www.independent.com/2012/12/02/barry-alan-berkus-1935-2012/.
[197] "Henry Lawrence Eggers," Modern San Diego, accessed March 2025, https://www.modernsandiego.com/people/henry-lawrence-eggers.
[198] "Walter William Wilkman (Architect)," PCAD, accessed March 2025, https://pcad.lib.washington.edu/person/87/.
[199] "Harold W. Levitt Archive," Levitt and Moss Architects, accessed March 2025, https://www.levittmoss.com/archive/z4zoxyu5z9ikm0zi0s4zkfkkkx15dh.
[200] Myrna Oliver, "Crombie Taylor; Preservationist, USC Design Educator," Los Angeles Times, June 1, 1999.
[201] "Edward (Ted) Grenzbach; Designed Stars' Homes," L.A. Times Archives, June 11, 1994, accessed March 2025, https://www.latimes.com/archives/la-xpm-1994-06-11-mn-2839-story.html.
[202] "And the Star Goes to Richard Harrison," Modernism Weekly, accessed March 2025, https://mwkly.com/architecture/and-the-star-goes-to-architect-richard-harrison/.
[203] "Stan Alan Sackley, FAIA (1937-2001)," US Modernist, accessed March 2025, https://usmodernist.org/sackley.htm.
[204] "Albert Belden Crist (Designer)," PCAD, accessed March 2025, https://pcad.lib.washington.edu/person/7831/.

Appendix A. Updated DPR Forms for Previously Recorded Properties

Table 1. Updates to Previously Recorded Properties

Previously Recorded Properties			
Urbana Survey No.	**Address**	**Resource Name**	**CRHR Status Code**
63	37-115 Palm View Road	DeLue Residence	3S/3CS/5S2
64	37-361 Marx Road	Borwick-Emrich Residence	3S/3CS/5S2
65	40-241 Club View Drive	Ball-Arnaz Residence	3S/3CS/5S2
66	40-555 Sand Dune Road	Firestone Residence	3S/3CS/5S2
67	41-915 Tonopah Road	Dennis Residence II	3S/3CS/5S2
68	70-151 Sonora Road	Simon Residence	3S/3CS/5S2
69	70-200 Mirage Cove Drive	Mirage Cove Drive Apartments	3S/3CS/5S2
70	71-087 Fairway Drive	Hanson Residence	3S/3CS/5S2
71	71-111 Tamarisk Lane	Stein Residence	3S/3CS/5S2
72	71-391 Mirage Road	Organ Residence	3S/3CS/5S3
73	71-781 Sahara Road	71-781 Sahara Road	3S/3CS/5S2
74	70-612 Highway 111	Thunderbird Country Club Cottages	3S/3CS/5S2
75	42-457 Rancho Las Palmas Drive	Casbah Apartment Hotel	3S/3CS/5S2
76	40-253 Club View Drive	Jorgensen/Mavis Residence	3S/3CS/5S2
77	71-076 Country Club Drive	Pollard Simons Residence	3S/3CS/5S2
78	70-801 Highway 111	Fire Station #1/Riverside County Fire Station 50	3S/3CS/5S2
79	40-281 Sand Dune Road	Johnson Residence	3S/3CS/5S2
80	71-490 Highway 111	Rancho Super Car Wash (Building)	3S/3CS/5S2
81	39-000 Bob Hope Drive	Eisenhower Medical Center Original Building	3S/3CS/5S2
82	72-010 Clancy Lane	Clancy Residence	3S/3CS/5S2
83	36-468 Sandsu Circle	Nestor Residence	3S/3CS/5S2
84	37-174 Palm View Road	McMillan Residence	3S/3CS/5S3
85	37-500 Palm View Road	37-500 Palm View Road	3S/3CS/5S2
86	70-753 Fairway Drive	Hilliard Residence	3S/3CS/5S2
87	70-731 Fairway Drive	Feicht Residence	3S/3CS/5S2
88	70-754 Fairway Drive	Singer Residence	6Z
89	70-381 Placerville Road	Dennis Residence I	6Z
90	70-927 Fairway Drive	Hayden Residence	6Z
91	71-024 Cypress Drive	Miller Residence	3S/3CS/5S2
92	71-274 Mirage Road	Knox Residence	6Z

93	71-365 Sahara Road	Garvey Residence	6Z
94	71-431 Sahara Road	Van Pelt and Lind Spec House	3S/3CS/5S2
95	71-533 Sahara Road	Goode Residence	6Z
96	69-850 Highway 111	Desert Braemar Apartments	3S/3CS/5S2
97	71-785 Sahara Road	71-785 Sahara Road	6Z
98	71-995 Vista Del Rio	Boscacci Residence	3S/3CS/5S2
99	72-026 Clancy Lane	Tower Residence	3S/3CS/5S2
100	72-551 Clancy Lane	Rancho Manana Stables	3S/3CS/5S2
101	37-084 Palm View Road	Rosenbaum Residence	3S/3CS/5S2
102	40-105 Sand Dune Road	Dyer Residence	3S/3CS/5S2
103	70-889 Tamarisk Lane	Goldstein Residence	3S/3CS/5S2
104	71-284 San Gorgonio Road	Grafton Residence	3S/3CS/5S2
105	71-312 San Gorgonio Road	Whittle Residence	3S/3CS/5S2
106	70-770 Frank Sinatra Drive	Elman Residence	3S/3CS/5S2
107	37-845 Thompson Drive	Holub Residence	3S/3CS/5S2
108	71-125 Country Club Drive	Cruttenden Residence	3S/3CS/5S2
109	71-317 Country Club Drive	Dolton Residence	3S/3CS/5S2
110	70-375 Calico Road	Bing Crosby Residence	6Z
111	70-260 Highway 111	Blue Skies Village	3S/3CS/5S2
112	70-588 Frank Sinatra Drive	Frank Sinatra Compound	3S/3CS/5S2
113	71-308 Cypress Drive	McCulloch Residence	3S/3CS/5S2
114	71-388 Country Club Drive	Stevens Residence	3S/3CS/5S2
115	72-116 Clancy Lane	Nittinger Residence (Demolished)	6Z
116	71-459 San Gorgonio Road	71-459 San Gorgonio Road	6Z
117	71-552 Sahara Road	Unnamed (Demolished)	6Z
118	71-022 Country Club Drive	Moncrief Residence	3S/3CS/5S2
119	37-690 Golf Circle	Fallick Residence	3S/3CS/5S2
120	69-934 Highway 111	Chart Residence (Demolished)	6Z

Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City Date: 2021 Map Scale: 1;24000
Address: 37-115 Palm View Road City: Rancho Mirage Zip: 92270
UTM Zone: 11S 552552.56 m E 3737789.32 m N
APN: 674193017

Date Constructed: 1961
Ownership and Address: Zimmerman Family Trust, Mary A Zimmerman; 37115 Palm View Road, Rancho Mirage, CA 92270

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The 37-115 Palm View Road property, known as the DeLue Residence, was constructed in 1961 in the Green Acres neighborhood. The prior survey described the property as a Modern one-story rectangular house with a medium-pitched front-gabled roof in 2002. The residence most closely falls under the Contemporary architecture style. The single-family residence has an asymmetrical facade, clad in concrete block and medium-smooth stucco siding. The front elevation features an offset front entrance with an opaque glass sidelight, with clerestory windows above that extend to the southeast corner. The residence has a low pitch, front gable roof with an attached covered carport. There does not appear to have been any significant alterations to the residence since the previous survey effort.

Permits provided by the City include:
- Mechanical/HVAC work in 2010 (Permit No. B1000282)
- Mechanical/HVAC work in 2023 (Permit No. B2300731)

See Continuation Sheet for Additional Information.



View of east (front) elevation. (37-115 Palm View Road_4)

Updated Primary Record Information Continued:



View southeast of the front elevation. (37-115 Palm View Road_1)



View northeast of the front elevation. (37-115 Palm View Road_2)

Updated Building, Structure, Object Information Continued:

The 2002 survey evaluated the property as status code 5S3 - appears to be individually eligible for local listing or designation through survey evaluation. This prior survey evaluation found the property was noteworthy as a representative example of the Modern Ranch architecture style within the Country Club Era (1951-1973) theme. The current 2024 survey found that the dwelling is more specifically associated with the new theme of Residential Subdivisions and Cooperatives (1951-1973), but it does not possess individual documented significance in relation to this theme. It is also associated with the new Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community. The 2024 evaluation found that the property should be assigned the 5S2 status code - individual property that is eligible for local listing or designation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

The dwelling was previously identified as part of the Tamarisk Country Club neighborhood. Further research indicates that the home is in the Green Acres subdivision, located adjacent to the country club (The Desert Sun, April 13, 1963, Page 2). Green Acres had opened model homes by 1962 and advertised as a planned community adjacent to the Tamarisk Country Club (The Desert Sun, March 03, 1962, Page 14). It appears that the DeLue Residence was one of the model homes, constructed by local contractor Robert "Bob" Marx.

Marx was the son of Gummo Marx (of the Marx Brothers), born in 1930. He was a building contractor in the Coachella Valley. He partnered with architect designer Val Powelson under the firm Marval Construction Company which operated from 1957 to 1964. "Marval" is a combination of the Marx and Val names. Marx built many custom homes in the Rancho Mirage Tamarisk area, best known being the Gullwing House/Leo Maranz residence, the Sputnik House/Gummo Marx residence, and the Da Vaal Estates ("Robert 'Bob' Marx Collection," Palm Springs Art Museum, Online Archive of California). The many residences constructed by the Marval Construction firm and designed by Powelson under the Marval firm are noted for their eye-catching Modern designs. This included dramatic winged roofs, sharply pointed exposed beams, unique shapes and angles, prominent center beams, and dramatic architectural features. The DeLue Residence has been identified as being constructed by Marx, however, the architect was not identified. Based on other residences attributed to Marx, the DeLue Residence is a modest example of his work. The residence features Modern details that are typical of Marx's work, including the dramatic roofline, which extends across a wide carport, fixed windows that extend to the roofline within the roof gable, and geometric, square blocks along the front elevation.

The dwelling has not been found individually eligible under NRHP/CRHR Criterion A/1, as it has not been associated with significant events or patterns of events in local, regional, state, or national history; not individually eligible under NRHP/CRHR Criterion B/2, as it has not been identified as having an association with an important person; and not individually eligible under Criterion D/4, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state or national history. The residence is not considered eligible under Local Criteria 2-6 and 8.

The single-family residence is considered eligible under NRHP/CRHR Criterion C/3 as property individually embodies the distinctive characteristics of a Contemporary style home constructed within Rancho Mirage in the 1960s. The property is also eligible under Local Register Criteria 1 and 7 as it is representative of a Contemporary style home that embodies an outstanding attention to architectural design, detail, craftsmanship, and use of materials. As the dwelling has not been substantially altered, it maintains adequate integrity from the historic period to convey its significance.

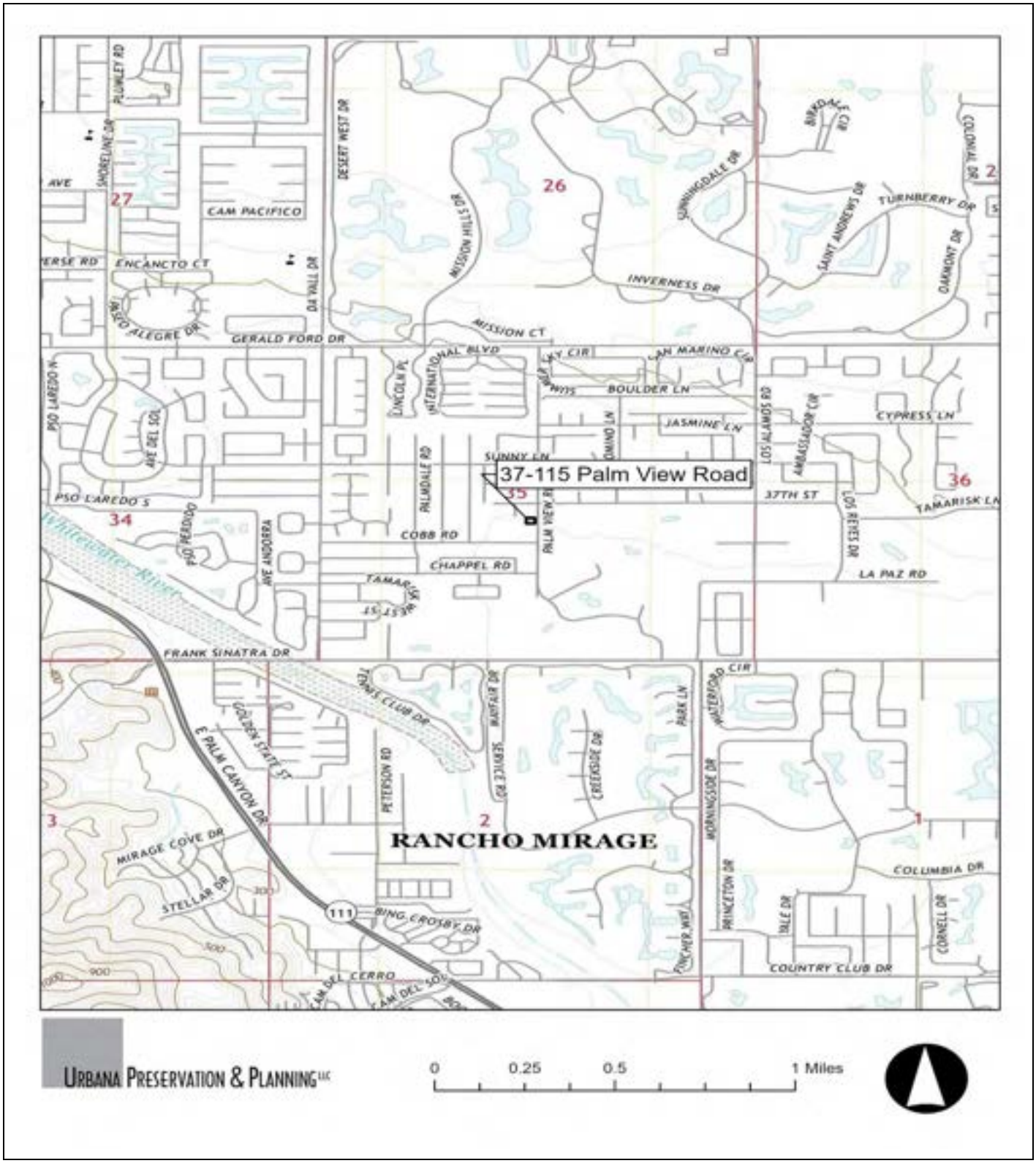
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: DeLue Residence
Page 4 of 4

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S2
Other Listings:
Other Listings: Urbana Survey No.: 63

*Map Name: Cathedral City *Scale: 1:24,000 *Map Date: 2021



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Page _1_ of _2_ **Resource name(s) or number** (assigned by recorder) *DeLue Residence*

P1. Other Identifier:

***P2. Location:** ☐Not for Publication ■Unrestricted ***a. County** *Riverside*

***b. USGS 7.5' Quad** **Date:**

***c. Address** *37-115 Palm View Drive* **City** *Rancho Mirage* **Zip** *92270*

***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Erected in 1961, this Modern one-story rectangular house is capped with a medium-pitched front-gabled roof. Exposed beam-ends are visible beneath the deep roof overhangs of the east-facing residence. The house, located in the Tamarisk Country Club area, is 1,815 square feet with four bedrooms and two bathrooms, and is set on .24 acres. Square concrete block and medium-smooth stucco clad the exteriors. Windows are a combination of fixed, jalousie, sliding, and clerestory. The offset front entrance, with its opaque glass sidelight, is topped with clerestory windows that extend to the southeast corner. An adjacent sconce is probably not original. To the north and south of the front gable peak, fixed bedroom windows are paired with narrow jalousies and topped with broad clerestories. The rear (west) elevation is mostly glass, and opens onto a patio and swimming pool. A double carport is attached to the north side of the house. Low shrubs and a front lawn border a circular concrete driveway. Mature palms, pine and other trees provide shade. The building appears original and in excellent condition.

***P3b. Resource Attributes:** (list attributes and codes) *HP2. Single-family Property*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
East elevation
August 2002

***P6. Date Constructed/Age and Sources:** ■historic
1961/ Source: Metroscan

***P7. Owner and Address:**
Gilbert G. and Mary A. Zimmerman
37115 Palm View Road
Rancho Mirage, CA 92270

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**
Intensive Survey .

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ☐Continuation Sheet ■Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #_____
HRI#_____

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *5S3*

***Resource Name or #:** *DeLue Residence*

B1. Historic Name: *DeLue Residence*
B2. Common Name: *Same*
B3. Original Use: *Single-family Residence* B4. Present Use: *Single-family Residence*
***B5. Architectural Style:** *Modern*
***B6. Construction History:** (Construction date, alterations, and date of alterations): *Constructed in 1961.*
Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.
No building permits for exterior alterations were found.

***B7. Moved?** ■**No** □**Yes** □**Unknown** **Date:**_____ **Original Location:**_____
***B8. Related Features:**

None.

B9a. Architect: *Unknown* b. Builder: *Robert Marx*

***B10. Significance: Theme** *Country Club Era* **Area** *Rancho Mirage*
Period of Significance: *1951-1973* **Property Type:** *Single-family Residence* **Applicable Criteria:** *C*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The Leonard and Nina DeLue Residence is architecturally noteworthy as a representative example of tract style Modern home. It was constructed by Robert "Bob" Marx, a local general contractor and son of entertainer Gummo Marx (who lived on the east side of Palm View Road). It is not known whether an architect was used in the design. The property typifies the simple, unadorned Modern house that grew out of the Palmer and Krisel-designed Alexander tract developments in Palm Springs. These modest, Modern houses made seasonal desert resort living possible for the upper middle class. The DeLue Residence was a 'spec' house in the same tradition as the Alexander homes, but located in the more prestigious Tamarisk Country Club area. Although the resource does not appear eligible for listing in the National Register of Historic Places or for designation under an existing or proposed local ordinance, it is of local interest (a "5S3" National Register Status Code).

B11. Additional Resource Attributes: (List attributes and codes)_____
***B12. References:**

Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.
1965 Palm Springs "Yellow Book" Directory.
Interview with Dr. Henry L. Jaffe, October 22, 2002.
City of Rancho Mirage Building Permits

B13. Remarks:

Sketch Map

***B14. Evaluator:** *Peter Moruzzi, Teresa Grimes, Leslie Heumann*

***Date of Evaluation:** *September 23, 2002*

(This space reserved for official comments.)

Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City Date: 2021 Map Scale: 1;24000
Address: 37-361 Marx Road City: Rancho Mirage Zip: 92270
UTM Zone: 11S 552767.99 m E 3737611.39 m N
APN: 674292006

Date Constructed: 1962
Ownership and Address: Robert M Larinto, Tracy L Larinto; 3170 Mesalona Lane, Pasadena, CA 91107

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The 37-361 Marx Road residence, designed by Robert Marx, was constructed in 1962. The home is located within the Tamarisk Country Club neighborhood, with the rear elevation opening onto the 7th fairway of the golf course. In 2002, Leslie Heumann and Associates described the residence as a Modern style, symmetrical home with a flat roof, with the exterior clad in medium-smooth stucco with beige-colored brick accents. The architecture style most closely resembles a Desert Modernist style. The residence features non-original smoked sliding glass and fixed windows with black anodized aluminum mullions. The rear (north) elevation features wings at either side of the center section. Previous reporting based on plans and building permits, indicate that the center section was originally an open patio that was enclosed circa 1984. There does not appear to have been any significant alterations to the property since the 2002 survey.

Permits provided by the City include:
- Mechanical/HVAC work in 2018 (Permit No. B1800087)
- Construction of a block wall in 2023 (Permit No. B2301349)

See Continuation Sheet for Additional Information.



View of the rear elevation. (37-361 Marx Road_4)

Updated Primary Record Information Continued:



View of the rear elevation. (37-361 Marx Road_3)



View of south and west elevations. (37-361 Marx Road_1)

Updated Building, Structure, Object Information Continued:

The 2002 survey evaluated the property as status code 5S3 - appears to be individually eligible for local listing or designation through survey evaluation. This prior evaluation found the property is a noteworthy example of a modern style home. The current survey found that the dwelling is associated with the theme of the Country Club Era (1951-1973), but it does not possess individual documented significance in relation to this theme. It is also associated with the new Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community. The home's architecture style, previously identified as "Modern," most closely resembles the Desert Modernist style. The 2024 evaluation found that the property should be assigned the 5S2 status code - individual property that is eligible for local listing or designation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

The home is a good example of a Desert Modernist style home. The residence maintains character defining features of the style including a flat roof, broad expanses of uninterrupted wall surfaces, attached garage, a recessed corner entry with no porch, and an asymmetrical plan.

The residence was constructed in 1962 for Charles and Maureen Borwich-Emrich. The architect was identified as Robert Marx, with his company, Marval Construction Company, as the builder. While the Marval Construction Company often worked with architect Val Powelson, Marx was credited with the design of the subject building.

Marx was the son of Gummo Marx (of the Marx Brothers), born in 1930. He was a building contractor in the Coachella Valley. He partnered with architect designer Val Powelson under the firm Marval Construction Company which operated from 1957 to 1964. "Marval" is a combination of the Marx and Val names. Marx built many custom homes in the Rancho Mirage Tamarisk area, best known being the Gullwing House/Leo Maranz residence, the Sputnik House/Gummo Marx residence, and the Da Vaal Estates - these three are identified as being designed by Powelson ("Robert 'Bob' Marx Collection," Palm Springs Art Museum, Online Archive of California).

The dwelling has not been found individually eligible under NRHP/CRHR Criterion A/1, as it has not been associated with significant events or patterns of events inn local, regional, or national history; not individually eligible under Criterion B/2, as it has not been identified as having an association with an important person; and not individually eligible under Criterion D/4, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state, or national history. The residence is not considered eligible under Local Criterion 2-6 and 8.

The single-family residence is considered eligible under NRHP/CRHR Criterion C/3 as property individually embodies the distinctive characteristics of a Desert Modernist style home constructed within Rancho Mirage in the 1960s. The property is also eligible under Local Register Criteria 1 and 7 as it is representative of a Desert Modernist style home that embodies an outstanding attention to architectural design, detail, craftsmanship, and use of materials. As the dwelling has not been substantially altered, it maintains adequate integrity from the historic period to convey its significance.

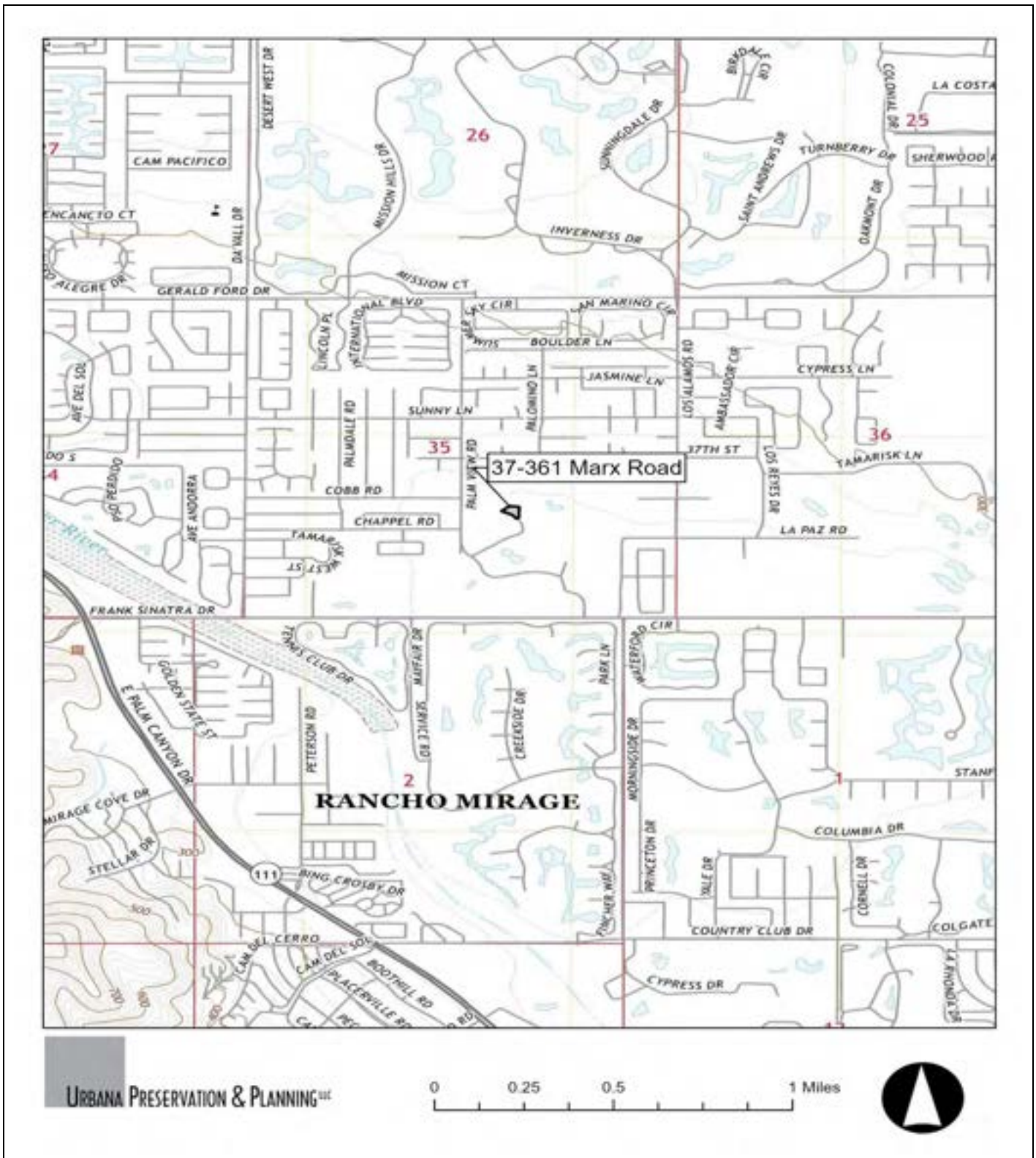
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Borwick-Emrich Residence
Page 4 of 4

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S2
Other Listings:
Other Listings: Urbana Survey No.: 64

*Map Name: Cathedral City *Scale: 1:24,000 *Map Date: 2021



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

 Resource name(s) or number (assigned by recorder) *Borwick-Emrich Residence*

P1. Other Identifier:

***P2. Location:** ☐Not for Publication ■Unrestricted ***a. County** *Riverside*

***b. USGS 7.5' Quad** **Date:**

***c. Address** *37-361 Marx Road* **City** *Rancho Mirage* **Zip** *92270*

***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Designed and built by Robert Marx in 1962, this Modern residence has a flat roof covering 5,694 square feet and contains five bedrooms and four bathrooms. Set on .53 acres, the symmetrical building faces south. The primary (rear) elevation opens onto the 7th fairway of the Tamarisk Country Club golf course. Exteriors are primarily sheathed in medium-smooth stucco, with some elevations featuring a veneer of flattened beige-colored brick. Smoked sliding glass and fixed windows with black anodized aluminum mullions are not original. Mature fan palms grow through square openings formed from the intersection of extended roof beams. The rear (north) elevation features wings on either side of a center section that projects towards the fairway. Original plans and building permits indicate that the center section was once an open patio; it was enclosed in the 1980s. An abstract metal sculpture is set in a reflecting pond with low concrete and mosaic tile walls. The grounds are lushly landscaped with a variety of palms, shrubs, boulders, and manicured lawns. It appears that, in addition to the non-original windows, the stucco finish has been updated. The building is in excellent condition.

***P3b. Resource Attributes:** (list attributes and codes) *HP2. Single-family Property*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
East elevation
August 2002

***P6. Date Constructed/Age and Sources:** ■historic
1962/ Source: Metroscan

***P7. Owner and Address:**
Lawrence W. and Carol B. Putnam
PO Box 2728
Seal Beach, CA 90740

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**
Intensive Survey .

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ☐Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #_____
HRI#_____

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *5S3*

***Resource Name or #:** *Borwick-Emrich Residence*

B1. Historic Name: *Borwick-Emrich Residence*
B2. Common Name: *Same*
B3. Original Use: *Single-family Residence*
B4. Present Use: *Single-family Residence*

***B5. Architectural Style:** *Modern*

***B6. Construction History:** (Construction date, alterations, and date of alterations): *Constructed in 1962.*
Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.
May 25, 1984. Demolition of overhang.
June 27, 1984. Alter dwelling. Value: $20,000.
March 13, 1990. Reroof.

***B7. Moved?** ■No ☐Yes ☐Unknown **Date:**_____ **Original Location:**_____

***B8. Related Features:**
None.

B9a. Architect: *Robert Marx*
b. Builder: *Marval Construction Company*

***B10. Significance: Theme** *Country Club Era* **Area** *Rancho Mirage*
Period of Significance: *1951-1973* **Property Type:** *Single-family Residence* **Applicable Criteria:** *C*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

This house is architecturally noteworthy for its use of modern design and association with architect Robert Marx and his Marval Construction Company. Constructed in 1962, the house was built for Charles and Maureen Borwick-Emrich and was featured in the Fall 1962 issue of Architectural Digest. The Marval Construction Company was a partnership between contractor Robert Marx and architect Val Powelson. For this residence, Robert Marx claims design as well as building credit. The Marval Company designed and built a number of residences in the Tamarisk, Thunderbird Country Club, and Thunderbird Heights areas of Rancho Mirage. The residence is a good example of modern design and technique with its flat roof and walls of floor to ceiling glass. Although the house has been altered, it continues to convey its original style. While it does not appear eligible for listing in the National Register of Historic Places or designation under an existing or proposed local ordinance, it is of local interest (a "5S3" National Register Status Code).

B11. Additional Resource Attributes: (List attributes and codes)_____

***B12. References:**

Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.
1965 Palm Springs "Yellow Book" Directory.
Architectural Digest, XIX, Fall 1962, pp. 84-88.
Interview with Robert Marx, October 30, 2002.
City of Rancho Mirage Building Permits.

B13. Remarks:

***B14. Evaluator:** *Peter Moruzzi,Teresa Grimes, Leslie Heumann*

***Date of Evaluation:** *September 23, 2002*

(This space reserved for official comments.)

Sketch Map

Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City, Rancho Mirage Date: 2021 Map Scale: 1;24000
Address: 40-241 Club View Drive City: Rancho Mirage Zip: 92270
UTM Zone: 11S 553119.65 m E 3735167.42 m N
APN: 684034005

Date Constructed: 1954
Ownership and Address: Susie Morton McAllister; 40241 Clubview Drive, Rancho Mirage, CA 92270

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The 40-241 Club View Drive residence, designed by architect Paul Williams, was constructed in 1954. The home is located within the Thunderbird Country Club neighborhood. In 2002, Leslie Heumann and Associates described the residence as a one-story Ranch Modern house with a medium-pitched hipped roof. The current survey classifies the home as a Custom Ranch style residence. The home has a symmetrical, U-shaped form. The residence is clad in the original board and batten sheathing, with stucco covering at the two-car garage addition. At the front facade, the front entry door is centered with large sidelight windows at either side and surrounded with natural stone wall cladding. The 2002 survey documented several alterations to the original residence including: alterations to the board and batten siding, the two-car garage replacing the double carport at the west end of the house, the removal of a concrete block wall, removal of several wood grid sunscreens, roof replacement, removal of the interior natural rock chimney, and window replacement. Permits provided by the City (see below) and aerial images, show that there have been significant alterations to the rear elevation including several large additions. However, a majority of these alterations appear to be constrained to the rear elevation.

Permits provided by the City include:
- Construction of an addition or remodel in 2000 (Permit No. B0001358)
- Construction of an addition or remodel in 2000 (Permit No. B0001567)
- Construction of a pool & spa in 2000 (Permit No. B0001641)
- Construction of a block wall in 2001 (Permit No. B0100644)
- Construction of a patio in 2001 (Permit No. B0100272)
- Construction of a pool & spa in 2004 (Permit No. B0401849)
- Construction of an addition or remodel in 2004 (Permit No. B0401597)
- Construction of a block wall in 2004 (Permit No. B0401983)
- Construction of a block wall in 2005 (Permit No. B0501326)
- Construction of a patio in 2005 (Permit No. B0501638)
- Construction of a pool in 2009 (Permit No. B0901215)
- A demolition permit in 2011 (Permit No. B1100978)
- Construction of an addition or remodel in 2012 (Permit No. B1100919)
- Construction to the pool in 2020 (Permit No. B2001010)

See Continuation Sheet for Additional Information.

Updated Primary Record Information Continued:



View of east (front) elevation. (40-241 Club View Drive_3)



View of east (front) elevation. (40-241 Club View Drive_1)

Updated Primary Record Information Continued:



View of west (rear) elevation. (40-241 Club View Drive_6)

Updated Building, Structure, Object Information Continued:

The 2002 survey evaluated the property as status code 5S3 - appears to be individually eligible for local listing or designation through survey evaluation. The prior survey found this home eligible under NRHP/CRHR Criterion B for its association with original owners, Lucille Ball and Desi Arnaz. The home was the Ball and Arnaz family's second home in the Palm Springs area. It was built for them in 1954, and they owned the home until their divorce in 1960 (Eric G Meeks, Lucille Ball Desi Arnaz Palm Springs Home in Rancho Mirage, CA, Flickr). The current survey found that the dwelling is associated with the theme of the Country Club Era (1951-1973), but it does not possess individual documented significance in relation to this theme. It is also associated with the new Rancho Mirage Architectural Styles (1934-1980s) theme and but it is not considered a significant representative example of a known architectural style in the community. The current survey finds the residence most closely resembles the Custom Ranch architectural style. The 2024 evaluation found that the property should be assigned the 5S2 status code - individual property that is eligible for local listing or designation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S2
Other Listings: Urbana Survey No.: 65
☒ Update ☒ Continuation Sheet

Updated Building, Structure, Object Information Continued:

The home was designed by architect Paul Williams, and constructed in 1954. Paul Williams was a noted architect based in Los Angeles. He began designing homes and commercial buildings in the early 1920s. Williams was considered a trailblazer in the architecture field as the first black architect to become a member of the American Institute of Architects in 1923, and the AIA's first black fellow in 1957. He was born in Los Angeles in 1894, and studied architecture at the University of Southern California. He went on to design approximately 2,500 buildings throughout Southern California, and around the world. Williams designed homes for many celebrity clients including Frank Sinatra, Lucille Ball and Desi Arnaz, and Cary Grant (Karen Grigsby Bates, A Trailblazing Black Architect Who Helped Shape L.A., NPR). The buildings designed Williams varied greatly in style and type. His most notable works include the Tudor style Leistikow House in Los Angeles (1923), William's International style home in Los Angeles (early 1950s), the Spanish Colonial Revival style 28th Street YMCA (1926), and the Late Moderne style Golden State Mutual Life Insurance Building in Los Angeles (1949). Trained in the Beaux-Arts architecture, Williams excelled at interpreting period styles. He was noted for his attention to detail and personalized elements. Williams passed away in 1980 (Lydia Lee, Nine Places that Illustrate the Life of Trailblazing Black Architect Paul R. Williams, Preservation Magazine, National Trust for Historic Preservation).

The home is associated with Lucille Ball and Desi Arnaz. The couple, best know for the television show, I Love Lucy, were the original owners of the residence. It was their second home in the Palm Springs area, and was not their primary residence. They owned the residence until their divorce in 1960.

The dwelling has not been found individually eligible under NRHP/CRHR Criterion A/1, as it has not been associated with significant events or patterns of events inn local, regional, or national history; and not individually eligible under Criterion D/4, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state, or national history. The residence is not considered eligible under Local Criterion 2, 3, 6, or 8.

The property individually embodies the characteristics of a Custom Ranch style home constructed in Rancho Mirage in the 1960s. The home maintains several character defining features of the style, including broad horizontal massing, wood siding with stone accents, and a recessed entry. However, many of the original features of the home have been removed during subsequent redevelopment efforts. The home was designed by notable architect Paul Williams, however, it no longer reflects his original design. The residence does not appear to retain sufficient integrity to convey its significance under NRHP/CRHR Criterion C/3. Due to alterations, it is not eligible under Local Criterion 1, 4, or 7, as it no longer reflects the original architectural design.

The residence is considered eligible under NRHP/CRHR Criterion B/2 and Local Criterion 5 for its association with original owners, Lucille Ball and Desi Arnaz. Ball and Arnaz were nationally, and internationally, well known at the time of their residence at the subject property. During the period of ownership, I Love Lucy, was one of the most popular television shows in the country. Home ownership in Rancho Mirage by well known celebrities, such as Ball and Arnaz, helped to elevate the city's status. The dwelling has been altered over the years, but maintains adequate integrity from the historic period to convey its significance as the Ball/Arnaz residence.

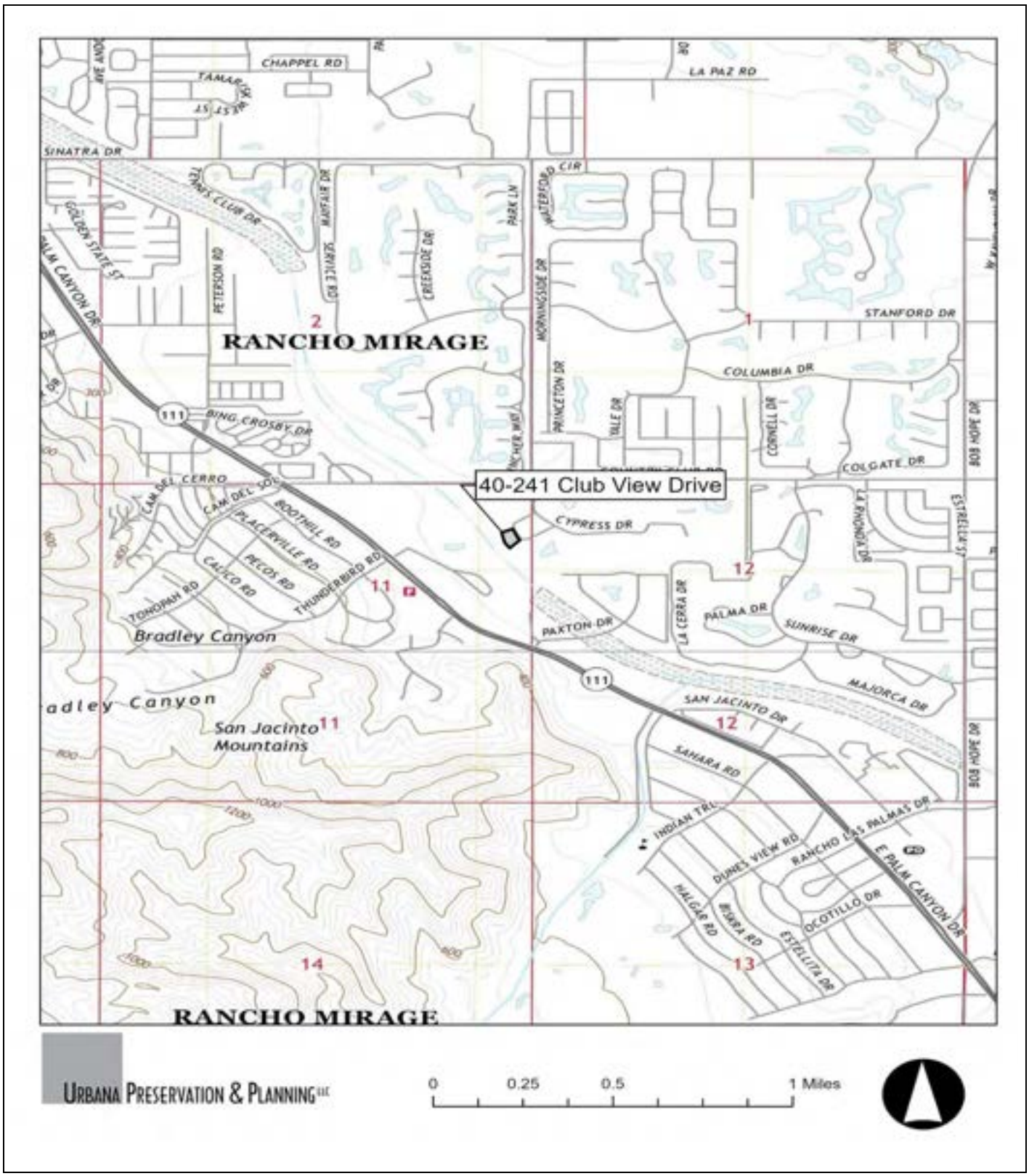
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Ball-Arnaz Residence
Page 5 of 5

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S2
Other Listings:
Other Listings: Urbana Survey No.: 65

*Map Name: Cathedral City, Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

 Resource name(s) or number (assigned by recorder) *Ball-Arnaz Residence*

P1. Other Identifier:

***P2. Location:** ☐Not for Publication ■Unrestricted ***a. County** *Riverside*

***b. USGS 7.5' Quad** **Date:**

***c. Address** *40-241 Club View Drive* **City** *Rancho Mirage* **Zip** *92270*

***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Architect Paul Williams designed the 5,824 square foot Lucille Ball/Desi Arnaz Residence in 1954 on .80 acres within the gates of the Thunderbird Country Club. The north-facing, one-story Ranch Modern house has three bedrooms and 3.5 bathrooms and is capped with a medium-pitched hipped roof. Although the basic floor plan appears intact, the house has been substantially altered. Some of the original board and batten sheathing remains, but stucco covers the new double-car garage that replaced the double carport located on the west end of the house. A concrete block supporting wall with offset, projecting squares was removed for the expansion. Several wood grid sunscreens are gone, one located in a cutout over the entrance, and the other a vertical screen west of the entrance. The rock roof was replaced by thick roof shingles. Also not original are new aluminum slider windows and wood shutters. The interior natural rock chimney that once projected from the ridgeline has also been removed. Landscaping consists of lawns, trimmed hedges and varieties of palms. The house appears to be well maintained.

***P3b. Resource Attributes:** (list attributes and codes) *HP2. Single-family Property*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
Northeast elevation
Postcard image circa 1955.

***P6. Date Constructed/Age and Sources:** ■historic
1954/ Source: Palm Springs Villager

***P7. Owner and Address:**
Mary McAllister Morton Trustee
40241 Club View Drive
Rancho Mirage, CA 92270

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**
Intensive Survey .

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *5S3*

***Resource Name or #:** *Ball-Arnaz Residence*

B1. Historic Name: *Ball-Arnaz Residence*
B2. Common Name: *Same*
B3. Original Use: *Single-family Residence*
B4. Present Use: *Single-family Residence*

***B5. Architectural Style:** *Ranch Modern*

***B6. Construction History:** (Construction date, alterations, and date of alterations): *Constructed in 1954.*
Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.
May 13, 1975. Remodel bath.
July 20, 1993. 826 square foot addition to living room.
March 6, 1997. Great room addition 140 square feet.
April 28, 1997. Reroof with clay roof tiles.
January 27, 1998. Addition of 45 square plus interior remodel.
October 3, 2000. Enclose carport to garage.
November 6, 2000. Golf cart garage.
November 20, 2000. Water feature.

***B7. Moved?** ■**No** ☐**Yes** ☐**Unknown** **Date:**_____ **Original Location:**_____

***B8. Related Features:** *None.*

B9a. Architect: *Paul Williams*
b. Builder: *Unknown*

***B10. Significance: Theme** *Country Club Era* **Area** *Rancho Mirage*
Period of Significance: *1951 - 1973* **Property Type:** *Single-family Residence* **Applicable Criteria:** *B*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

Due to substantial alterations of the character defining features of the house, designed by renowned architect Paul Williams and constructed in 1954, the significance of this property is derived primarily from the property's identity as the original residence built for Lucille Ball and Desi Arnaz in Rancho Mirage in 1954. Architecturally, the house is a Modern Ranch style building with a one-story, horizontal profile, open floor plan, and extensive indoor-outdoor access along the rear elevations.

(See Continuation Sheet 3 of 3.)

B11. Additional Resource Attributes: (List attributes and codes)_____

***B12. References:**

City of Rancho Mirage Building Permits
Alan Hess and Andrew Danish, Palm Springs Weekend, San Francisco, Chronicle Books, 2001.
Original color postcard circa 1955.
Palm Springs Villager, November 1954. p. 28.
Karen Hudson, Paul R. Williams, Architect: A Legacy of Style, New York, Rizzoli, 1993. pp. 184-185.
Robert Windeler, Thunderbird Country Club 50th, 2002.

B13. Remarks:

***B14. Evaluator:** *Peter Moruzzi, Teresa Grimes, Leslie Heumann*

(This space reserved for official comments.)

Sketch Map

***Date of Evaluation:** *September 23, 2002*

***B10. Significance (continued):**

Lucille Ball and Desi Arnaz were America's most popular television stars in the early 1950s. After spending several seasons in Palm Springs, the famous couple began a highly public association with Rancho Mirage that greatly increased the popular awareness of the area and significantly boosted its image during the early postwar years. They were also among the first members of the Thunderbird Country Club. After her 1960 divorce from Desi Arnaz and subsequent marriage to Gary Morton, Lucille Ball maintained ownership of and residence in the house until her death in 1989. The property is still associated with the Morton family.

Paul Williams FAIA was one of the most prolific architects designing custom residences for many Hollywood celebrities, particularly in the Los Angeles area, from the late 1920s through the 1950s. He worked in a variety of genres, but was primarily associated with the Hollywood Regency style, a combination of French Eclectic, Colonial Revival, and Neoclassical design elements blended with Modern materials and floor plans. The Ball-Arnaz house, however, was primarily Ranch Modern in its design, befitting its desert location and the informality inherent in second-home living. Williams went with an open floor plan and limited decoration. A massive, curving natural rock wall in the living room was the most notable interior feature. The Ball-Arnaz residence was one of a small number of Williams' commissions in the Palm Springs area. He collaborated with architect A. Quincy Jones in the enlargement and remodeling of both the Tennis Club and the Town and Country Restaurant and provided the interior design of the Milton J. Kreiss drug store on Palm Canyon Drive. The Ball-Arnaz Residence is the only known house Williams designed in the Coachella Valley.

The Ball-Arnaz Residence is significant for its association with the lives of Lucille Ball and Desi Arnaz and their considerable contributions to publicizing the Rancho Mirage area. Although it does not appear eligible for designation under a local ordinance or for listing in the National Register of Historic Places, the house is of local interest (a "5S3" National Register Status Code).

Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City, Rancho Mirage Date: 2021 Map Scale: 1;24000
Address: 40-555 Sand Dune Road City: Rancho Mirage Zip: 92270
UTM Zone: 11S 553925.01 m E 3735007.19 m N
APN: 684050008

Date Constructed: 1957
Ownership and Address: PJ Boschetto 3 LLC; 655 Mariners Island Blvd # 304, San Mateo, CA 94404

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The 40-555 Sand Dune Road residence, designed by architect William Pereira, was constructed in 1958. The home is located in the Thunderbird Country Club neighborhood. In 2002, Leslie Heumann and Associates described the property as a one-story, flat roofed residence constructed in the International Style. In 2002, the residence was described as having a steel and glass design with flat room planes, bands of windows, and rectilinear form. The exterior was mostly glass with stucco, concrete, and slumpstone sheathing. During the 2024 survey effort, the residence was under construction. At the time of the survey, most of the exterior walls and roof cladding were removed. Portions of concrete block and concrete walls were visible, however, much of the exterior material was in the process of being replaced. In its current state, the home no longer resembles the original form.

Permits provided by the City include:
- Encroachment Construction in 2004 (Permit No. E0400212)
- Plumbing work in 2006 (Permit No. B0600233)
- Construction of an addition or remodel in 2013 (Permit No. B1301114)
- Sewer work in 2013 (Permit No. B1300413)
- Construction at the pool/spa in 2014 (Permit No. B1400123)
- Grading work in 2023 (Permit No. E2200306)
- Construction of an addition or remodel in 2023 (Permit No. B220731)
- Construction of an addition or remodel in 2024 (Permit No. B2400096)
- Construction at the pool/spa in 2024 (Permit No. B2400007)
- Construction of an ADU in 2024 (Permit No. B2401171)

See Continuation Sheet for Additional Information.

Updated Primary Record Information Continued:



View of north (front) elevation. (Redfin 2022 40-555 Sand Dune Road_1)



View of north (front) elevation. (Redfin 2022 40-555 Sand Dune Road_2)

Updated Primary Record Information Continued:



View of north (front) elevation. (40-555 Sand Dune Road_1)

Updated Building, Structure, Object Information Continued:

The prior 2002 survey evaluated the property as status code 3S. The prior survey asserted that the home was eligible under NRHP Criterion B and C for its association with prominent citizen Leonard K. Firestone, and as a significant example of an International style home. Since the 2002 survey, the home has been significantly altered with extensive renovation efforts. The current survey found that the dwelling is associated with the theme of the Country Club Era (1951-1973), but it does not possess individual documented significance in relation to this theme. It is also associated with the new Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community. During the 2024 survey, most of the exterior facades had been removed, as well as the interior walls, roof facia, and exterior landscaping.

Updated Building, Structure, Object Information Continued:

The dwelling is not individually eligible under NRHP/CRHR Criterion A/1, as it is not directly associated with significant events or patterns of events in local, regional, state, or national history. The property is potentially individually eligible under NRHP/CRHR Criterion B/2, as the property is significantly associated with the life of Leonard Firestone, a significant local figure in the history of Rancho Mirage. The property is potentially eligible under NRHP/CRHR Criterion C/3 as a representative example of an International style residence by master architect William Pereira. Current remodeling work appears to be replacing many of the original design elements and materials. The extensive changes may alter existing character-defining features of the property. As such, it is unclear if the Firestone Residence still individually embodies the distinctive characteristics of a mid-century International style home constructed in Rancho Mirage during the 1950s. However, limited information from the current owner suggests that they are utilizing the original plans from master architect William Pereira as a guide for construction efforts, which suggests that the historic look and feel of the exterior will be restored. If the current remodeling campaign replaces exterior design elements with in-kind or with materials that match the original design, color, and texture, then the property will retain adequate historic integrity to convey its significance under this criterion. It is not individually eligible under Criterion D/4, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state or national history.

The single-family residence is not considered eligible under Local Criteria 2-3 and 6-8. At the time of this survey, the Firestone Residence appears to still be considered eligible under Local Register Criterion 1 as the residence is representative of a mid-20th century International style home in Rancho Mirage. Once the current renovation efforts are finished, it should also still be eligible under Local Register Criterion 4, if it can be determined that the property still represents the work of master architect William Pereira in terms of design and material integrity. The property also appears to still be considered eligible under Local Register Criterion 5 for its association with Leonard Firestone. As of this survey, the dwelling has not been substantially altered and it maintains adequate integrity from the historic period to convey its significance. As such, the property is assigned the 5S2 status code - individual property that is eligible for local listing or designation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation. If the results of current remodeling campaign are not restorative and not faithful to the original designs from William Pereira, by adding extensive additions and inappropriate replacement materials, the property may be reevaluated and assigned a different status code.

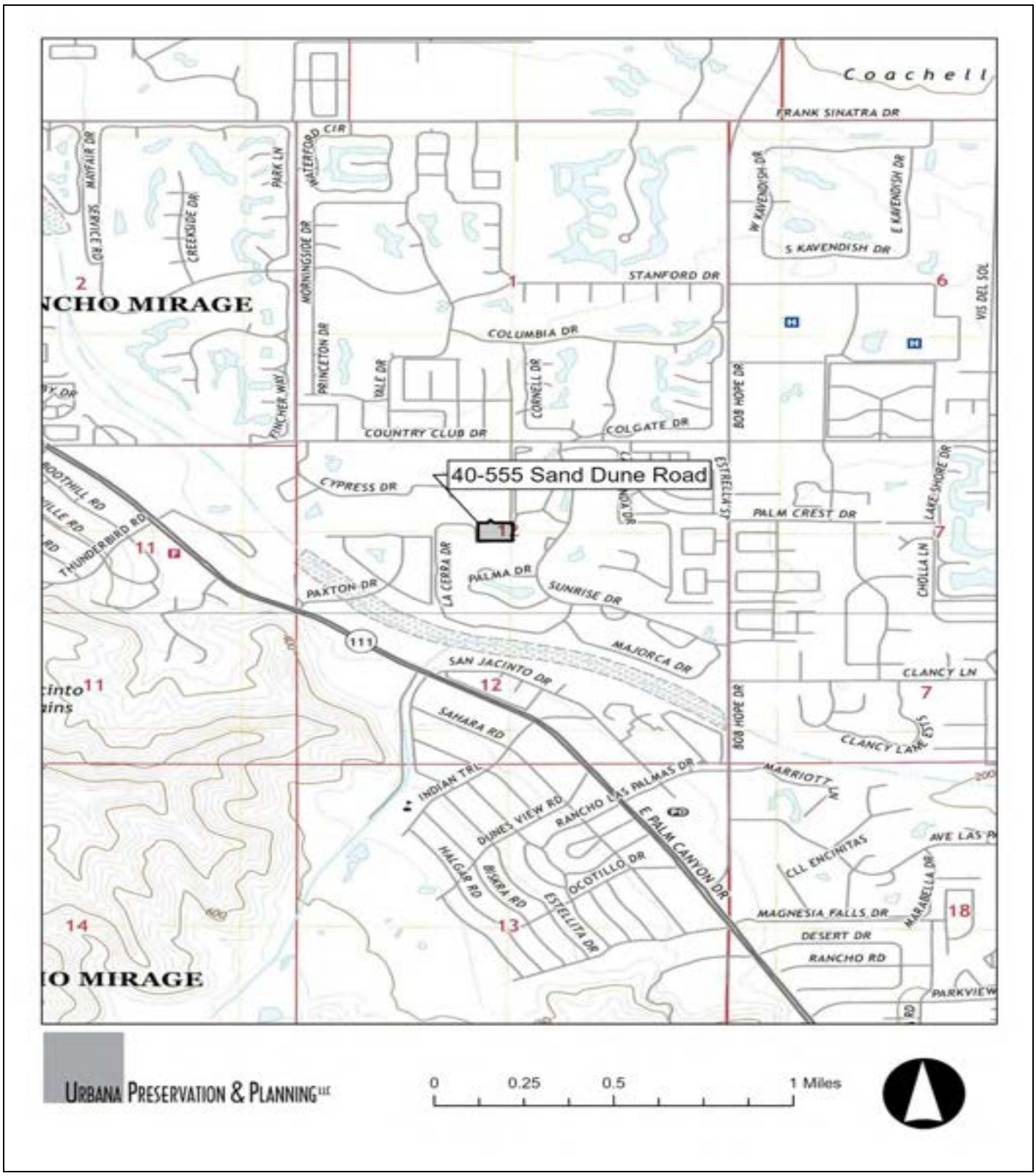
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Firestone Residence
Page 5 of 5

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings:
Other Listings: Urbana Survey No.: 66

*Map Name: Cathedral City, Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

 Resource name(s) or number (assigned by recorder) *Firestone Residence*

P1. Other Identifier:

***P2. Location:** ☐Not for Publication ■Unrestricted ***a. County** *Riverside*

***b. USGS 7.5' Quad** **Date:**

***c. Address** *40-555 Sand Dune Road* **City** *Rancho Mirage* **Zip** *92270*

***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Architect William Pereira designed this one-story, flat-roofed residence in 1958. Located along the greens of the Thunderbird Country Club golf course, the "U"-shaped house is 5,961 square feet and sits on 2.97 acres. The steel and glass design is International Style Modern with the flat roof planes, bands of windows, and overall rectilinearity associated with the style. Exteriors are mostly glass with additional sheathing of stucco, concrete, and slumpstone. Most windows are steel-framed ceiling-to-floor glass with narrow mullions. Large sliding glass doors open to patios on the north, south, and east elevations. Exceptionally deep overhangs, some cantilevered and others supported by square or rectangular steel posts, create large exterior rooms. Flagstone paves patios, the pool deck, and walkways. Interior floors are primarily terrazzo. The central living room roof plane overlaps the bedroom and guest wings. Low concrete walls adjacent to the bedroom wings serve as planters for tightly trimmed hedges. The swimming pool is surrounded on three sides by the house. The dining room consists of glass walls on two sides facing the swimming pool. Located on the east elevation, the main entrance consists of a long walkway leading to a double door. Extensive landscaping of lawns, citrus and olive trees, palms, clipped shrubs and hedges enhance the property, which also contains a tennis court and parking area. The vast north lawn merges unimpeded with the golf course greens. The house is original and in excellent condition.

***P3b. Resource Attributes:** (list attributes and codes) *HP2. Single-family Property*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
West and north elevations
November 2002

***P6. Date Constructed/Age and Sources:** ■historic
1958/ Source: Metroscan

***P7. Owner and Address:**
Paul A. Legvold
PO Box 951
Rancho Mirage, CA 92270

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**
Intensive Survey.

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")
None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *3S*

***Resource Name or #:** *Firestone Residence*

B1. Historic Name: *Firestone Residence*
B2. Common Name: *Same*
B3. Original Use: *Single-family Residence* B4. Present Use: *Single-family Residence*
***B5. Architectural Style:** *International Style*
***B6. Construction History:** (Construction date, alterations, and date of alterations): *Constructed in 1958.*
Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.
June 23, 1999. Alteration. Value: $75,000.

***B7. Moved?** ■**No** □**Yes** □**Unknown** **Date:**_____ **Original Location:**_____
***B8. Related Features:**

None.

B9a. Architect: *William Pereira* b. Builder: *Unknown*

***B10. Significance: Theme** *Country Club Era* **Area** *Rancho Mirage*
Period of Significance: *1951-1973* **Property Type:** *Single-family Residence* **Applicable Criteria:** *B, C*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

This impressive home is architecturally significant for its elegant International Style design and historically significant for its association with a prominent citizen. William Pereira and Associates designed the house for Leonard K. Firestone in 1958 within the gates of the prestigious Thunderbird Country Club. Leonard K. Firestone (1907 – 1996) was the last surviving son of Harvey S. Firestone, founder of Firestone Tire and Rubber Company. Leonard Firestone became President of the company, was involved in Republican politics, and was Ambassador to Belgium from 1974-1977. In the Coachella Valley, Leonard Firestone was active in civic and philanthropic organizations and was influential in the establishment of Palm Desert after World War II.

(See Continuation Sheet 3 of 3.)

B11. Additional Resource Attributes: (List attributes and codes)_____
***B12. References:**

Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.
Pierluigi Serraino and Julius Shulman, Modernism Rediscovered, Taschen, Cologne, 2000.
Frank M. Bogert, Palm Springs, the First Hundred Years, 1986.
Interview with William Krisel, November 15, 2002.
City of Rancho Mirage Building Permits.

B13. Remarks:

***B14. Evaluator:** *Peter Moruzzi, Teresa Grimes, Leslie Heumann*

***Date of Evaluation:** *September 23, 2002*

(This space reserved for official comments.)

Sketch Map

***B10. Significance (continued):**

William Pereira was born in Chicago, Illinois in 1909. He is known for his corporate, industrial, and institutional architecture, such as the Los Angeles County Museum of Art, the Master Plan of the University of California at Irvine, and the Transamerica Pyramid office building in San Francisco. Pereira designed the impressive Firestone offices in Los Angeles in the same year, 1958, as Firestone's Thunderbird house, both in the International Style. Pereira was in partnership with Charles Luckman, former president of the Lever Brothers Company, New York, from 1950 - 1958. Their work was frequently published in the professional journals, especially Arts and Architecture by John Entenza. Until 1959, Pereira held a teaching position at the University of Southern California School of Architecture, Los Angeles. In 1958, Charles Luckman left the practice, leaving Pereira as the sole principal of the firm. Pereira died in 1985.

The Firestone residence is International Style in its rectilinearity, flat roof, steel construction, glass curtain walls, and unadorned surfaces. The exceptionally deep overhangs are Pereira's response to the extremes of the desert sun. Situated on an enormous lot surrounded by lawns, the house makes a monumental statement. The exteriors are essentially original and the house has been meticulously maintained. Many of the custom houses commissioned in the country club areas were designed by local architects in the Desert Modern style using a broader assortment of surface materials. By hiring Los Angeles architect William Pereira, not known as a residential architect, to design his Thunderbird home, Firestone was indicating a desire for something akin to the offices Pereira was concurrently building for him in Los Angeles. Firestone wanted a rational building with clean lines and glass walls, which is exactly what Pereira produced.

Pure International Style residences are rare in Rancho Mirage. In fact, the house designed by Crombie Taylor circa 1970 located at 37-084 Palm View Drive along the Tamarisk Country Club golf course is the only other pure, unmodified International Style house in the city. Pereira and Luckman's only other major Coachella Valley commission was the 1958 Robinson's Department Store in Palm Springs.

The Firestone Residence appears eligible for separate listing in the National Register of Historic Places for its exceptional architectural significance (a "3S" National Register Status Code). In addition, the property would be eligible for designation under an existing or proposed local ordinance.

P5b. Description/Date of Photo: *View of living room and guest wing looking south at north elevation, November 2002.*



P5b. Description/Date of Photo: *View of pool area looking west at east and south elevations, November 2002.*



Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City, Rancho Mirage Date: 2021 Map Scale: 1;24000
Address: 41-915 Tonopah Road City: Rancho Mirage Zip: 92270
UTM Zone: 11S 551766.21 m E 3734795.34 m N
APN: 690082006

Date Constructed: 1970
Ownership and Address: Michael K Boone Living Trust, Michael K Boone; 167 Cypress Drive, Laguna Beach, CA 92651

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The 41-915 Tonopah Road residence was constructed in 1970. The home is in the Thunderbird Heights neighborhood. In 2002, Leslie Heumann and Associates described the residence as a flat-roofed Modern residence that is entirely round with floor-to-ceiling glass. The home was described as having a flat raised center roof section with clerestory windows for interior light. The house is sited on a raised concrete slab with medium-smooth stucco and quartz rock wall exteriors. The residence has sturdy posts widely spaced around the perimeter. The residence was re-roofed in 1983. During the 2024 survey, the residence was under construction. Based on survey images, it appears that the floor-to-ceiling glass windows that surround the residence have been replaced. Portions of the exterior walls have been removed during the construction process. The roof is under construction.

Permits provided by the City include:
- Construction of an addition or remodel in 2000 (Permit No. B0001287)
- Pool & spa work in 2000 (Permit No. B0001555)
- Miscellaneous work in 2000 (Permit No. B0001730)
- Pool & spa work in 2001 (Permit No. B0100417)
- Reroof of the dwelling in 2019 (Permit No. B1901747)
- Electrical work in 2020 (Permit No. B202012)
- Construction of a block wall in 2021 (Permit No. B2101431)
- Construction of a block wall in 2021 (Permit No. B2101749)
- Grading work in 2021 (Permit No. E2000200)
- Construction of an addition and remodel in 2021 (Permit No. B2020570)
- Septic work in 2022 (Permit No. B2201102)
- Pool & spa work in 2022 (Permit No. 2202105)
- Construction of a block wall in 2022 (Permit No. B2202303)
- Installation of roof mounted solar in 2023 (Permit No. B2302258)
- Miscellaneous work in 2024 (Permit No. B2400221)

See Continuation Sheet for Additional Information.

Updated Primary Record Information Continued:



View of south elevation. (Zillow 2018 41-915 Tonopah Road_1)



View of north elevation. (Zillow 2018 41-915 Tonopah Road_2)

Updated Primary Record Information Continued:



View of south elevation. (41-915 Tonopah Road_1)



View of south elevation. (41-915 Tonopah Road_2)

Updated Primary Record Information Continued:



View of east elevation. (41-915 Tonopah Road_3)

Updated Building, Structure, Object Information Continued:

The prior 2002 survey evaluated the property as status code 5S1: Individual property that is listed or designated locally. The correct status code that should have been assigned in 2002 is 5S3: appears to be individually eligible for local listing or designation through survey evaluation. The prior survey identified the residence as architecturally significant for its Modern design. The home most closely resembles a Post and Beam style home, though it is unique for its circular form. The current survey found that the dwelling is associated with the theme of Rancho Mirage Architectural Styles (1934-1980s) and Residential Subdivisions and Cooperatives (1951-1973). At the time of the current survey, the residence was undergoing significant renovations. The roof was in the process of being replaced, the walls had been removed during the process of the renovations, and some of the floor to ceiling windows had been replaced.

Updated Building, Structure, Object Information Continued:

The dwelling is not individually eligible under NRHP/CRHR Criterion A/1, as it is not directly associated with significant events or patterns of events in local, regional, state, or national history. The property is not individually eligible under NRHP/CRHR Criterion B/2, as the property is not significantly associated with the lives of persons significant to national, state, or local history. The property is potentially eligible under NRHP/CRHR Criterion C/3 as a representative example of a Post and Beam style residence. Current remodeling work appears to be replacing many of the original design elements and materials. The extensive changes may alter existing character-defining features of the property. As such, it is unclear if the Dennis Residence II still individually embodies the distinctive characteristics of a mid-century Post and Beam style home constructed in Rancho Mirage. However, limited visual information suggests that the owner is maintaining the general massing of the original residence, which suggests that the historic look and feel of the exterior will be restored. If the current remodeling campaign replaces exterior design elements with in-kind or with materials that match the original design, color, and texture, then the property will retain adequate historic integrity to convey its significance under this criterion. Therefore, at the time of this survey, the home still retains integrity of design, materials, or feeling. It is not individually eligible under Criterion D/4, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state or national history.

The single-family residence is not considered eligible under Local Criteria 2-8. At the time of this survey, the Dennis Residence II appears to still be considered eligible under Local Register Criterion 1 as the residence is representative of a mid-20th century Post and Beam style home in Rancho Mirage. Once the current renovation efforts are finished, it should still be eligible under this criterion, if it can be determined that the property has restored its exterior design and material integrity. As of this survey, the dwelling maintains adequate integrity from the historic period to convey its significance. As such, the property is assigned the 5S2 status code - individual property that is eligible for local listing or designation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation. If the results of current remodeling campaign are not restorative and not faithful to the original designs from William Pereira, by adding extensive additions and inappropriate replacement materials, the property may be reevaluated and assigned a different status code.

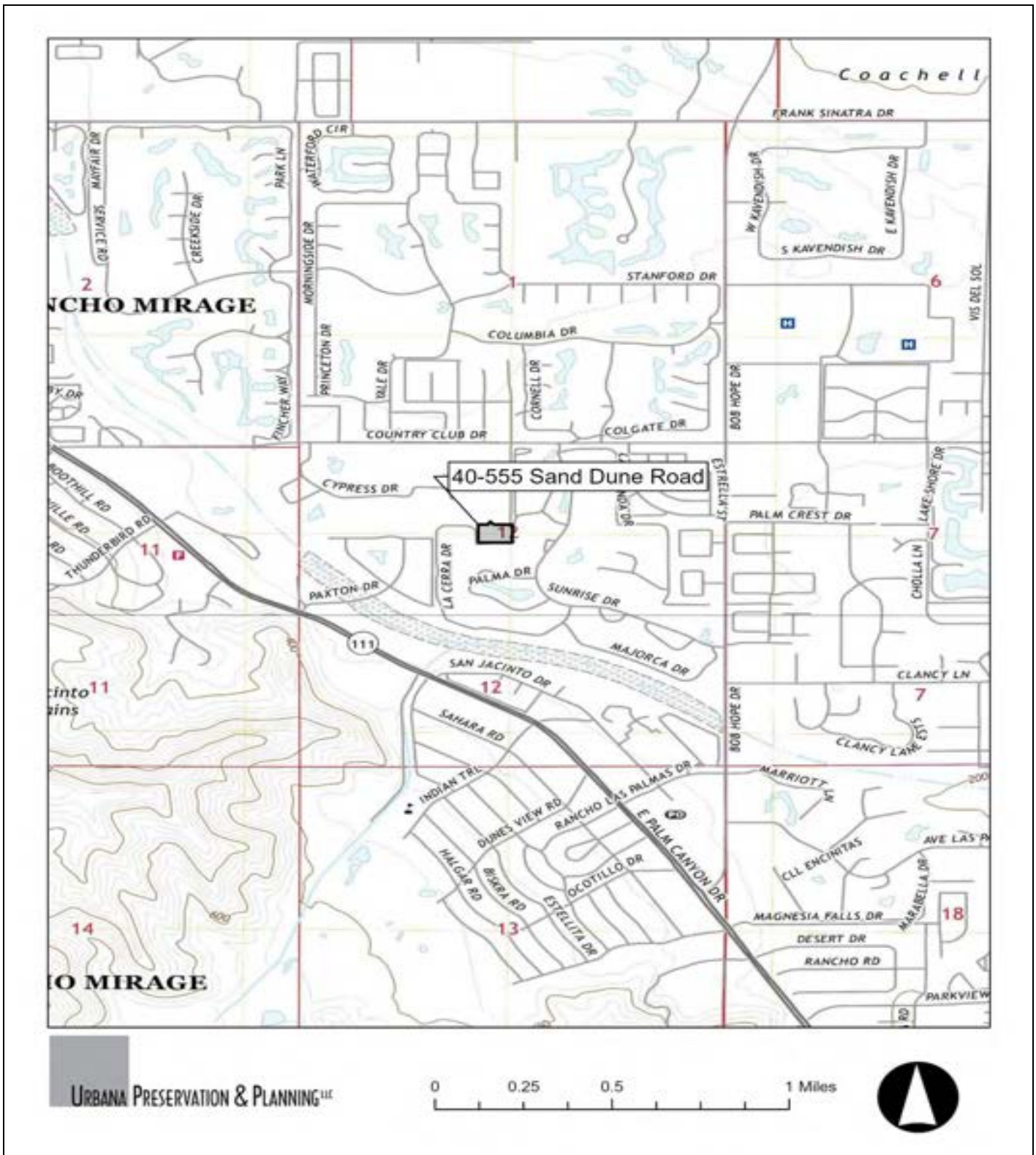
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Dennis Residence II
Page 6 of 6

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings:
Other Listings: Urbana Survey No.: 67

*Map Name: Cathedral City, Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Page _1_ of _2_ **Resource name(s) or number** (assigned by recorder) *Dennis Residence II*

P1. Other Identifier:

***P2. Location:** ☐Not for Publication ■Unrestricted ***a. County** *Riverside*

***b. USGS 7.5' Quad** **Date:**

***c. Address** *41-915 Tonopah Road* **City** *Rancho Mirage* **Zip** *92270*

***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Constructed in 1970, the most character-defining feature of this flat-roofed Modern residence is that it is entirely round with floor-to-ceiling glass providing 270-degree views of the desert valley floor. A flat raised center roof section has clerestory windows providing interior light. Located in the Thunderbird Heights area, the house sits on a raised concrete slab and is 6,431 square feet, with three bedrooms and 4.25 bathrooms, and is set on 1.17 acres. Medium-smooth stucco and quartz rock walls clad the exteriors. Sturdy posts widely spaced around the perimeter support projecting roof beams and deep, cantilevered overhangs. A curving concrete driveway leads to the full-height double entrance doors that open to a vast living room. Away from the street along the west side of the property, a shallow pond borders the covered patio and surrounds an "island" pavilion that is reached via a terrazzo walkway. The pavilion (another dining room or perhaps a card room) is circular, flat-roofed, with glass walls. A swimming pool is nearby. A low quartz rock wall forms a planter containing a clipped hedge north of the entrance. Given the large size of the property, the grounds are lushly landscaped with lawns, gravel, boulders, mature citrus and palm trees, bougainvillea, trimmed hedges, and other vegetation. The house appears original and in excellent condition.

***P3b. Resource Attributes:** (list attributes and codes) *HP2. Single-family Property*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
Looking southwest.
November 2002

***P6. Date Constructed/Age and Sources:** ■historic
1970/ Source: Metroscan

***P7. Owner and Address:**
John H. Cummings
41915 Tonopah Road
Rancho Mirage, CA 92270

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**
Intensive Survey.

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ☐Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #_____
HRI#_____

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *5S1*

***Resource Name or #:** *Dennis Residence II*

B1. Historic Name: *Dennis Residence II*
B2. Common Name: *Same*
B3. Original Use: *Single-family Residence* B4. Present Use: *Single-family Residence*
***B5. Architectural Style:** *Modern*
***B6. Construction History:** (Construction date, alterations, and date of alterations): *Constructed in 1970. Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973. February 17, 1983. Reroof.*

***B7. Moved?** ■**No** □**Yes** □**Unknown** **Date:**_____ **Original Location:**_____
***B8. Related Features:**

None.

B9a. Architect: *Unknown* b. Builder: *Unknown*

***B10. Significance: Theme** *Country Club Era* **Area** *Rancho Mirage*
Period of Significance: *1951-1973* **Property Type:** *Single-family Residence* **Applicable Criteria:** *C*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

This property is architecturally significant for its innovative Modern design. Joseph Knowlton Dennis, an insurance executive, commissioned the residence, having previously occupied a nearby house located at 70-381 Placerville Road which, like this house, has a round living room with spectacular views. Dennis Residence II, built in 1970 by an unknown architect, is a dynamic, circular Modern house with a flat roof, glass walls, concrete posts, and sits above ground level in the manner of a classical temple. The unique design is perfectly suited to its Thunderbird Heights location where dramatic views encircle the house. The smaller pavilion, a miniature version of the main house, is surrounded by water for an exotic, 'desert island' feel. The green lawns fronting the street-facing elevation reinforce the powerful symbolism of an isolated temple in the desert. The residence appears to be the only entirely round house constructed in Rancho Mirage and is in excellent, original condition. The property appears eligible for designation under an existing or proposed local ordinance, but does not appear eligible for listing in the National Register of Historic Places (a "5S1" National Register Status Code).

B11. Additional Resource Attributes: (List attributes and codes)_____
***B12. References:**

Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.
1972 Palm Springs "Yellow Book" Directory.
City of Rancho Mirage Buiilding Permits.

B13. Remarks:

***B14. Evaluator:** *Peter Moruzzi, Teresa Grimes, Leslie Heumann*

***Date of Evaluation:** *September 23, 2002*

(This space reserved for official comments.)

Sketch Map

Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City, Rancho Mirage Date: 2021 Map Scale: 1;24000
Address: 70-151 Sonora Road City: Rancho Mirage Zip: 92270
UTM Zone: 11S 551835.41 m E 3734896.31 m N
APN: 690091010

Date Constructed: 1971
Ownership and Address: Susan Hofheinz, Nicholson Hofheinz, Susan Rev Inter Vivos Trust; 70151 Sonora Road, Rancho Mirage, CA 92270

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The 70-151 Sonora Road property was constructed in 1971. The home is located in the Thunderbird Heights neighborhood. In 2002, Leslie Heumann and Associates described the property as a one-story, irregularly shaped, Modern residence with a flat and front-gabled roof. The home most specifically resembles a Desert Modernist style residence. The exterior is clad in light-colored natural rock and medium-smooth stucco. The residence features large, floor-to-ceiling windows with anodized aluminum frames. The entrance door has an opaque sidelight. The residence as a large exterior, smooth stone chimney. The 2002 survey indicated that the residence had been re-roofed twice (in 1981 and 1994), in addition to a remodeling campaign in 1974 and a change to the skylight in 1981. There does not appear to have been any significant alterations to the residence since the 2002 survey.

Permits provided by the City include:
- Construction of addition or remodel in 2016 (Permit No. B1601393)
- Mechanical/HVAC work in 2017 (Permit No. B1700837)
- Mechanical/HVAC work in 2017 (Permit No. B1701196)
- Mechanical/HVAC work in 2019 (Permit No. B1900900)
- Mechanical/HVAC work in 2022 (Permit No. B2200427)

See Continuation Sheet for Additional Information.

Updated Primary Record Information Continued:



View of east and south elevations. (70-151 Sonora Road_1)



View of south elevation. (70-151 Sonora Road_2)

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S2
Other Listings: Urbana Survey No.: 68
☒ Update ☒ Continuation Sheet

Updated Primary Record Information Continued:



View of south elevation. (70-151 Sonora Road_3)

Updated Building, Structure, Object Information Continued:

The prior 2002 survey assigned the subject property a status code 5S3. The prior survey indicated that the home was a noteworthy example of a Modern design located within the Thunderbird Heights neighborhood. The architect or builder of the home could not be identified. The current survey finds the residence most closely resembles a Desert Modernist style home, and is associated with the theme of Residential Subdivisions and Cooperatives (1951-1973), though it is not considered eligible under this theme. It is also associated with the new Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community. The 2024 evaluation found that the property should be assigned the 5S2 status code - individual property that is eligible for local listing or designation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

The dwelling has not been found individually eligible under NRHP/CRHR Criterion A/1, as it has not been associated with significant events or patterns of events in local, regional, state, or national history; not individually eligible under NRHP/CRHR Criterion B/2, as it has not been identified as having an association with an important person; and not individually eligible under Criterion D/4, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state or national history. The residence is not considered eligible under Local Criteria 2-6 and 8.

The single-family residence is considered eligible under NRHP/CRHR Criterion C/3 as property individually embodies the distinctive characteristics of a Desert Modernist style home constructed within Rancho Mirage in the 1970s. The home features several character defining features of the style including a rectilinear form, a flat and gable roof, deep, square overhangs above the entrances, a mix of stucco and natural rock walls, and large fixed windows. The property is also eligible under Local Register Criteria 1 and 7 as it is representative of a Desert Modernist style home that embodies an outstanding attention to architectural design, detail, craftsmanship, and use of materials. As the dwelling has not been substantially altered, it maintains adequate integrity from the historic period to convey its significance.

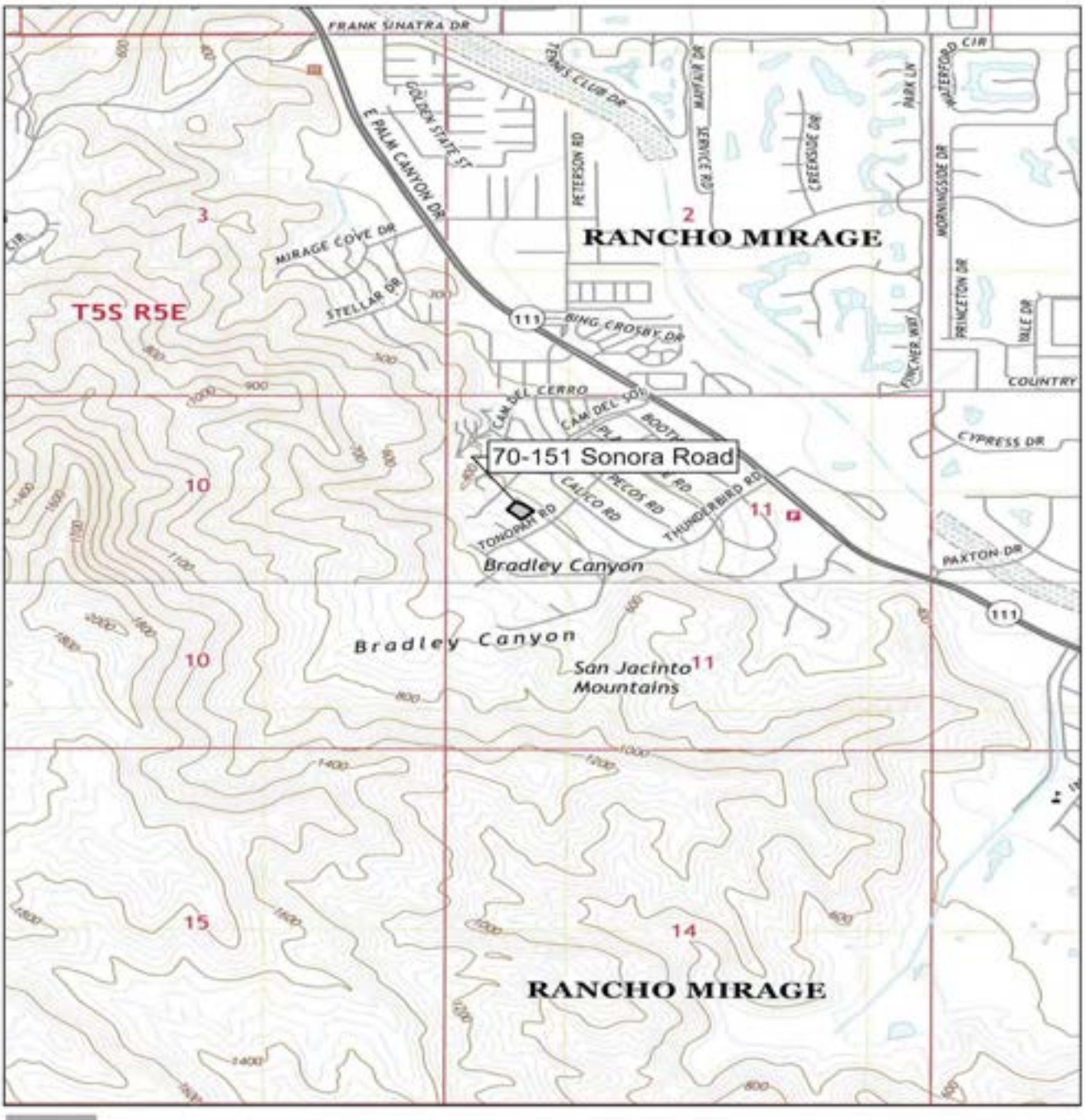
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Simon Residence
Page 4 of 4

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S2
Other Listings:
Other Listings: Urbana Survey No.: 68

*Map Name: Cathedral City, Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Page _1_ of _2_ **Resource name(s) or number** (assigned by recorder) *Simon Residence*

P1. Other Identifier:

***P2. Location:** ☐Not for Publication ■Unrestricted ***a. County** *Riverside*

***b. USGS 7.5' Quad** **Date:**

***c. Address** *70-151 Sonora Road* **City** *Rancho Mirage* **Zip** *92270*

***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Constructed in 1971, this one-story, irregularly shaped, Modern residence has both a flat and front-gabled roof. Elevated substantially above grade in Thunderbird Heights, the 9,808 square foot house has eight bedrooms and 7.5 bathrooms and sits on .87 acres. Light-colored natural rock and medium-smooth stucco sheathe the exteriors. Windows are mostly floor-to-ceiling with anodized aluminum frames. The terrazzo entry path on the southeast side of the house is flanked on the north by a reflecting pond and fountain. The entrance door has an opaque sidelight. A square volume with plate glass windows is cantilevered over a pond, with its flat overhang supported by square posts. Low concrete walls create planters filled with sculpted hedges and palms around southeast and northeast elevations. A battered, rock clad exterior chimney rises to the front gable peak along the projecting northeast wing. An enclosed three-car garage is south of the entrance. The swimming pool is located on the northwest side of the property. The residence appears original and in excellent condition.

***P3b. Resource Attributes:** (list attributes and codes) *HP2. Single-family Property*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
Southeast elevation
November 2002

***P6. Date Constructed/Age and Sources:** ■historic
1971/ Source: Metroscan

***P7. Owner and Address:**
Roy M. and Susan Hofheinz
PO Box 2325
Palm Desert, CA 92261

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**
Intensive Survey.

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ☐Continuation Sheet ■Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #_____
HRI#_____

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *5S3*

***Resource Name or #:** *Simon Residence*

B1. Historic Name: *Simon Residence*
B2. Common Name: *Same*
B3. Original Use: *Single-family Residence* B4. Present Use: *Single-family Residence*

***B5. Architectural Style:** *Modern*

***B6. Construction History:** (Construction date, alterations, and date of alterations): *Constructed in 1971.*
Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.
December 16, 1974. Remodel. Value: $4,500.
January 20, 1981, Reroof.
April 1, 1981. Change skylight.
January 13, 1994. Reroof.

***B7. Moved?** ■**No** □**Yes** □**Unknown** **Date:**_____ **Original Location:**_____

***B8. Related Features:** *None.*

B9a. Architect: *Unknown* b. Builder: *Unknown*

***B10. Significance: Theme** *Country Club Era* **Area** *Rancho Mirage*
Period of Significance: *1951-1973* **Property Type:** *Single-family Residence* **Applicable Criteria:** *C*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

This house is architecturally noteworthy as an intact and representative example of Modern design in the Thunderbird Heights area. Constructed in 1971 by an unknown architect and/or builder, the house was apparently built for M. J. Simon. The residence is characterized by mostly rectilinear surfaces, floor-to-ceiling glass, deep overhangs, square posts, terrazzo, natural rock walls, and water features. These are all Desert Modern design elements utilized by renowned local architect William Cody, particularly in the late 1960s and early 1970s, although there is no evidence that Cody had any involvement with this house. Although the property does not appear eligible for listing in the National Register of Historic Places or for designation under an existing or proposed local ordinance, it is of local interest (a "5S3" National Register Status Code).

B11. Additional Resource Attributes: (List attributes and codes)_____

***B12. References:**

Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.
1972 Palm Springs "Yellow Book" Directory.
City of Rancho Mirage Building Permits.

B13. Remarks:

Sketch Map

***B14. Evaluator:** *Peter Moruzzi, Teresa Grimes, Leslie Heumann*

***Date of Evaluation:** *September 23, 2002*

(This space reserved for official comments.)

Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City, Rancho Mirage Date: 2021 Map Scale: 1;24000
Address: 70-200 Mirage Cove Drive City: Rancho Mirage Zip: 92270
UTM Zone: 11S 551657.40 m E 3736255.05 m N
APN: 689140006

Date Constructed: 1964
Ownership and Address: Grant Bayme; 70200 Mirage Cove Drive, Rancho Mirage, CA 92270

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The Mirage Cove Drive Apartments, addressed as 70-200 Mirage Cove Drive, designed by architect William Cody, was constructed in 1963. In 2002, Leslie Heumann and Associates described the property as a Modern style four-unit, two-story apartment building with a flat roof. The building is rectangular and symmetrical, constructed of concrete block and vertical boards. The residence has aluminum-framed fixed and sliding windows. The building has five decorative right-angled wooden spider leg posts that project away from the north elevation roofline. Since the 2002 survey, it appears there have been some alterations to the building including: the installation of large vinyl sun shades, exterior paint, large air units installed on the roof, and new cement block wall surrounding the property.

Permits provided by the City include:
- Construction of a block wall in 2003 (Permit No. B0302502)
- Construction of an addition or remodel in 2003 (Permit No. B0302545)
- Construction of an addition or remodel in 2005 (Permit No. B0501186)
- Construction of a block wall in 2007 (Permit No. B0700399)
- Construction of a block wall in 2008 (Permit No. B0800243)
- Mechanical/HVAC work in 2010 (Permit No. B1000585)
- Mechanical/HVAC work in 2011 (Permit No. B1100719)
- Mechanical/HVAC work in 2011 (Permit No. B1100765)
- Miscellaneous work (fire inspection) in 2023 (Permit No. F2300150)

See Continuation Sheet for Additional Information.

Updated Primary Record Information Continued:



View of north elevation. (70-200 Mirage Cove Drive_1)

Updated Building, Structure, Object Information Continued:

The prior 2002 survey assigned the subject property a status code 5S3. The prior survey indicated that the subject property was notable as the only known apartment building designed by architect William Cody in the City of Rancho Mirage. The current survey finds the building most closely resembles an International style apartment building, and is associated with the theme of Residential Subdivisions and Cooperatives (1951-1973), but it does not possess individual documented significance in relation to this theme. It is also associated with the new Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community. The 2024 evaluation found that the property should be assigned the 5S2 status code - individual property that is eligible for local listing or designation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

Updated Building, Structure, Object Information Continued:

William Francis Cody (1916-1978) is designed the subject property in 1963. Born in Dayton, Ohio, in 1916, Cody's family relocated to California in 1930. While attending Beverly Hills High School, Cody designed and built stages for school plays prior to his graduation in 1932. Following high school, he graduated from Santa Monica Junior College in 1939 and enrolled in the College of Architecture and Fine Arts at the University of Southern California. He graduated from USC in 1942. During his time at Santa Monica Junior College and USC, Cody worked for architects, Heath Wharton and Asa Hudson. Following his graduation, Cody worked for several engineering and architecture firms in California, including Cliff May whom he worked for in 1944. In 1945, Cody's firm was hired to alter the Desert Inn in Palm Springs. Following the Desert Inn project, Cody began working independently in California and Arizona by 1946.

In 1946, William F. Cody moved to Palm Springs permanently and received his first independent commission to design the Del Marcos Hotel, which earned him an award in 1949 from the California chapter of the American Institute of Architects. In 1947, he was hired to convert the Thunderbird Dude Ranch, originally constructed in 1936, to the Thunderbird Country Club. His work at Thunderbird led to future commissions at other clubhouses, recreational facilities, and residential developments, at locations throughout Palm Desert, such as the Eldorado Country Club, Tamarisk Country Club, the Racquet Club, the Tennis Club, and the Seven Lakes Clubhouse. In Palm Springs, Cody was one of the architects, with Wexler & Harrison and Philip Koenig, to design the Spa Bathhouse and Spa Hotel. In 1952, Cody designed the Horizon Hotel.

In the Coachella Valley, he was responsible for several notable Modernist style residential designs including the Perlberg, Shamel, and Abernathy residences in Palm Springs. Throughout his career, he designed commercial and residential properties throughout California, Arizona, Texas, Cub, and Mexico. He was inducted into the College of Fellows of the AIA in 1965. Some of his final projects included St. Theresa's Catholic Church in 1968 and the Palm Springs Library Center in 1972. In 1973, he suffered a severe stroke which caused him to end his architectural career. He died in 1978 and today is considered one of the most important architects in the Desert Modernism movement.

The building has not been found individually eligible under NRHP/CRHR Criterion A/1, as it has not been associated with significant events or patterns of events in local, regional, or national history; not individually eligible under Criterion B/2, as it has not been identified as having an association with an important person; and not individually eligible under Criterion D/4, as further study of the building would not appear to yield information which could be considered important in local, regional, state, or national history. The building is not considered eligible under Local Criterion 1-3, 5-8.

The building is notable for its association with the architect William Cody. The subject property is the only known apartment building designed by Cody within Rancho Mirage. Cody had a notable impact within Rancho Mirage, having worked on the design, or redesign, of the Thunderbird, Tamarisk, and Eldorado Country Clubs, in addition to numerous residences within the country club areas. Cody is considered one of the most important architects in the Desert Modernism movement. The building is relatively simple in design, with the most notable architectural feature being the large wooden spider leg posts that extend from the building. The single-family residence is considered eligible under NRHP/CRHR Criterion C/3, and Local Criterion 4 for being the work of a noted architect whose work influenced the era; the building is a rare example of a multi-family residence constructed by Cody. As the dwelling has not been substantially altered, this dwelling maintains integrity from the historic period.

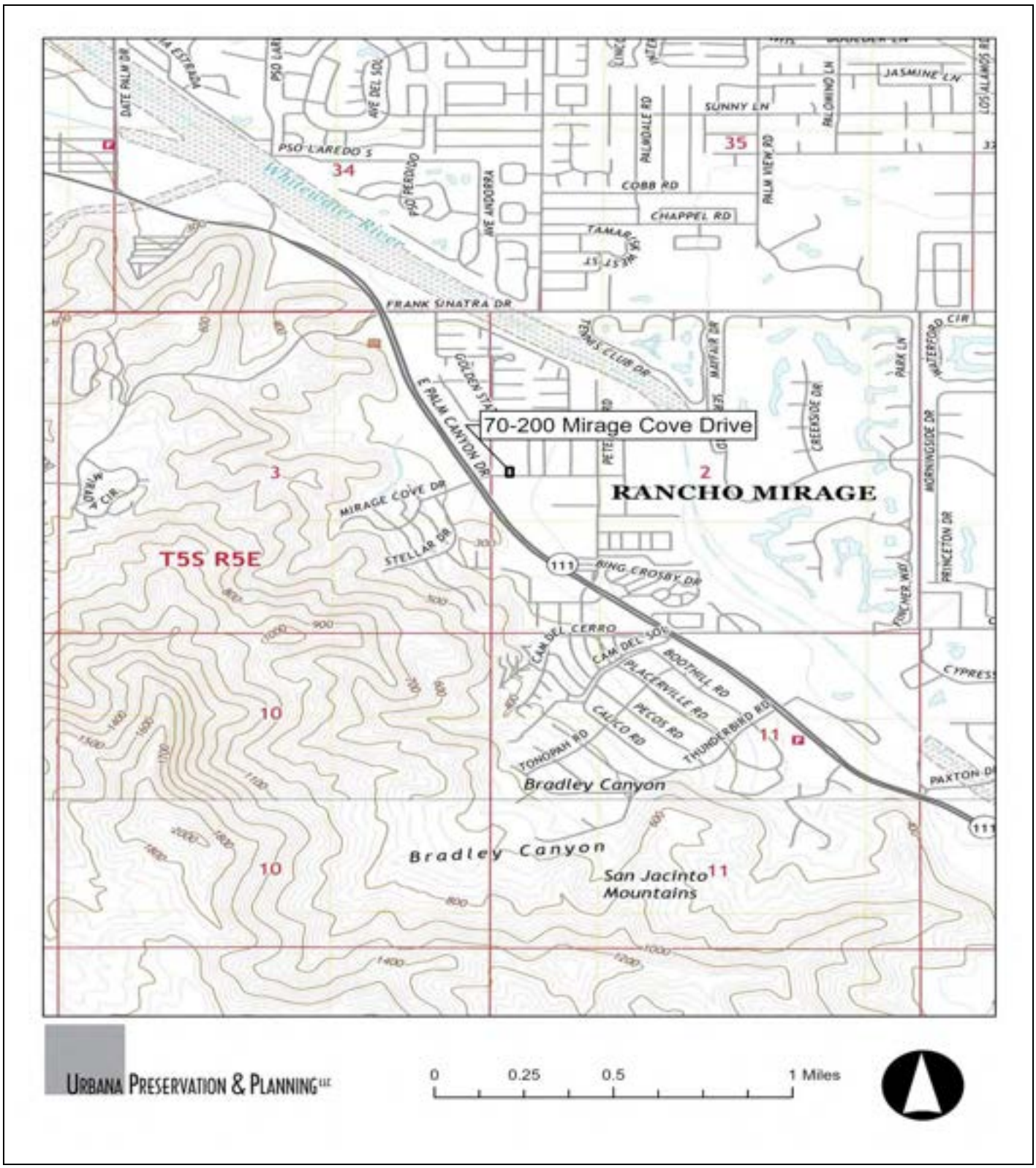
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Mirage Cove Drive Apartments
Page 4 of 4

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S2
Other Listings:
Other Listings: Urbana Survey No.: 69

*Map Name: Cathedral City, Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

 Resource name(s) or number (assigned by recorder) *70-200 Mirage Cove Drive Apartments*

P1. Other Identifier:

***P2. Location:** ☐Not for Publication ■Unrestricted ***a. County** *Riverside*

***b. USGS 7.5' Quad** **Date:**

***c. Address** *70-200 Mirage Cove Drive (orig. 39th Ave.)* **City** *Rancho Mirage* **Zip** *92270*

***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Architect William Cody designed this four-unit, two-story apartment building circa 1963. A flat roof without overhangs caps the south-facing apartments. Rectangular and symmetrical, the building is constructed of concrete block and vertical boards (T-111 plywood). Windows are aluminum-framed fixed and sliding. South-facing windows are tall and narrow, separated by large expanses of solid wall, while windows on the west and east elevations are wider. Conversely, a continuous window band of fixed and aluminum sliders characterizes the second floor north elevation. The most distinctive design element of the complex is the row of five right-angled wood spider legs that project away from the north elevation roofline, intersecting with the one-story carport wall on the north side of the property. The spider legs surmount small, rear exterior patios between each unit and the carports. Behind a concrete block perimeter wall, concrete decking surrounds the front swimming pool and apartment entrances. Unadorned wood entrance doors are adjacent to the narrow windows of the façade. Landscaping of lawns, shrubs, mature palms, and other trees surrounds the building. The apartment building appears mostly original and in fair condition.

***P3b. Resource Attributes:** (list attributes and codes) *HP3. Multiple-family Property*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
West elevation
October 2002

***P6. Date Constructed/Age and Sources:** ■historic
Circa 1963

***P7. Owner and Address:**
Michael and Josephine Yuskis
3419 Via Lido, #208
Newport Beach, CA 92663

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

***P9. Date Recorded:**
October 23, 2002

***P10. Survey Type:**
Intensive Survey.

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *5S1*

***Resource Name or #:** *70-200 Mirage Cove Drive Apartments*

B1. Historic Name: *Unknown*
B2. Common Name: *70-200 Mirage Cove Drive Apartments*
B3. Original Use: *Multiple-family Residence* B4. Present Use: *Multiple-family Residence*

***B5. Architectural Style:** *Modern*

***B6. Construction History:** (Construction date, alterations, and date of alterations): *Constructed circa 1963. Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973. December 16, 1996. Reroof.*

***B7. Moved?** ■No ☐Yes ☐Unknown **Date:**_____ **Original Location:**_____

***B8. Related Features:**

None.

B9a. Architect: *William Cody* b. Builder: *Unknown*

***B10. Significance: Theme** *Country Club Era* **Area** *Rancho Mirage*
Period of Significance: *1951-1973* **Property Type:** *Multiple-family Residence* **Applicable Criteria:** *C*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

This property is architecturally significant as the only known apartment building architect William Cody designed in the City of Rancho Mirage. It is a highly unusual design for Cody, because the building does not employ the deep overhangs that are a Cody trademark. The building clearly exhibits the rationality and minimalism of his better designs, including the requisite flat roof and north-facing expanse of windows. Cody's most expressive design element is surely the five Neutra-like spider legs that extend far beyond any obvious utilitarian requirement.

(See Continuation Sheet 3 of 3.)

B11. Additional Resource Attributes: (List attributes and codes)_____

***B12. References:**

Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.
Interview with Frank Urrutia October 4, 2002.
1960 Palm Springs "Yellow Book" Directory.
City of Rancho Mirage Building Permits

B13. Remarks:

Sketch Map

***B14. Evaluator:** *Peter Moruzzi, Teresa Grimes, Leslie Heumann*

***Date of Evaluation:** *September 23, 2002*

(This space reserved for official comments.)

***B10. Significance (continued):**

William F. Cody FAIA (1916-1978) was born in Dayton, Ohio and raised in Los Angeles. While attending architecture school at the University of Southern California in the late 1930s and early 1940s, Cody was also working for architect Cliff May, gaining experience in the adaptation of ranch and hacienda style houses to modern floor plans and construction techniques. Suffering from asthma, and believing that the Palm Springs area offered opportunity and prominent clients, Cody moved to Palm Springs in 1944-45 and set up practice. One of his first projects, the Del Marcos Hotel of 1946, won an AIA "creditable mention" award as an example of new resort hotel architecture for its "ingenious plan, which appears complicated but is actually orderly and thoughtful." Author and critic Alan Hess writes, "Greater thinness and more striking elegance became the single-minded focus of his ongoing design." Despite a reputation for carousing, Cody was exceptionally focused on the details of his designs and pushing the boundaries of his materials. His well-known and innovative early buildings, along with friendships with influential members of the Thunderbird, Tamarisk, and Eldorado Country Clubs, resulted in commissions to design (or in the case of Thunderbird, remodel) the clubhouses of all three locations. In addition, Cody designed a large number of residences in the country club areas, many along the fairways of the new resort concept of golf course living, a concept that Cody himself helped devise.

Author Adele Cygelman writes, "Joints and door frames seemingly disappeared into walls. He merged living rooms into terraces and gardens. Roofs jutted out twelve feet to shield the walls of glass. Pattern and texture came from tile floors, carved wood panels, and concrete-block screens with geometric motifs, all of which were meticulously designed by Cody to match each other precisely at the seams and angles where the planes met." Like other Coachella Valley architects, Cody designed churches, gas stations, motels, restaurants, offices, a mobile home park, shopping centers, even a carwash. "Yet a distinct character can be seen in all of them," says Hess. "It is a restless energy that brings a liveliness to his plans, elevations and details. The radical thinness of Cody roofs or the daring reach of a cantilever are clearly the result of a wrestling match between the architect and the materials and the laws of physics; that energy and striving remains in the building." Hess concludes, "The fact that Cody could take an established vocabulary and style and reinterpret it so vividly ranks him among the best of mid-century California designers."

This property appears eligible for designation under an existing or proposed local ordinance, but does not appear eligible for listing in the National Register of Historic Places (a "5S1" National Register Status Code). The building is one of William Cody's most unusual Modern buildings and, as a two-story apartment building, one of his most rare.

Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City Date: 2021 Map Scale: 1;24000
Address: 71-087 Fairway Drive City: Rancho Mirage Zip: 92270
UTM Zone: 11S 553532.76 m E 3737646.64 m N
APN: 674300013

Date Constructed: 1967
Ownership and Address: Lewis S Baskerville; 708 N 1ST Street # 632, Minneapolis, MN 55401

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The 71-087 Fairway Drive residence, designed by architect William Cody, was constructed in 1967. The residence is located within the Tamarisk Country Club. In 2002, Leslie Heumann and Associates described the residence as a Ranch Modern, one-story, post and beam house with an intersecting front and side-gabled roof. The home most closely resembles the Custom Ranch style. The exterior is clad in medium-rough stucco, plywood, and brick. The projecting cornice ends are notched, which is a signature element of Cody's work, with rafters visible beneath deep eaves. The residence has floor-to-ceiling steel-framed fixed and sliding windows. The primary elevation of the home faces the 14th and 15th fairways of the Tamarisk Country Club golf course. There is a large attached carport extending from the residence across the rounded driveway. The 2002 survey indicated that there was an addition in 1977, however, the property largely appeared to be in original condition. There does not appear to have been any significant alterations since the 2002 survey.

Permits provided by the City include:
- Construction of a block wall in 2007 (Permit No. B0700526)
- Construction of a block wall in 2007 (Permit No. B0701413)
- Construction of an addition or remodel in 2010 (Permit No. B1000224)
- Reroof of dwelling in 2010 (Permit No. B1000809)
- Construction of a block wall in 2023 (Permit No. B2300453)
- Construction of an addition or remodel in 2021 (Permit No. 2000419)

See Continuation Sheet for Additional Information.

Updated Primary Record Information Continued:



View of rear elevation. (71-087 Fairway Drive_1)



View of front elevation. (71-087 Fairway Drive_4)

Updated Primary Record Information Continued:



View of rear elevation. (71-087 Fairway Drive_3)

Updated Building, Structure, Object Information Continued:

The prior 2002 survey assigned the subject property a status code 5S1: Individual property that is listed or designated locally. The correct status code that should have been assigned in 2002 is 5S3: appears to be individually eligible for local listing or designation through survey evaluation. The current survey found that the dwelling is associated with the theme of the Country Club Era (1951-1973), but it does not possess individual documented significance in relation to this theme. It is also associated with the new Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community. The prior survey found the residence eligible under NRHP Criteria C as an excellent example of the work of architect William Cody. The 2024 evaluation found that the property should be assigned the 5S2 status code - individual property that is eligible for local listing or designation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

Updated Building, Structure, Object Information Continued:

William Francis Cody (1916-1978) is designed the subject property in 1967. Born in Dayton, Ohio, in 1916, Cody's family relocated to California in 1930. While attending Beverly Hills High School, Cody designed and built stages for school plays prior to his graduation in 1932. Following high school, he graduated from Santa Monica Junior College in 1939 and enrolled in the College of Architecture and Fine Arts at the University of Southern California. He graduated from USC in 1942. During his time at Santa Monica Junior College and USC, Cody worked for architects, Heath Wharton and Asa Hudson. Following his graduation, Cody worked for several engineering and architecture firms in California, including Cliff May whom he worked for in 1944. In 1945, Cody's firm was hired to alter the Desert Inn in Palm Springs. Following the Desert Inn project, Cody began working independently in California and Arizona by 1946.

In 1946, William F. Cody moved to Palm Springs permanently and received his first independent commission to design the Del Marcos Hotel, which earned him an award in 1949 from the California chapter of the American Institute of Architects. In 1947, he was hired to convert the Thunderbird Dude Ranch, originally constructed in 1936, to the Thunderbird Country Club. His work at Thunderbird led to future commissions at other clubhouses, recreational facilities, and residential developments, at locations throughout Palm Desert, such as the Eldorado Country Club, Tamarisk Country Club, the Racquet Club, the Tennis Club, and the Seven Lakes Clubhouse. In Palm Springs, Cody was one of the architects, with Wexler & Harrison and Philip Koenig, to design the Spa Bathhouse and Spa Hotel. In 1952, Cody designed the Horizon Hotel.

In the Coachella Valley, he was responsible for several notable Modernist style residential designs including the Perlberg, Shamel, and Abernathy residences in Palm Springs. Throughout his career, he designed commercial and residential properties throughout California, Arizona, Texas, Cub, and Mexico. He was inducted into the College of Fellows of the AIA in 1965. Some of his final projects included St. Theresa's Catholic Church in 1968 and the Palm Springs Library Center in 1972. In 1973, he suffered a severe stroke which caused him to end his architectural career. He died in 1978 and today is considered one of the most important architects in the Desert Modernism movement.

The subject property is a notable example of the Custom Ranch architecture style. It features several architectural features that are typical of Cody's work including deep overhangs with projecting beam ends, notched rafters, and expansive glass walls. The home additionally features character defining features of a Custom Ranch home including:
- an asymmetrical facade, exterior walls clad in more than one material, including brick, stucco, and vertical board siding;
- strong horizontal massing with sections of floor-to-ceiling glass windows;
- multiple, intersecting roof types, including gable and flat;
- deep roof overhangs;
- a recessed entry with a prominent gabled porch roof;
- an attached carport;
- and high quality of artisanship as seen in the projecting beam ends, notched rafters, and variety of building materials and forms utilized.

The building has not been found individually eligible under NRHP/CRHR Criterion A/1, as it has not been associated with significant events or patterns of events in local, regional, or national history; not individually eligible under Criterion B/2, as it has not been identified as having an association with an important person; and not individually eligible under Criterion D/4, as further study of the building would not appear to yield information which could be considered important in local, regional, state, or national history. The building is not considered eligible under Local Criterion 2,3, 5, 6 and 8.

The subject property is found eligible under NRHP/CRHR Criterion C/3 for embodying the distinctive characteristics of a type, period, or method of construction. Relately the subject property is eligible under Local Criterion 4 as representative of a particular architectural style and as representative of the work of William Cody, and Local Criterion 1 and 7 as it is representative of a Custom Ranch style home that embodies an outstanding attention to architectural design, detail, craftsmanship, and use of materials. As the dwelling has not been substantially altered, it maintains adequate integrity from the historic period to convey its significance.

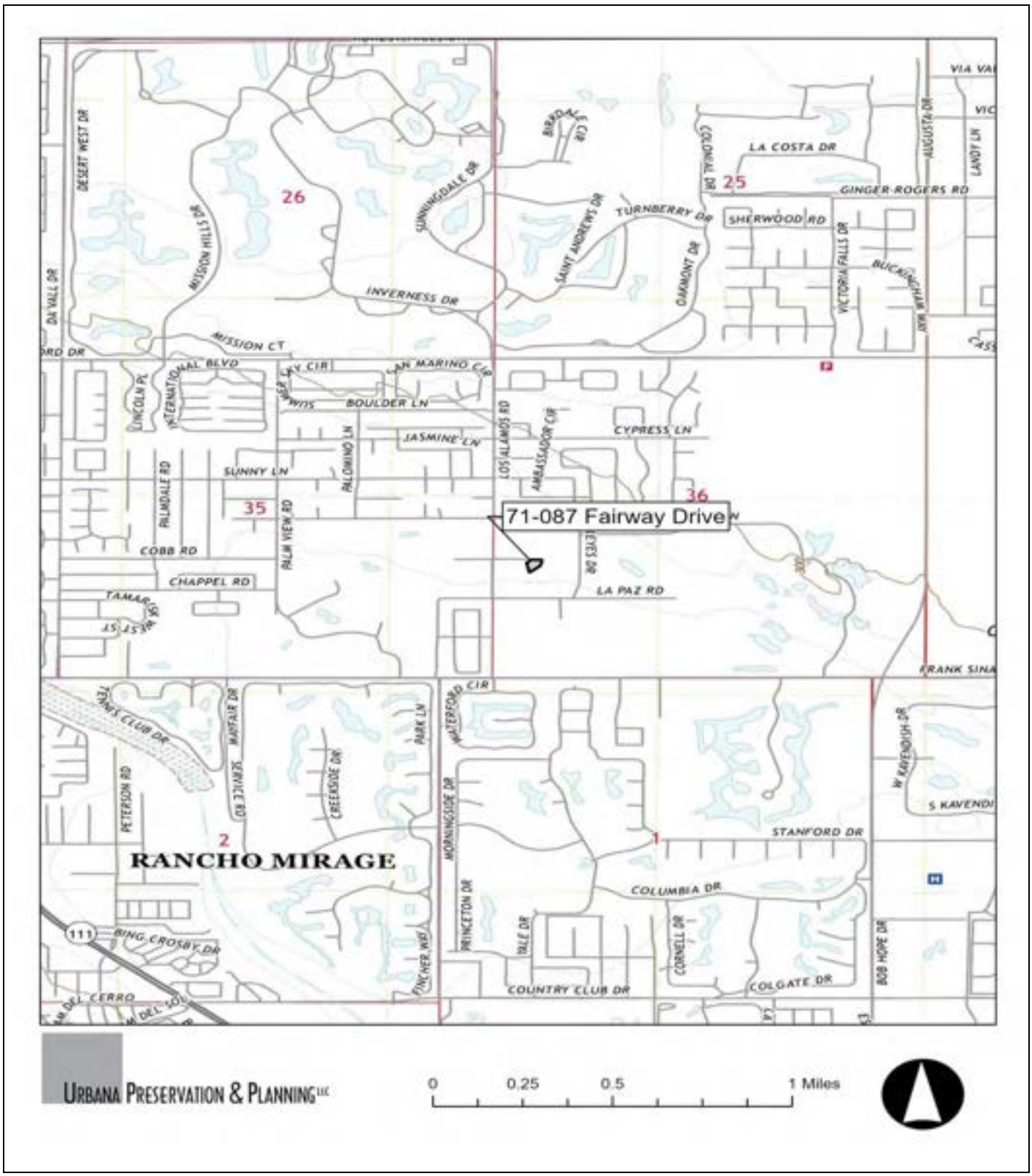
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Hanson Residence
Page 5 of 5

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S2
Other Listings:
Other Listings: Urbana Survey No.: 70

*Map Name: Cathedral City *Scale: 1:24,000 *Map Date: 2021



URBANA PRESERVATION & PLANNING LLC

Updated Primary Record Information (DPR 523A):

USGS 7.5′ Quad: Cathedral City Date: 2021 Map Scale: 1;24000
Address: 71-111 Tamarisk Lane City: Rancho Mirage Zip: 92270
UTM Zone: 11S 553556.56 m E 3737846.69 m N
APN: 674281025

Date Constructed: 1970
Ownership and Address: Don Marital Maltzman Non-Exempt Trust, Dean Stuart Maltzman, Joan Maltzman; 9320 Wilshire Blvd, Ste 208, Beverly Hills, CA 90212

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The 71-111 Tamarisk Lane residence, designed by architect William Cody, was constructed in 1970. The property is located in the Tamarisk Country Club. In 2002, Leslie Heumann and Associates described the residence as a one-story, flat-roofed, Desert Modernist style home. Urbana concurs with this finding. The primary (rear) elevation faces south towards the 13th fairway of the Tamarisk Country Club golf course. The exterior of the residence is clad in artificial stone block, board-and-batten, and medium-smooth stucco. There are five right-angled projecting wood posts and beams, a signature of Cody's work, that support the deep patio roof of the east wing. The 2002 survey detailed ten permitted alterations to the residence including: a 50 sq ft addition to the dwelling (1977), remodel of the residence (1978), the addition of a tennis court (1978), the addition of a gazebo (1979), a 865 sq ft addition to the residence and 236 sq ft addition to the porch (1981), demolition of walls in the dwelling (1984), addition and remodel of dwelling (1984), addition and remodel of the dwelling (1984), a 1214 sq ft addition (1997), the demolition of a bedroom and bathroom (1997), and the addition of a 133 sq ft kitchen and 48 sqft exercise room (2000). There does not appear to have been any significant alterations to the residence since the 2002 survey.

Permits provided by the City include:
- Construction of an addition or remodel in 2000 (Permit No. B0001027)
- Encroachment Construction in 2000 (Permit No. E0000549)
- block wall construction in 2000 (Permit No. B0001422)
- Installation of solar in 2019 (Permit No. B1901274)
- Electrical work in 2023 (Permit No. B2302018)

See Continuation Sheet for Additional Information.

Updated Primary Record Information Continued:



View of south (rear) elevation. (71-111 Tamarisk Lane_8)



View of south (rear) elevation. (71-111 Tamarisk Lane_9)

Updated Primary Record Information Continued:



View of south (rear) elevation. (71-111 Tamarisk Lane_11)



View of north (front) elevation. (71-111 Tamarisk Lane_3)

Updated Primary Record Information Continued:



View of north elevation. (71-111 Tamarisk Lane_1)

Updated Building, Structure, Object Information Continued:

The prior 2002 survey assigned the subject property a status code 5S3: appears to be individually eligible for local listing or designation through survey evaluation. The prior survey found the residence eligible under NRHP Criteria C as a noteworthy example of the work of architect William Cody. The home is associated with the theme of the Country Club Era (1951-1973), but it does not possess individual documented significance in relation to this theme. It is also associated with the new Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community. The 2024 evaluation found that the property should be assigned the 5S2 status code - individual property that is eligible for local listing or designation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

Updated Building, Structure, Object Information Continued:

William Francis Cody (1916-1978) designed the subject property in 1970. Born in Dayton, Ohio, in 1916, Cody's family relocated to California in 1930. While attending Beverly Hills High School, Cody designed and built stages for school plays prior to his graduation in 1932. Following high school, he graduated from Santa Monica Junior College in 1939 and enrolled in the College of Architecture and Fine Arts at the University of Southern California. He graduated from USC in 1942. During his time at Santa Monica Junior College and USC, Cody worked for architects, Heath Wharton and Asa Hudson. Following his graduation, Cody worked for several engineering and architecture firms in California, including Cliff May whom he worked for in 1944. In 1945, Cody's firm was hired to alter the Desert Inn in Palm Springs. Following the Desert Inn project, Cody began working independently in California and Arizona by 1946.

In 1946, William F. Cody moved to Palm Springs permanently and received his first independent commission to design the Del Marcos Hotel, which earned him an award in 1949 from the California chapter of the American Institute of Architects. In 1947, he was hired to convert the Thunderbird Dude Ranch, originally constructed in 1936, to the Thunderbird Country Club. His work at Thunderbird led to future commissions at other clubhouses, recreational facilities, and residential developments, at locations throughout Palm Desert, such as the Eldorado Country Club, Tamarisk Country Club, the Racquet Club, the Tennis Club, and the Seven Lakes Clubhouse. In Palm Springs, Cody was one of the architects, with Wexler & Harrison and Philip Koenig, to design the Spa Bathhouse and Spa Hotel. In 1952, Cody designed the Horizon Hotel.

In the Coachella Valley, he was responsible for several notable Modernist style residential designs including the Perlberg, Shamel, and Abernathy residences in Palm Springs. Throughout his career, he designed commercial and residential properties throughout California, Arizona, Texas, Cub, and Mexico. He was inducted into the College of Fellows of the AIA in 1965. Some of his final projects included St. Theresa's Catholic Church in 1968 and the Palm Springs Library Center in 1972. In 1973, he suffered a severe stroke which caused him to end his architectural career. He died in 1978 and today is considered one of the most important architects in the Desert Modernism movement.

The subject property is an example of a Desert Modernist style building designed by Cody. The home features several of Cody's trademark features, as well as character defining features of the Desert Modernist style. The flat roof, floor-to-ceiling glass walls, deep overhangs, and prominent support posts are all typical of Cody's work. The home features character defining features of the Desert Modernist style including: horizontal massing, a flat roof with deep overhangs, floor-to-ceiling glass walls, and prominent wood support beams. The home maintains many original features.

The dwelling has not been found individually eligible under NRHP/CRHR Criterion A/1, as it has not been associated with significant events or patterns of events in local, regional, state, or national history; not individually eligible under NRHP/CRHR Criterion B/2, as it has not been identified as having an association with an important person; and not individually eligible under Criterion D/4, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state or national history. The residence is not considered eligible under Local Criteria 2-6 and 8.

The single-family residence is considered eligible under NRHP/CRHR Criterion C/3 as the property individually embodies the distinctive characteristics of a Desert Modernist style residence and as an example of the work of architect William Cody. The property is also eligible under Local Register Criteria 1 and 7 as it is representative of a Post and Beam home that embodies an outstanding attention to architectural design, detail, craftsmanship, and use of materials. The home is also eligible under Local Criterion 4 as it represents the work of architect William Cody. As the dwelling has not been substantially altered, it maintains adequate integrity from the historic period to convey its significance.

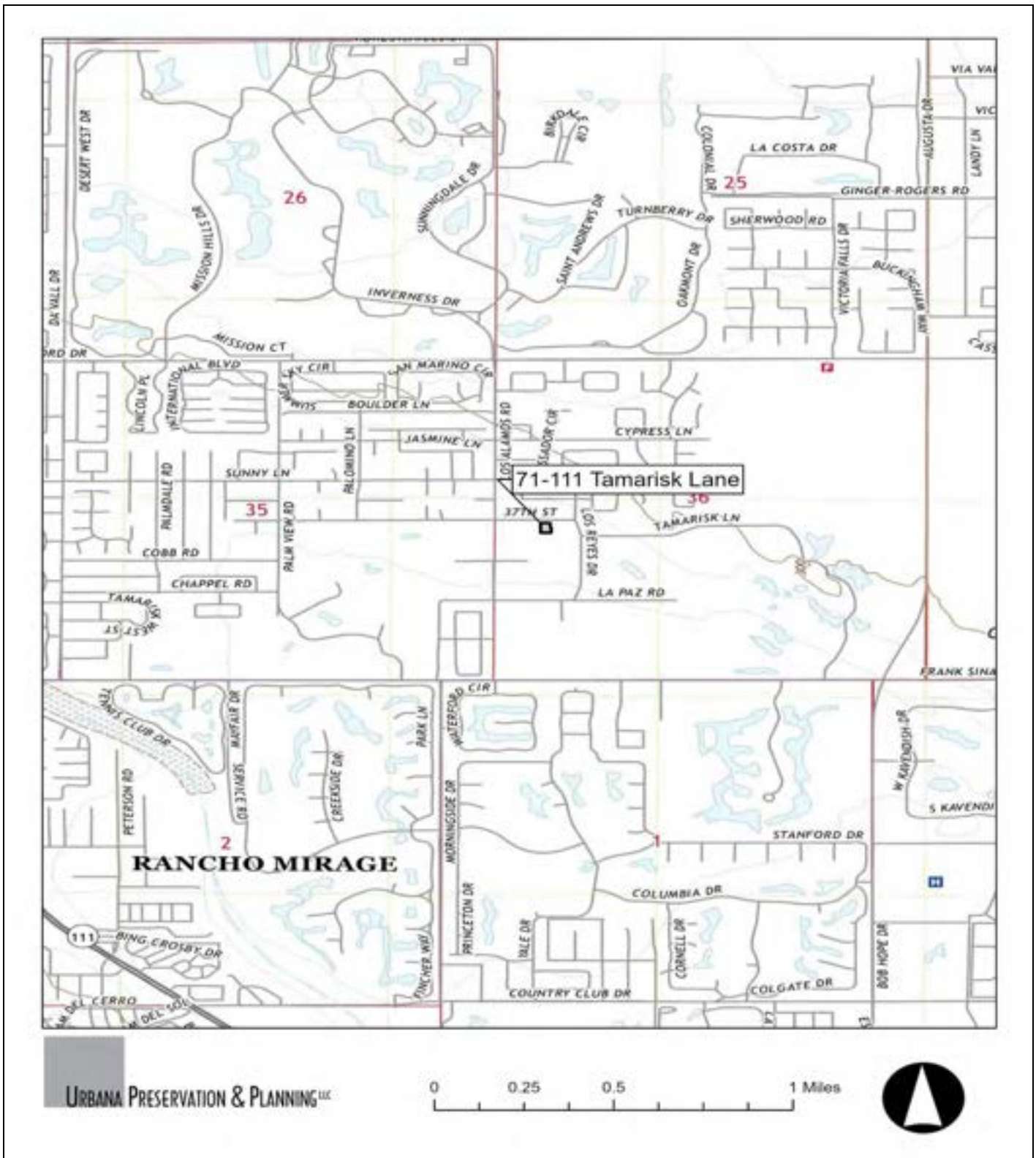
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Stein Residence
Page 6 of 6

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S2
Other Listings:
Other Listings: Urbana Survey No.: 71

*Map Name: Cathedral City *Scale: 1:24,000 *Map Date: 2021



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

 Resource name(s) or number (assigned by recorder) *Stein Residence*

P1. Other Identifier:

***P2. Location:** ☐Not for Publication ■Unrestricted ***a. County** *Riverside*

***b. USGS 7.5' Quad** **Date:**

***c. Address** *71-111 Tamarisk Lane* **City** *Rancho Mirage* **Zip** *92270*

***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Architect William Cody designed the Stein Residence in 1970. The Desert Modern, one-story, flat-roofed house is set on .40 acres. Currently containing 7,893 square feet, with five bedrooms and 4.25 bathrooms, the house originally was 4,450 square feet. The primary (rear) elevation looks south toward the 13th fairway of the Tamarisk Country Club golf course. Exteriors are sheathed in artificial stone block, board-and-batten, and medium-smooth stucco. The flat roof of the irregularly-shaped house is raised in some sections. Projecting glued and laminated (glue-lam) beams that support the roof along most elevations are notable. The north driveway leads to a covered entrance walkway of square posts and a grid of glue-lam beams. A perforated metal gate obscures the entrance porch and front door. The south driveway leads to several enclosed garages and the service entrance. There are primarily clerestory windows along the façade. Ceiling-to-floor glazing, both

(See Continuation Sheet 3 of 3.)

***P3b. Resource Attributes:** (list attributes and codes) *HP2. Single-family Property*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
South elevation
August 2002

***P6. Date Constructed/Age and Sources:** ■historic
1970/ Source: Metroscan

***P7. Owner and Address:**
Joan S. Maltzman
350 South Beverly Drive #170
Beverly Hills, CA 90212

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**
Intensive Survey.

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")
None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #_____
HRI#_____

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *5S3*

***Resource Name or #:** *Stein Residence*

B1. Historic Name: *Stein Residence*
B2. Common Name: *Same*
B3. Original Use: *Single-family Residence*
B4. Present Use: *Single-family Residence*

***B5. Architectural Style:** *Desert Modern*

***B6. Construction History:** (Construction date, alterations, and date of alterations):
December 10, 1970. Dwelling and garage. Value: $64,123.
May 31, 1977. Addition to dwelling, 50 square feet. Value: $20,000.
June 7, 1978. Remodel. Value: $10,000.
August 22, 1978. Tennis Court. Value: $11,428.
January 29, 1979. Gazebo.
May 14, 1981. Residence Addition of 865 square feet, porches of 236 square feet. Value: $50,000.
May 14, 1984. Demolition of walls in dwelling. Value: $5,000.
June 1, 1984. Addition and remodel of dwelling. Value: $138,000.
May 14, 1997. Addition of 1214 square feet. Value: $89, 836.
February 14, 1997. Demolition of bedroom number 2 and bathroom.
July 26, 2000. Add kitchen of 133 square feet and Exercise Room of 48 square feet. Value: $50,000.

***B7. Moved?** ■**No** ☐**Yes** ☐**Unknown** **Date:**_____ **Original Location:**_____

***B8. Related Features:** *None.*

B9a. Architect: *William Cody*
b. Builder: *Unknown*

***B10. Significance: Theme** *Country Club Era* **Area** *Rancho Mirage*
Period of Significance: *1951-1973* **Property Type:** *Single-family Residence* **Applicable Criteria:** *C*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

This property is architecturally noteworthy for its evocation of William Cody's Desert Modernism. The essence of the Stein Residence is of a Desert Modern house with the qualities and characteristics associated with the original architect William Cody. The flat roof, floor to ceiling glass walls, deep overhangs, and support posts are all architectural design elements associated with Cody's style. Despite all of the many additions and remodels, Cody's vision is still evident.

(See Continuation Sheet 3 of 3.)

B11. Additional Resource Attributes: (List attributes and codes)_____

***B12. References:**

Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.
Adele Cygelman, Palm Springs Modern, New York, Rizzoli International Publications, 1999. pp. 112-115.
City of Rancho Mirage Building Permits.

B13. Remarks:

***B14. Evaluator:** *Peter Moruzzi, Teresa Grimes, Leslie Heumann*

(This space reserved for official comments.)

Sketch Map

***Date of Evaluation:** *September 23, 2002*

***P3a. Description (continued):**

fixed and sliding, predominates along the rear elevations. Five right-angled projecting wood posts and beams support the deep patio roof of the east wing. Here, non-original square slate cladding covers some surfaces. Exterior walkway and patio ceilings are of varnished natural wood strips. The concrete work surrounding the swimming pool is of intersecting horizontal planes of various thicknesses and heights, creating a pleasing rectilinear pattern consistent with the house form. A freestanding pavilion located on the southwest corner of the property consists of four square wood posts topped by two projecting glue-lam beams supporting a flat square roof slab. The pavilion's poetic simplicity is emblematic of the overall design of the main residence. Landscaping is dense and layered with gently undulating lawns and an amazing variety of flora including cacti (such as mature saguaro), yucca (Joshua tree), palms, olive trees, citrus, and many others. The house has been remodeled with substantial additions, yet continues to retain its integrity of Cody's vision.

***B10. Significance (continued):**

William F. Cody FAIA (1916-1978) was born in Dayton, Ohio and raised in Los Angeles. While attending architecture school at the University of Southern California in the late 1930s and early 1940s, Cody was also working for architect Cliff May, gaining experience in the adaptation of ranch and hacienda style houses to modern floor plans and construction techniques. Suffering from asthma, and believing that the Palm Springs area offered opportunity and prominent clients, Cody moved to Palm Springs in 1944-45 and set up practice. One of his first projects, the Del Marcos Hotel of 1946, won an AIA "creditable mention" award as an example of new resort hotel architecture for its "ingenious plan, which appears complicated but is actually orderly and thoughtful." Author and critic Alan Hess writes, "Greater thinness and more striking elegance became the single-minded focus of his ongoing design." Despite a reputation for carousing, Cody was exceptionally focused on the details of his designs and pushing the boundaries of his materials. His well-known and innovative early buildings, along with friendships with influential members of the Thunderbird, Tamarisk, and Eldorado Country Clubs, resulted in commissions to design (or in the case of Thunderbird, remodel) the clubhouses of all three locations. In addition, Cody designed a large number of residences in the country club areas, many along the fairways of the new resort concept of golf course living, a concept that Cody himself helped devise.

Author Adele Cygelman writes, "Joints and door frames seemingly disappeared into walls. He merged living rooms into terraces and gardens. Roofs jutted out twelve feet to shield the walls of glass. Pattern and texture came from tile floors, carved wood panels, and concrete-block screens with geometric motifs, all of which were meticulously designed by Cody to match each other precisely at the seams and angles where the planes met." Like other Coachella Valley architects, Cody designed churches, gas stations, motels, restaurants, offices, a mobile home park, shopping centers, even a carwash. "Yet a distinct character can be seen in all of them," says Hess. "It is a restless energy that brings a liveliness to his plans, elevations and details. The radical thinness of Cody roofs or the daring reach of a cantilever are clearly the result of a wrestling match between the architect and the materials and the laws of physics; that energy and striving remains in the building." Hess concludes, "The fact that Cody could take an established vocabulary and style and reinterpret it so vividly ranks him among the best of mid-century California designers."

Although the resource does not appear eligible for listing in the National Register of Historic Places or for designation under an existing or proposed local ordinance, it is of local interest (a "5S3" National Register Status Code).

Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City, Rancho Mirage Date: 2021 Map Scale: 1;24000
Address: 71-391 Mirage Road City: Rancho Mirage Zip: 92270
UTM Zone: 11S 553832.48 m E 3733689.36 m N
APN: 684291001

Date Constructed: 1952
Ownership and Address: Younhee Choi; 74710 Highway 111, Suite 102, Palm Desert, CA 92260

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The 71-391 Mirage Road property was constructed in 1952. The residence is located in the Magnesia Falls Cove neighborhood. In 2002, Leslie Heumann and Associates described the residence as an "L"-shaped Vernacular Modern house was a medium-pitched, hipped roof with deep eaves. The home most closely resembles a rustic Tract Ranch style home. The residence was described in the 2002 survey as concrete block construction with a combination of steel-framed fixed and multi-pane casement windows. In 2002, the property was described as being in original and excellent condition. Since the 2002 survey, a large privacy fence and hedge was installed around the perimeter of the property. Aerial images do not indicate that there have been significant alterations to the residence, however, much of the residence was not visible during 2024 survey effort due to the fencing.

Permits for the subject property were not available.

See Continuation Sheet for Additional Information.



View of east (front) elevation. (71-391 Mirage Road_1)

Updated Primary Record Information Continued:



View of east (front) elevation. (71-391 Mirage Road_3)

Updated Building, Structure, Object Information Continued:

The prior 2002 survey assigned the subject property a status code 5S3: appears to be individually eligible for local listing or designation through survey evaluation. The prior survey found the residence eligible under NRHP Criteria C as a noteworthy example of a Vernacular Modern home located in the Magnesia Falls neighborhood. The home was constructed in 1952, and based on the prior survey, is one of the most architecturally refined homes in the neighborhood constructed during that period. The current survey found the residence is associated with the themes of Residential Subdivisions and Cooperatives (1951-1973) and Rancho Mirage Architectural Styles (1934-1980s). The 2024 evaluation found that the property should be assigned the 5S3 status code - appears to be individually eligible for local listing or designation through survey evaluation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

The home has not been found individually eligible under NRHP/CRHR A/1, as it has not been associated with significant events or patterns of events in regional, state, or national history; not individually eligible under Criterion B/2, as it has not been identified as having an association with an important person; and not individually eligible under Criterion D/4, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state, or national history.

The single-family residence is considered eligible under NRHP/CRHR Criterion C/3 as the property individually represents and embodies the distinctive characteristics of a unique Tract Ranch style from the early history of Magnesia Falls Cove. The property is also eligible under Local Register Criteria 1 and 7 as it is representative of a Tract Ranch style home that embodies an outstanding attention to architectural design, detail, craftsmanship, and use of materials. Based on aerial images, there does not appear to have been any alterations to the residence since the prior survey. As the dwelling has not been substantially altered, it maintains adequate integrity from the historic period to convey its significance.

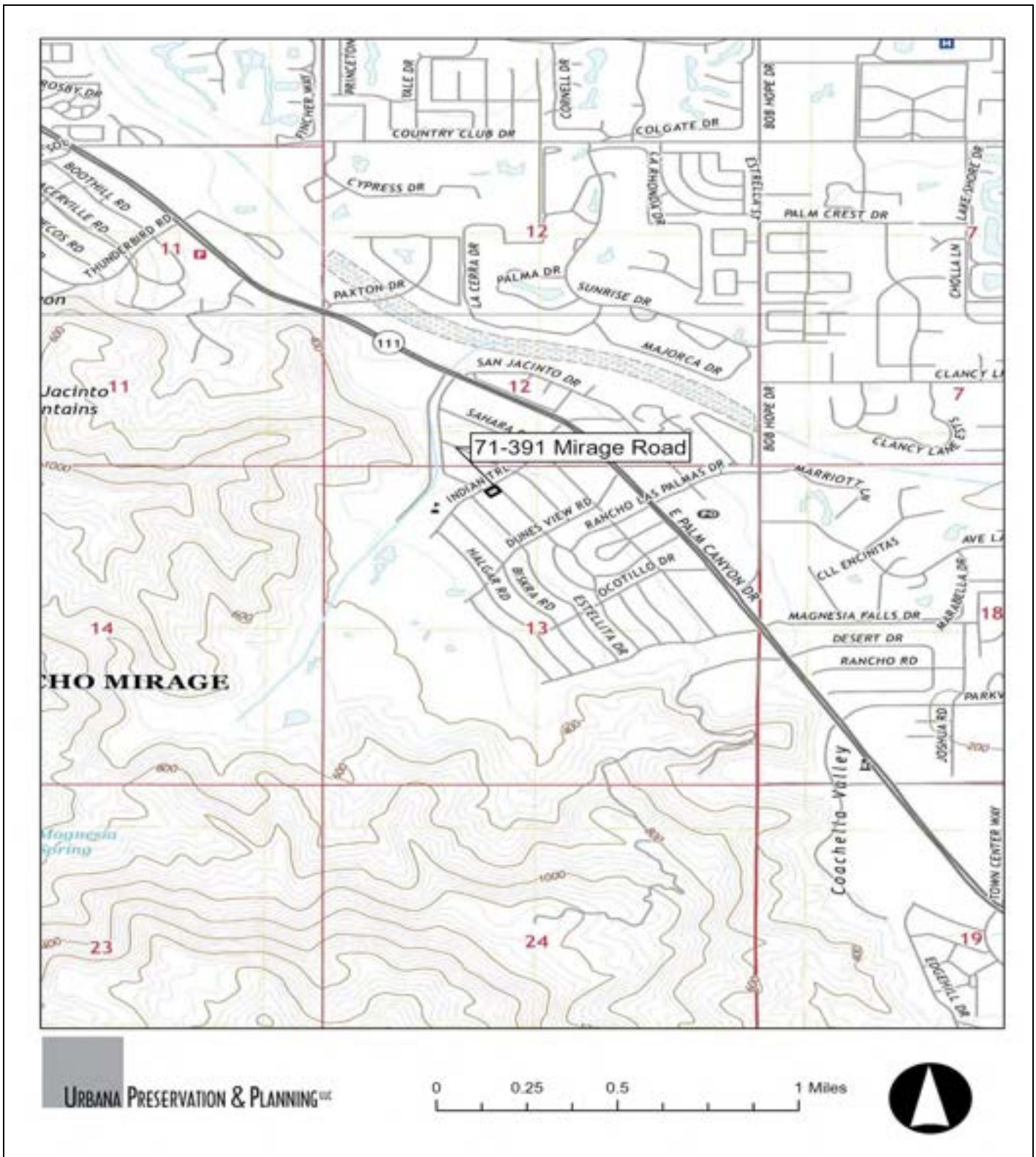
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Organ Residence
Page 3 of 3

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings:
Other Listings: Urbana Survey No.: 72

*Map Name: Cathedral City, Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Page _1_ of _2_ **Resource name(s) or number** (assigned by recorder) *Organ Residence*

P1. Other Identifier:

***P2. Location:** ☐Not for Publication ■Unrestricted ***a. County** *Riverside*

***b. USGS 7.5' Quad** **Date:**

***c. Address** *71-391 Mirage Road* **City** *Rancho Mirage* **Zip** *92270*

***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This "L"-shaped Vernacular Modern house was built in 1952. A medium-pitched, rock-covered, hipped roof with deep eaves crowns the north-facing residence. Constructed of concrete block, the house is 2,515 square feet with three bedrooms and 1.75 bathrooms. Windows are a combination of steel-framed fixed and multi-pane casement. A pair of adjacent window bands is located on the projecting northwest elevation. Three square, stair-stepped glass blocks are located west of the recessed entrance; a plate glass picture window flanked by casements lies to the east. The front entrance door is solid wood. A concrete block chimney is attached to the east elevation. Low concrete block walls form planters bordering the façade and also surround the .37-acre property. Landscaping consists mostly of gravel punctuated by a few trees, ocotillo, and bushes. A row of oleanders is on either side of an entry path made of wood railroad ties. The house appears original and in excellent condition.

***P3b. Resource Attributes:** (list attributes and codes) *HP2. Single-family Property*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
Northeast elevation
August 2002

***P6. Date Constructed/Age and Sources:** ■historic
1952/ Source: Metroscan

***P7. Owner and Address:**
Nancy E. Dion
71391 Mirage Road
Rancho Mirage, CA 92270

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**
Intensive Survey .

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ☐Continuation Sheet ■Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #_____
HRI#_____

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *5S3*

***Resource Name or #:** *Organ Residence*

B1. Historic Name: *Unknown*
B2. Common Name: *Organ Residence*
B3. Original Use: *Single-family Residence* B4. Present Use: *Single-family Residence*
***B5. Architectural Style:** *Vernacular Modern*
***B6. Construction History:** (Construction date, alterations, and date of alterations): *Constructed in 1952.*
Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.
No building permits for exterior alterations were found.

***B7. Moved?** ■**No** □**Yes** □**Unknown** **Date:**_____ **Original Location:**_____
***B8. Related Features:**

None.

B9a. Architect: *Unknown* b. Builder: *Unknown*

***B10. Significance: Theme** *Country Club Era* **Area** *Rancho Mirage*
Period of Significance: *1951-1973* **Property Type:** *Single-family Residence* **Applicable Criteria:** *C*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

This house was constructed in 1952, perhaps for Glenn E. and Mary F. Organ who were listed at this address in the 1954 Palm Springs Directory. The property is noteworthy as a representative example of the type of substantial desert house being constructed in the Magnesia Falls area, one of the early subdivisions of Rancho Mirage, in the early years of the Country Club Era. Unlike the more modest concrete block houses built nearby in the 1930s and 1940s, the Organ Residence has a commanding street presence and is more architecturally refined than most houses constructed in the neighborhood up to that time. The house retains its original appearance and character and does not appear to have been altered. Although the property does not appear eligible for listing in the National Register of Historic Places or for designation under an existing or proposed local ordinance, it is of local interest (a "5S3" National Register Status Code).

B11. Additional Resource Attributes: (List attributes and codes)_____
***B12. References:**

Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.
1954 Palm Springs Directory.
City of Rancho Mirage Building Permits.

B13. Remarks:

Sketch Map

***B14. Evaluator:** *Peter Moruzzi, Teresa Grimes, Leslie Heumann*

***Date of Evaluation:** *September 23, 2002*

(This space reserved for official comments.)

Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City, Rancho Mirage Date: 2021 Map Scale: 1;24000
Address: 71-781 Sahara Road City: Rancho Mirage Zip: 92270
UTM Zone: 11S 554443.19 m E 3733253.48 m N
APN: 684353001

Date Constructed: 1938
Ownership and Address: Kutay Egilmez; 71781 Sahara Road, Rancho Mirage, CA 92270

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The 71-781 Sahara Road property was constructed in 1938. The residence is located in the Magnesia Falls Cove neighborhood. In 2002, Leslie Heumann and Associates described the residence as a rustic one-story house with a low-pitched hipped roof clad with red tiles with exposed rafters and deep eaves. The home most closely resemble the Spanish Styled Ranch architecture style. The exterior is clad in board and batten siding. The windows at the residence appear to be sash, vinyl windows, arranged alone or in pairs. There is a small front stoop at the entrance to the home. Since the 2002 survey, the windows have been replaced. Based on aerial images, it appears the roof was replaced circa 2018. There does not appear to have been any other significant alterations to the residence.

Permits provided by the City include:
- Sewer work in 2003 (Permit No. B0300545)
- Reroof of the dwelling in 2018 (Permit No. B1800727)

See Continuation Sheet for Additional Information.



View of east (front) elevation. (71-781 Sahara Road) (Source: Google Earth)

Updated Building, Structure, Object Information Continued:

The prior 2002 survey evaluated the subject property as status code 5S1: individual property that is listed or designated locally. The correct status code that should have been assigned in 2002 is 5S3: appears to be individually eligible for local listing or designation through survey evaluation. The prior survey found the home eligible under NRHP criterion A and C as historically significant as one of the few remnants of one of the earliest periods of Rancho Mirage, and architecturally noteworthy for its Spanish Rustic design. The home most closely resembles the Spanish Styled Ranch style home. The current survey found the residence is associated with the Early Agricultural and Residential Period (1924-1951). It is also associated with the new Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community. The 2024 evaluation found that the property should be assigned the 5S2 status code - individual property that is eligible for local listing or designation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

The home was constructed in 1938 in the Magnesia Falls Cove neighborhood, and was one of the earliest homes in Rancho Mirage, constructed pre-World War II. The Magnesia Falls Cove neighborhood was the first small tract development in Rancho Mirage. In 1934, the land that would become Magnesia Falls Cove was purchased by a Louis MacLaughlin "Mac" Blankenhorn, a Pasadena businessman, realtor, and land developer. He began selling lots and "modern attractive small homes," in the area, with the earliest streets being Sahara, Mirage, Veldt, and Tunis. This early development was known as Rancho Mirage. By 1937, six homes had been constructed, with two in progress, and telephone lines had been laid. The stock market crash and depression of the 1930s led to slow development of the area, however, by April of 1937, there were enough residents to charter the Rancho Mirage Community Association and for Magnesia Falls Cove to become a postal stop. These early homes were smaller than the more modern residences that would be constructed in later periods. Advertisements from 1937 described the style as "Early American;" they were typically adobe or had Spanish Colonial Revival elements. Development largely stalled until after World War II.

Post World War II, development rapidly increased. In 1944, Hollywood lawyer, A. Ronald Button, purchased approximately 1,900 acres in the Magnesia Falls Cove area. By the late 40s, over 100 homes were under construction. In 1956, Button's brother-in-law, TV media star and developer Art Linkletter, began developing 137 more homes. The homes built in this era were marketed as luxury homes, and were largely "modern ranch homes and long gabled cottages." Into the late 1950s, development continued, with many more residences, two hotels, and a community pool being built. In 1957, Button-Linkletter, sold the remaining land to developers Harold Garfield and Arthur Desser. They would go on to develop the remaining lots and the commercial center across from Magnesia Falls Cove. There are currently around 550 homes in Magnesia Falls Cove and White Sun neighborhoods ("Magnesia Falls Cove Was Known as 'Rancho Mirage,' Magnesia Falls Cove Community Association; Tracy Conrad, "History: Intrepid Mac and Ruth Blankenhorn invented Rancho Mirage," Desert Sun, April 24, 2022).

The subject property is an example of an early Spanish Styled Ranch style home built in Rancho Mirage. It was one of the few homes built in the area before development stalled due to the Great Depression and World War II. The home features character defining features such as a low pitched roof clad in tile, a limited eave overhang, an asymmetrical facade, and exposed rafters.

The building has not been found individually eligible under Criterion B/2, as it has not been identified as having an association with an important person; and not individually eligible under Criterion D/4, as further study of the building would not appear to yield information which could be considered important in local, regional, state, or national history. The building is not considered eligible under Local Criterion 2-8.

The residence has been found individually eligible under NRHP/CRHR Criterion A/1 for association with significant events or patterns of events in local, regional, or national history. The home is one of the earliest homes constructed in Rancho Mirage and the Magnesia Falls Cove neighborhood. The number of homes built prior to World War II is limited, and the subject property is one of the few. The single-family residence is considered eligible under NRHP/CRHR Criterion C/3 as the property individually embodies the distinctive characteristics of a Spanish Styled Ranch home. The earliest homes built in the Magnesia Falls Cove neighborhood were constructed with Spanish Revival elements, including the subject property. The home is considered eligible under Local Criterion 1 as an example of the Spanish Styled Ranch style constructed in the early years of Rancho Mirage. As the dwelling has not been substantially altered, it maintains integrity from the historic period. While the integrity of the home has been negatively impacted since 2002 with the addition of new vinyl windows, these elements are potentially reversible replacements and do not significantly reduce the ability of the property to convey its significance under the above criteria.

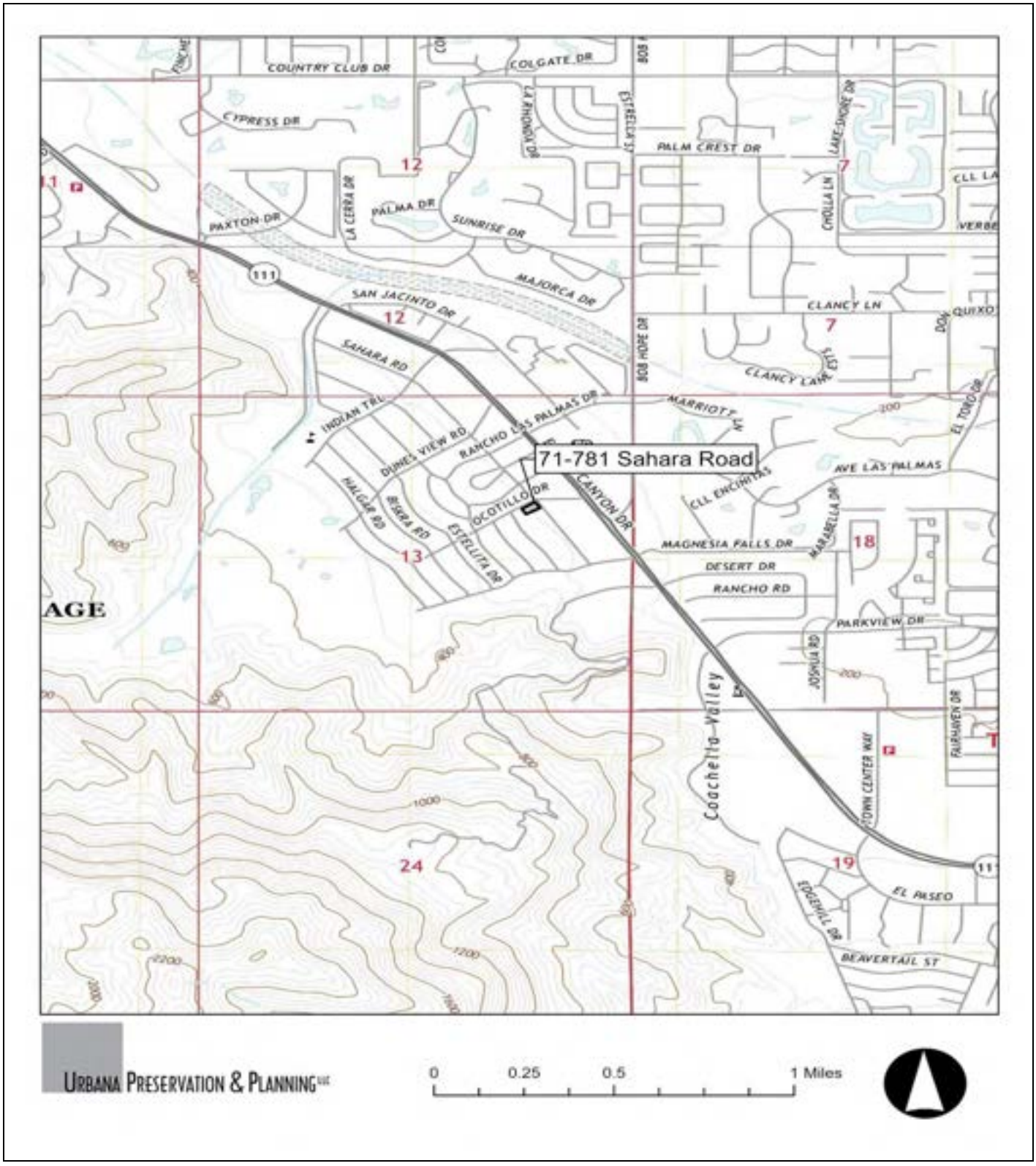
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: 71-781 Sahara Road
Page 3 of 3

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S2
Other Listings:
Other Listings: Urbana Survey No.: 73

*Map Name: Cathedral City, Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Page _1_ of _2_ **Resource name(s) or number** (assigned by recorder) *71-781 Sahara Road*

P1. Other Identifier:

***P2. Location:** ☐Not for Publication ■Unrestricted ***a. County** *Riverside*

***b. USGS 7.5' Quad** **Date:**

***c. Address** *71-781 Sahara Road* **City** *Rancho Mirage* **Zip** *92270*

***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This rustic one-story house built in 1938 is crowned with a low-pitched hipped roof and red tiles. Exposed rafters are visible beneath deep eaves. The northwest-facing residence is 1,619 square feet with two bedrooms and 1.75 bathrooms. Board and batten and some horizontal board sheathing covers wood frame construction. Windows are four-over-four, wood-framed, double-hung sash, arranged singly or in pairs. Concrete steps lead to a center entrance door of five horizontal panes framed in wood. Two small wrought iron sconces flank the front door and a trio of small square windows is directly east of the entrance. The roofline is slightly elevated west of the entrance and features a sturdy, concrete block exterior chimney on the west elevation. The single-car attached garage is located on the east side of the house. A low perimeter wall of river rocks borders the curved concrete driveway and tall hedges. Lush landscaping consists of lawns, sculpted bushes, and many varieties of mature trees. The building appears original and in excellent condition.

***P3b. Resource Attributes:** (list attributes and codes) *HP2. Single-family Property*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
Northeast elevation
August 2002

***P6. Date Constructed/Age and Sources:** ■historic
1938/ Source: Metroscan

***P7. Owner and Address:**
Patricia E. Hook
78034 Calle Barcelona
La Quinta, CA 92253

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**
Intensive Survey.

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ☐Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #_____
HRI#_____

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *5S1*

***Resource Name or #:** *71-781 Sahara Road*

B1. Historic Name: *Unknown*
B2. Common Name: *71-781 Sahara Road*
B3. Original Use: *Single-family Residence* B4. Present Use: *Single-family Residence*
***B5. Architectural Style:** *Spanish Rustic*
***B6. Construction History:** (Construction date, alterations, and date of alterations): *Constructed in 1938.*
Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.
July 15, 1992. Addition of 210 square feet.
August 24, 1994. Pool added.

***B7. Moved?** ■**No** ☐**Yes** ☐**Unknown** **Date:**_____ **Original Location:**_____
***B8. Related Features:**

None.

B9a. Architect: *Unknown* b. Builder: *Unknown*

***B10. Significance: Theme** *Agricultural and Early Residential Era* **Area** *Rancho Mirage*
Period of Significance: *1924-1950* **Property Type:** *Single-family Residence* **Applicable Criteria:** *A, C*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

This property is historically significant as one of the few remnants of one of the earliest periods of Rancho Mirage and architecturally noteworthy for its Spanish Rustic design. This address first appears in the Palm Springs Directory in 1957. The owner at that time was F. G. Wheeler. Of the essentially three styles of houses built in the Magnesia Falls area prior to World War II, the Spanish Rustic style was less common than Ranch or Vernacular Modern. The Magnesia Falls area was developed after Clancy Lane and its associated ranches and farms were established. While this property appears to be a custom house, Magnesia Falls was the location of the first small tract development in Rancho Mirage with a number of Van Pelt and Lind designs for developer Louis Blankenhorn spread along Sahara Road. Constructed in 1938, this house is an excellent, well preserved, and intact example of Spanish Rustic, featuring the combination of a low-pitched red tile roof and board and batten sheathing. The low river rock planter walls and four-over-four double-hung sash windows complete the theme. This house is also significant because it represents and documents a broad pattern of development that was important in the early residential history of Rancho Mirage. The property appears eligible for designation under an existing or proposed local ordinance, but does not appear eligible for listing in the National Register of Historic Places (a "5S1" National Register Status Code).

B11. Additional Resource Attributes: (List attributes and codes)_____
***B12. References:**

Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.
1957 Palm Springs Directory.
City of Rancho Mirage Building Permits.

B13. Remarks:

***B14. Evaluator:** *Peter Moruzzi, Teresa Grimes, Leslie Heumann*

(This space reserved for official comments.)

Sketch Map

***Date of Evaluation:** *September 23, 2002*

Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City, Rancho Mirage Date: 2021 Map Scale: 1;24000
Address: 70-612 Highway 111 City: Rancho Mirage Zip: 92270
UTM Zone: 11S 552705.39 m E 3735162.92 m N
APN: 690120003

Date Constructed: 1952
Ownership and Address: Thunderbird Country Club; 70737 Country Club Drive, Rancho Mirage, CA 92270

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The Thunderbird Country Club Cottages, addressed as 70-612 Highway 111, designed by architect William Cody, were constructed in 1952. The Cottages are located within the Thunderbird Country Club, adjacent to the Thunderbird clubhouse. There are twelve, one-story duplex and triplex buildings with low-pitched front-gabled roofs. In 2002, Leslie Heumann and Associates described property as having exposed beams and notched beam-ends which are typical of William Cody's work. The exterior of the buildings are clad in board-and-batten and medium-smooth stucco. The windows are a mix of fixed and sliding. Each unit has a sliding glass door that opens to an exterior patio. There are narrow stucco walls separating the units. The buildings all face a different direction with narrow sidewalks and landscaping between them. Two of the cottages were demolished between 2002 and 2004.

Relevant permits provided by the City include:
- block wall construction in 2000 (Permit No. B0000970)
- Pool & spa work in 2001 (Permit No. B0100951)
- Demolition work in 2002 (Permit No. B0200938)
- Electrical work in 2002 (Permit No. B0201006)
- Tenent improvements in 2002 (Permit No. B0201879)
- Pool & spa work in 2003 (Permit No. B0300337)
- Electrical work in 2003 (Permit No. B0301526)
- Tenent improvements in 2004 (Permit No. B0401786)
- Blockwell construction in 2022 (Permit No. B2200006)
- Reroof dwelling in 2024 (Permit No. B2401228)
- Mechanical/HVAC work in 2024 (Permit No. B2401344)
- Addition/Remodel in 2024 (Permit No. B2401116)

See Continuation Sheet for Additional Information.

Updated Primary Record Information Continued:



Front elevation of Units 8A, 8B, and 8C. (Thunderbird Country Club Cottages_15)



View of walkway between cottages. (Thunderbird Country Club Cottages_21)

Updated Primary Record Information Continued:



View of community pool. (Thunderbird Country Club Cottages_27)



View of B units. (Thunderbird Country Club Cottages_29)

Updated Primary Record Information Continued:



View of Unit B10. (Thunderbird Country Club Cottages_34)



View of walkway between units. (Thunderbird Country Club Cottages_38)

Updated Building, Structure, Object Information Continued:

The prior 2002 survey evaluated the subject property as status code 5S1: individual property that is listed or designated locally. The correct status code that should have been assigned in 2002 is 5S3: appears to be individually eligible for local listing or designation through survey evaluation. The prior survey found the residence that property was architecturally significant as an early example of the Modern style located within the Thunderbird Country Club. The Cottages most specifically resemble the Contemporary style. The current survey found the property is associated with the themes of the Country Club Era (1951-1973) and Rancho Mirage Architectural Styles (1934-1980s). The property is significant in relation to the development of the Thunderbird Country Club and as an example of the work of architect William Cody. The 2024 evaluation found that the property should be assigned the 5S2 status code - individual property that is eligible for local listing or designation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

In 1950, Johnny Dawson purchased the Thunderbird Ranch, and began development of the first eighteen-hole golf course in the Palm Springs area. The Thunderbird Country Club opened in 1951. Parcels along the fairways were offered for home construction to early investors. William Cody was hired to remodel the guest ranch buildings and to construct the fourteen Country Club Cottages, which were available to members. The country club gained publicity as the first golf club to develop the motorized golf cart and as the host of the Ryder Cup. The Country Club has been associated with prominent public figures including Dwight D. Eisenhower and Gerald Ford, who were members.

William Francis Cody (1916-1978) designed the subject property in 1952. Born in Dayton, Ohio, in 1916, Cody's family relocated to California in 1930. While attending Beverly Hills High School, Cody designed and built stages for school plays prior to his graduation in 1932. Following high school, he graduated from Santa Monica Junior College in 1939 and enrolled in the College of Architecture and Fine Arts at the University of Southern California. He graduated from USC in 1942. During his time at Santa Monica Junior College and USC, Cody worked for architects, Heath Wharton and Asa Hudson. Following his graduation, Cody worked for several engineering and architecture firms in California, including Cliff May whom he worked for in 1944. In 1945, Cody's firm was hired to alter the Desert Inn in Palm Springs. Following the Desert Inn project, Cody began working independently in California and Arizona by 1946.

In 1946, William F. Cody moved to Palm Springs permanently and received his first independent commission to design the Del Marcos Hotel, which earned him an award in 1949 from the California chapter of the American Institute of Architects. In 1947, he was hired to convert the Thunderbird Dude Ranch, originally constructed in 1936, to the Thunderbird Country Club. His work at Thunderbird led to future commissions at other clubhouses, recreational facilities, and residential developments, at locations throughout Palm Desert, such as the Eldorado Country Club, Tamarisk Country Club, the Racquet Club, the Tennis Club, and the Seven Lakes Clubhouse. In Palm Springs, Cody was one of the architects, with Wexler & Harrison and Philip Koenig, to design the Spa Bathhouse and Spa Hotel. In 1952, Cody designed the Horizon Hotel.

In the Coachella Valley, he was responsible for several notable Modernist style residential designs including the Perlberg, Shamel, and Abernathy residences in Palm Springs. Throughout his career, he designed commercial and residential properties throughout California, Arizona, Texas, Cub, and Mexico. He was inducted into the College of Fellows of the AIA in 1965. Some of his final projects included St. Theresa's Catholic Church in 1968 and the Palm Springs Library Center in 1972. In 1973, he suffered a severe stroke which caused him to end his architectural career. He died in 1978 and today is considered one of the most important architects in the Desert Modernism movement.

The Country Club Cottages were originally constructed as temporary accommodations within the gates of the country club. The cottages were sold and rented exclusively to club members and their guests. The Cottages are one-story duplex and triplex buildings. They feature character defining features of Cody's style, including low-pitched roofs, deep overhangs, board and batten siding, notched beam ends, sliding glass doors and clerestories, and slumpstone chimneys. The cottages are notable as a multi-family example of Cody's work.

Updated Building, Structure, Object Information Continued:

The property has not been found individually eligible under Criterion B/2, as it has not been identified as having an association with an important person; and not individually eligible under Criterion D/4, as further study of the building would not appear to yield information which could be considered important in local, regional, state, or national history. The building is not considered eligible under Local Criterion 2, 3, 5, 6.

The property is found individually eligible under NRHP/CRHR Criterion A/1, as it has been associated with significant events or patterns of events in local, regional, or national history. The cottages are part of the original Thunderbird Country Club. The residences were located close to the golf course clubhouse, and is representative of the early country club days in Rancho Mirage as the area became a leisure destination, influenced by the golf course country clubs. The subject property is found eligible under NRHP/CRHR Criterion C/3 for embodying the distinctive characteristics of a type, period, or method of construction. The residences are a multi-family example of the work of notable architect William Cody. The homes feature characteristics of the Contemporary style and of Cody's work, but in a rarer multi-family form. Relately the subject property is eligible under Local Criterion 1, 4, and 7 as representative of a particular architectural style and as representative of the work of William Cody. While two of the cottages have been demolished, a majority remain intact and unaltered. The property maintains integrity to the historic era.

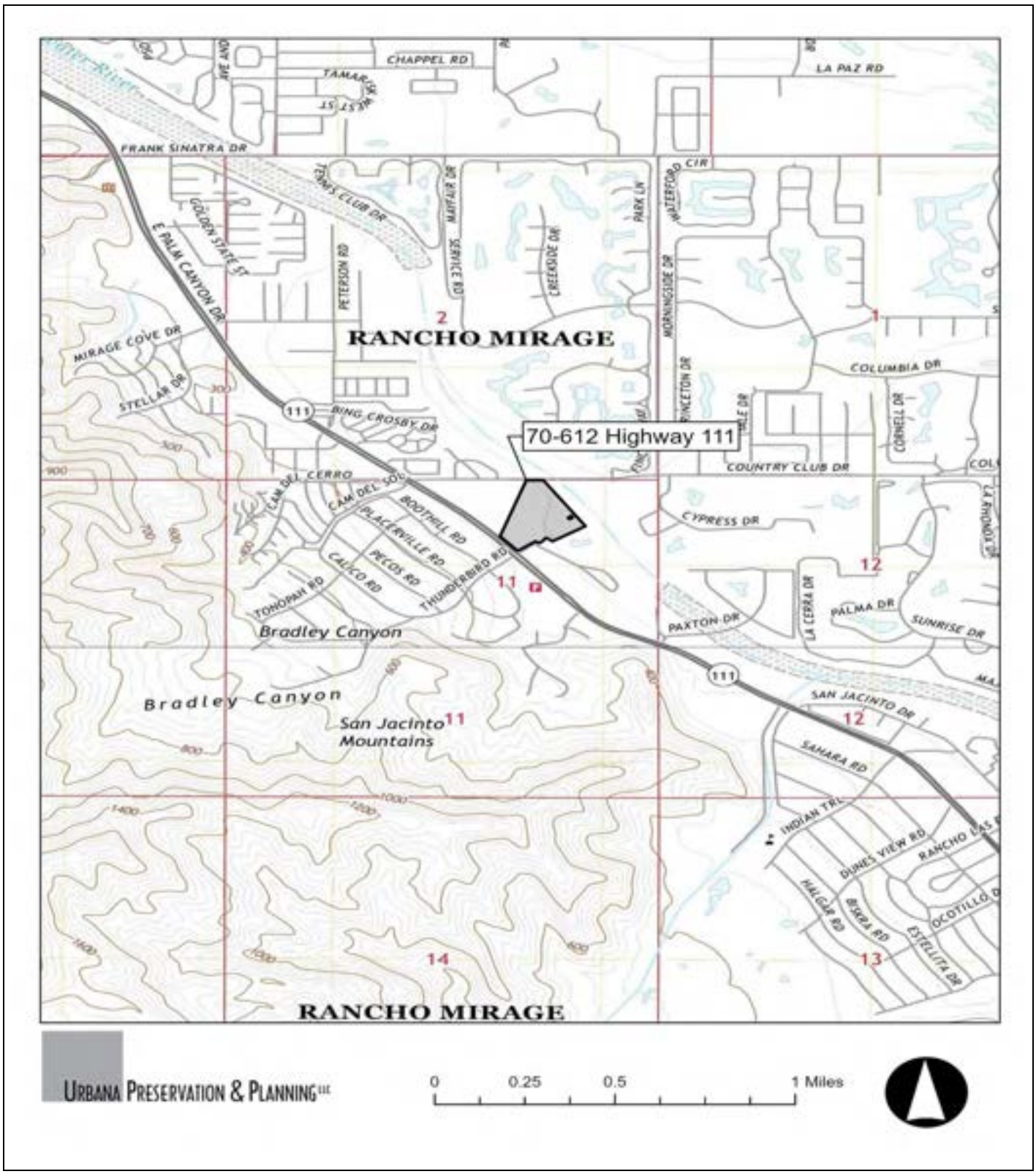
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Thunderbird Country Club Cottages
Page 7 of 7

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S2
Other Listings:
Other Listings: Urbana Survey No.: 74

*Map Name: Cathedral City, Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

 Resource name(s) or number (assigned by recorder) *Thunderbird Cottages*

P1. Other Identifier:
***P2. Location:** ☐Not for Publication ■Unrestricted ***a. County** *Riverside*
***b. USGS 7.5' Quad** **Date:**
***c. Address** *70-612 Highway 111* **City** *Rancho Mirage* **Zip** *92270*
***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Architect William Cody designed the Thunderbird Country Club cottages adjacent to the Thunderbird clubhouse in 1952. The one-story, rectangular duplexes have low-pitched front-gabled roofs with rafters visible beneath deep eaves. Exposed beams and notched beam-ends, a typical Cody detail, are supported by square wood posts. Exteriors are sheathed in board-and-batten and medium-smooth stucco. Windows are a mixture of fixed and sliding, with sliding glass doors opening to exterior patios. The scattered cottages face different directions to take advantage of various mountain and fairway views. Concrete block walls surround the patios for privacy. Interior slumpstone chimneys emerge near the ridgeline of each building. Concrete paths bordered by lawns and shrubs lead to cottage entrances. One of the cottages was demolished in 2002. The remaining cottages appear mostly original and in good condition.

***P3b. Resource Attributes:** (list attributes and codes) *HP5. Hotel/Motel*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



Intensive Survey.

P5b. Description of Photo: (view and date)
North and East elevations
Postcard image circa 1955.

***P6. Date Constructed/Age and Sources:** ■historic
1952/ Source: Palm Springs Weekend

***P7. Owner and Address:**
Thunderbird Ranch
PO Box 5005
Rancho Mirage, CA 92270

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")
None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *5S1*

***Resource Name or #:** *Thunderbird Cottages*

B1. Historic Name: *Thunderbird Cottages*
B2. Common Name: *Same*
B3. Original Use: *Country Club guest cottages*
B4. Present Use: *Country Club guest cottages*

***B5. Architectural Style:** *Modern*

***B6. Construction History:** (Construction date, alterations, and date of alterations): *Constructed in 1952.*
Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.
June 16, 1982. Interior remodels on some units.

***B7. Moved?** ■**No** ☐**Yes** ☐**Unknown** **Date:**_____ **Original Location:**_____

***B8. Related Features:**

None.

B9a. Architect: *Unknown*
b. Builder: *Unknown*

***B10. Significance: Theme** *Country Club Era* **Area** *Rancho Mirage*
Period of Significance: *1951-1973* **Property Type:** *Hotel/Motel* **Applicable Criteria:** *C*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The Thunderbird Cottages are significant architecturally as early improvements at the new country club that helped usher in the Modern architectural style with which Thunderbird became associated. Fourteen Thunderbird Country Club cottages were built in1952 as temporary accommodations within the private gates of the country club property and adjacent to the clubhouse. Although technically classified as a hotel/motel, the cottages were available for sale or rent exclusively to club members and their guests. Built at a cost of $18,500 each, the individual units contained living rooms with fireplaces, two bedrooms, and a kitchen. The first cottage was sold to Barney Gengenbach of Chicago. Architect William Cody, who was responsible for remodeling and expanding the original Thunderbird Ranch clubhouse, designed the adjacent cottages around the same time. The modest duplexes exhibit Cody's fondness for certain architectural details and materials including low-pitched roofs, deep overhangs, board and batten sheathing, notched beam ends, sliding glass doors and clerestories, and slumpstone chimneys.

(See Continuation Sheet 3 of 3.)

B11. Additional Resource Attributes: (List attributes and codes)_____

***B12. References:**

Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.
Adele Cygelman, Palm Springs Modern, New York, Rizzoli International Publications, 1999. pp. 112-115.
Vintage postcard circa 1957.
City of Rancho Mirage Building Permits.
Robert Windeler, Thunderbird Country Club 50th, 2002.

B13. Remarks:

***B14. Evaluator:** *Peter Moruzzi, Teresa Grimes, Leslie Heumann*

(This space reserved for official comments.)

Sketch Map

***Date of Evaluation:** *September 23, 2002*

***B10. Significance (continued):**

William F. Cody FAIA (1916-1978) was born in Dayton, Ohio and raised in Los Angeles. While attending architecture school at the University of Southern California in the late 1930s and early 1940s, Cody was also working for architect Cliff May, gaining experience in the adaptation of ranch and hacienda style houses to modern floor plans and construction techniques. Suffering from asthma, and believing that the Palm Springs area offered opportunity and prominent clients, Cody moved to Palm Springs in 1944-45 and set up practice. One of his first projects, the Del Marcos Hotel of 1946, won an AIA "creditable mention" award as an example of new resort hotel architecture for its "ingenious plan, which appears complicated but is actually orderly and thoughtful." Author and critic Alan Hess writes, "Greater thinness and more striking elegance became the single-minded focus of his ongoing design." Despite a reputation for carousing, Cody was exceptionally focused on the details of his designs and pushing the boundaries of his materials. His well-known and innovative early buildings, along with friendships with influential members of the Thunderbird, Tamarisk, and Eldorado Country Clubs, resulted in commissions to design (or in the case of Thunderbird, remodel) the clubhouses of all three locations. In addition, Cody designed a large number of residences in the country club areas, many along the fairways of the new resort concept of golf course living, a concept that Cody himself helped devise.

Author Adele Cygelman writes, "Joints and door frames seemingly disappeared into walls. He merged living rooms into terraces and gardens. Roofs jutted out twelve feet to shield the walls of glass. Pattern and texture came from tile floors, carved wood panels, and concrete-block screens with geometric motifs, all of which were meticulously designed by Cody to match each other precisely at the seams and angles where the planes met." Like other Coachella Valley architects, Cody designed churches, gas stations, motels, restaurants, offices, a mobile home park, shopping centers, even a carwash. "Yet a distinct character can be seen in all of them," says Hess. "It is a restless energy that brings a liveliness to his plans, elevations and details. The radical thinness of Cody roofs or the daring reach of a cantilever are clearly the result of a wrestling match between the architect and the materials and the laws of physics; that energy and striving remains in the building." Hess concludes, "The fact that Cody could take an established vocabulary and style and reinterpret it so vividly ranks him among the best of mid-century California designers."

The Thunderbird Cottages are characteristic, mostly original examples of Cody's Modernist architectural style adapted to modest duplexes in a country club setting. The property appears eligible for designation under an existing or proposed local ordinance, but does not appear eligible for listing in the National Register of Historic Places (a "5S1" National Register Status Code).

Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City, Rancho Mirage Date: 2021 Map Scale: 1;24000
Address: 42-457 Rancho Las Palmas Drive City: Rancho Mirage Zip: 92270
UTM Zone: 11S 554144.38 m E 3733483.63 m N
APN: 684342007

Date Constructed: 1957
Ownership and Address: Penny L Merrill; 44489 Town Center Way, Palm Desert, CA 92260

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The Casbah Apartment Hotel, addressed as 42-457 Rancho Las Palmas Drive, was constructed in 1957. In 2002, Leslie Heumann and Associates described the property as a "U"-shaped, nine-unit studio apartment complex split between two parallel buildings with a rectangular office building between them. The buildings are constructed in the Desert Modernist style. The buildings are constructed of stack bond concrete block and smooth stucco with shed roofs. The residential buildings have an irregular shape, with each unit turned at a 45-degree angle toward the pool at the center of the property. Each unit has an extended concrete block wall between the exterior patios. At the rear of the units are parking spaces. During the 2024 survey, portions of the property were inaccessible due to fencing, however, there does not appear to have been any significant alterations to the property since the 2002 survey.

Permits provided by the City include:
- Encroachment Construction in 2000 (Permit No. E0000532)
- block wall construction in 2005 (Permit No. B0501248)
- Reroof of building in 2005 (Permit No. B0501592)
- Electrical work in 2005 (Permit No. B0500942)
- Electrical work in 2007 (Permit No. B0700814)
- Electrical work in 2007 (Permit No. B0700815)
- Pool & spa work in 2008 (Permit No. B0801088)
- Mechanical/HVAC work in 2012 (Permit No. B1200492)
- block wall construction in 2015 (Permit No. B1500479)
- Encroachment Construction in 2019 (Permit No. E1900142)
- Sewer work in 2019 ((Permit No. B1900754)

See Continuation Sheet for Additional Information.

Updated Primary Record Information Continued:



View of the southeast elevation. (42-457 Rancho Las Palmas Drive_3)



View of the southeast elevation. (42-457 Rancho Las Palmas Drive_1)

Updated Primary Record Information Continued:



View of the southeast elevation. (42-457 Rancho Las Palmas Drive_5)

Updated Building, Structure, Object Information Continued:

The prior 2002 survey evaluated the property as status code 5S1: Individual property that is listed or designated locally. The correct status code that should have been assigned in 2002 is 5S3: appears to be individually eligible for local listing or designation through survey evaluation. The prior survey found the property was architecturally significant as an example of a small, Desert Modern multi-family property. This property type, from this era, is relatively rare. The current survey found the subject property associated with the themes of Residential Subdivisions and Cooperatives (1951-1973) and Rancho Mirage Architectural Styles (1934-1980s). The 2024 evaluation found that the property should be assigned the 5S2 status code - individual property that is eligible for local listing or designation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

In 1957, developer Bill Boland opened the Casbah Apartment Hotel. Designed by Jack McCallum & Robert "Bob" Pitchford, the hotel was designed for short and long term guests visiting Rancho Mirage looking to golf for the weekend or stay for the season. Today, the Desert Modern style buildings at 42-457 Rancho Las Palmas Drive are all long-term apartments.

Updated Building, Structure, Object Information Continued:

The property is constructed in the Desert Modernist style. The development of country clubs coincided with the construction of custom residential and commercial properties within their boundaries. Booming post-war development within these country clubs helped shape what is now commonly referred to as 'Desert Modernism', a distinct subtype of the International style of architecture that incorporated modern materials, techniques, and floor plans with the unique requirements of building within a desert environment. The typical characteristics of Desert Modernism included large expanses of floor-to-ceiling glass walls sheltered by deep overhangs extending from flat roofs and flowing interior floor plans that merged gracefully with the outdoors. Often oriented to the rear, where most decorative flourishes could be visible from the fairways of the country clubs, Desert Modernist houses in Rancho Mirage often had a rear swimming pool and expansive golf course views and multiple points of outdoor access while front elevations were often constructed to be unassuming and often shielded for privacy, with only clerestories and obscured glass panels adjacent to the entries providing light. These houses were often light, with roofs floating above glass walls and clerestories, and ceilings supported by thin steel or wood posts. In addition to glass, exterior materials included stucco, wood, slumpstone, and natural rock that often mirrored the desert environment. The subject property includes character defining features of the style, including large sliding glass doors at each unit beneath overhangs, low pitched shed roofs, and a strong interaction between the indoor and outdoor spaces. The buildings are clad in smooth stucco with narrow brick walls for privacy between the units. The property has an open space and swimming pool between the units, with the units opening towards them, which emphasises the focus on outdoor living.

The property has not been found individually eligible under NRHP/CRHR Criterion A/1, as it has not been associated with significant events or patterns of events in local, regional, or national history. The property has not been found individually eligible under Criterion B/2, as it has not been identified as having an association with an important person; and not individually eligible under Criterion D/4, as further study of the building would not appear to yield information which could be considered important in local, regional, state, or national history. The property is not considered eligible under Local Criterion 2-6, 8.

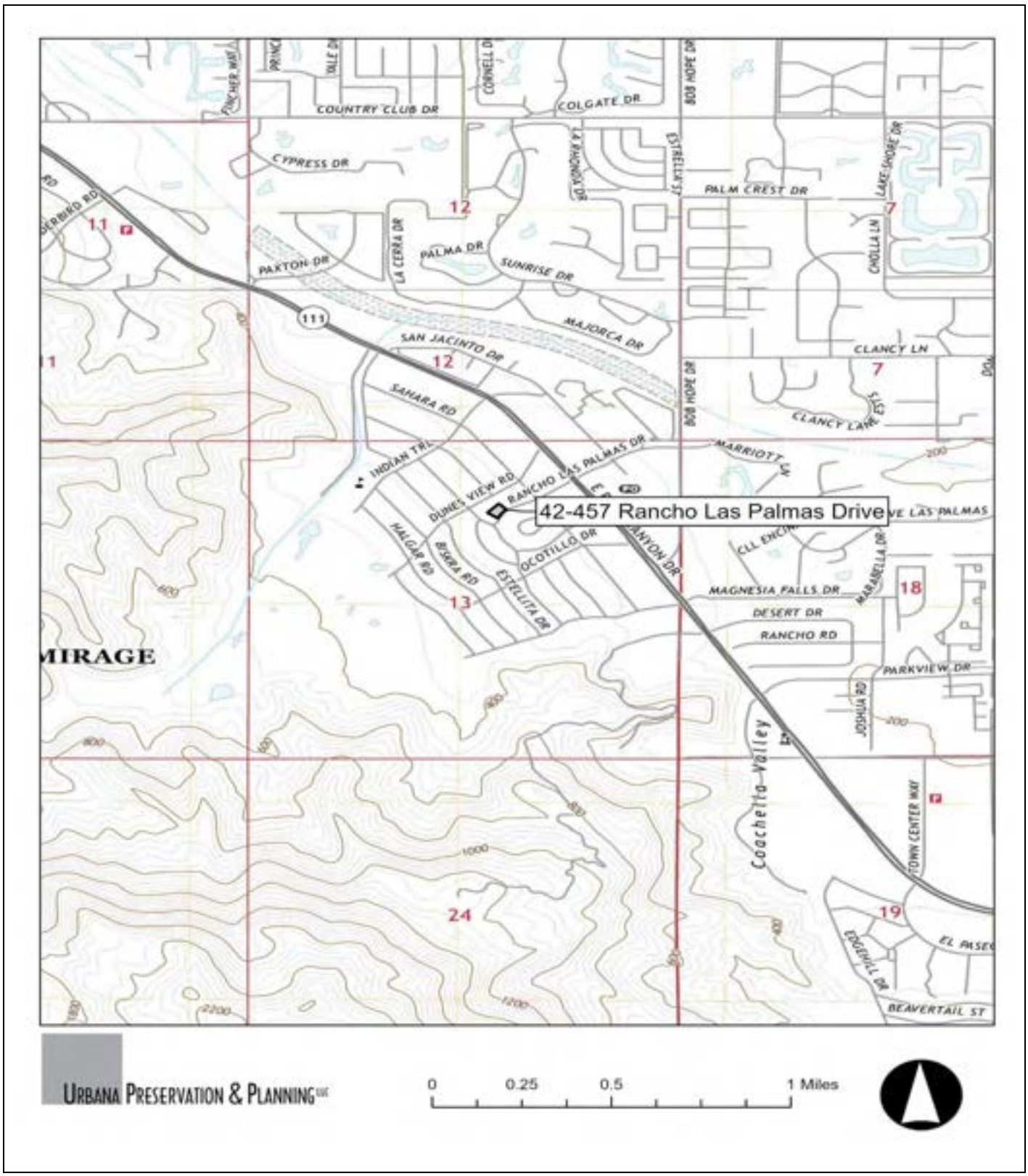
The subject property is found eligible under NRHP/CRHR Criterion C/3 for embodying the distinctive characteristics of a type, period, or method of construction. The property is a rare example of a Desert Modernist multi-family residence. The property is one of the few small, multi-family residences dating to the 1950s, located in Rancho Mirage. Relately the subject property is eligible under Local Criterion 1 and 7 as representative of a Desert Modern style multi-family residence that embodies an outstanding attention to architectural design, detail, craftsmanship, and use of materials. As the property has not been substantially altered, it maintains adequate integrity from the historic period to convey its significance.

LOCATION MAP

Resource Name: Casbah Apartment Hotel

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S2
Other Listings:
Other Listings: Urbana Survey No.: 75

*Map Name: Cathedral City, Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Page _1_ of _2_ **Resource name(s) or number** (assigned by recorder) *The Casbah Apartment Hotel*

P1. Other Identifier:

***P2. Location:** ☐Not for Publication ■Unrestricted ***a. County** *Riverside*

***b. USGS 7.5' Quad** **Date:**

***c. Address** *42-457 Rancho Las Palmas Drive (orig. West Veldt)* **City** *Rancho Mirage* **Zip** *92270*

***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

The Casbah Apartment Hotel was built in 1957 on what was then called West Veldt (now Rancho Las Palmas Drive). The "U"-shaped, nine-unit studio apartment complex consists of two parallel buildings with the perpendicular office at the base of the "U". All units face the central swimming pool. The buildings are constructed of stack bond concrete block with medium-smooth stucco finishing remaining exteriors. Shed roofs with extended overhangs cap each unit. Erected on a slight downward slope, each unit is turned at a 45-degree angle towards the pool for views and maximum privacy. The extended concrete block walls ensure that patios are shielded from neighbors on either side. Planters adjacent to patio walls provide welcome greenery while wide sliding glass patio doors complete the indoor-outdoor arrangement. A broad lawn, mature palms, olive trees, and other vegetation surround the pool area. Desert landscaping of gravel, rocks, and cacti fronts the property between the office building and the street. The buildings appear original and in good condition.

***P3b. Resource Attributes:** (list attributes and codes) *HP5. Hotel/Motel*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
Southwest elevation
August 2002

***P6. Date Constructed/Age and Sources:** ■historic
1957/ Source: Palm Springs Villager

***P7. Owner and Address:**
Penny L. Merrill
44489 Town Center Way
Palm Desert, CA 92260

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**
Intensive Survey.

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ☐Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #_____
HRI#_____

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *5S1*

***Resource Name or #:** *The Casbah Apartment Hotel*

B1. Historic Name: *The Casbah Apartment Hotel*
B2. Common Name: *Same*
B3. Original Use: *Apartment Hotel*
B4. Present Use: *Multi-family Residence*

***B5. Architectural Style:** *Modern*

***B6. Construction History:** (Construction date, alterations, and date of alterations): *Constructed in 1957.*
Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.
June 29, 1989. Reroof.

***B7. Moved?** ■No ☐Yes ☐Unknown **Date:**_____ **Original Location:**_____

***B8. Related Features:**

None.

B9a. Architect: *Unknown*
b. Builder: *Unknown*

***B10. Significance: Theme** *Country Club Era* **Area** *Rancho Mirage*
Period of Significance: *1951-1973* **Property Type:** *Hotel/Motel* **Applicable Criteria:** *C*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The Casbah Apartment Hotel is architecturally significant as an original, highly representative example of the type of small, Modern, single-story, family operated accommodations often seen in Palm Springs but rarely in Rancho Mirage. Although other small motels existed in the 1950s and 1960s in the area, virtually none remain that are so well preserved. The Casbah features shed roof units with glass walls turned at 45 degree angles for privacy, light, and views. Noteworthy architectural details include the flat, stack bond concrete block, overlapping roof sections, and built-in planters. Constructed in 1957 by an unknown architect and/or contractor, the owner of the property was W. B. Boland, per the 1957 Palm Springs Directory. The original addresses of the units were 71-457 to 71-473 West Veldt. The property appears eligible for designation under an existing or proposed local ordinance, but does not appear eligible for listing in the National Register of Historic Places (a "5S1" National Register Status Code).

B11. Additional Resource Attributes: (List attributes and codes)_____

***B12. References:**

Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.
Advertisement in Palm Springs Villager, August, 1957. p 25.
1957 PalmSprings Directory.
City of Rancho Mirage Building Permits.

B13. Remarks:

Sketch Map

***B14. Evaluator:** *Peter Moruzzi, Teresa Grimes, Leslie Heumann*

***Date of Evaluation:** *September 23, 2002*

(This space reserved for official comments.)

Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City, Rancho Mirage Date: 2021 Map Scale: 1;24000
Address: 40-253 Club View Drive City: Rancho Mirage Zip: 92270
UTM Zone: 11S 553156.92 m E 3735113.99 m N
APN: 684034006

Date Constructed: 1954
Ownership and Address: Paul A Mavis, Katherine O Mavis; PO Box 12910, San Luis Obispo, CA 93406

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The 40-253 Club View Drive residence, designed by architect William Cody, was constructed in 1955. It is located within the Thunderbird Country Club. In 2002, Leslie Heumann and Associates described the residence as an "L"-shaped Desert Modern home with a flat roof and deep eaves, with a pecky cypress fascia. The clad is in stucco with flagstone accents; at the rear of the residence, the exterior is comprised of floor-to-ceiling glass windows and sliding glass doors. The front elevations of the residence face Club View Drive and features a large double door with a large, opaque sidelight and large attached carport. The rear of the residence has deep eaves supported by square wood beams, and opens to the ninth fairway of the Thunderbird Country Club golf course. There does not appear to have been any significant alterations to the residence since the 2002 survey.

The property was re-roofed in 2008 (Permit No. B0800473). No other permits were not available for this property.

See Continuation Sheet for Additional Information.



View of southwest and southeast (rear) elevations. (40-253 Club View Drive_4)

Updated Primary Record Information Continued:



View of front elevation. (40-253 Club View Drive_1)



View of front elevation. (40-253 Club View Drive_2)

Updated Primary Record Information Continued:



View of rear elevation. (40-253 Club View Drive_6)

Updated Building, Structure, Object Information Continued:

The prior 2002 survey evaluated the subject property as status code 3S: Appears eligible for NR as an individual property through survey evaluation. The prior survey indicates that the Jorgensen House is architecturally significant as an outstanding example of the Desert Modern style, and for its association with architect William Cody. The current survey also finds the home is a Desert Modernist style residence and finds it is associated with the theme of the Country Club Era (1951-1973). It is also associated with the new Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community. The 2024 evaluation found that the property should be assigned the 5S2 status code - individual property that is eligible for local listing or designation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

Updated Building, Structure, Object Information Continued:

William Francis Cody (1916-1978) is designed the subject property in 1955. Born in Dayton, Ohio, in 1916, Cody's family relocated to California in 1930. While attending Beverly Hills High School, Cody designed and built stages for school plays prior to his graduation in 1932. Following high school, he graduated from Santa Monica Junior College in 1939 and enrolled in the College of Architecture and Fine Arts at the University of Southern California. He graduated from USC in 1942. During his time at Santa Monica Junior College and USC, Cody worked for architects, Heath Wharton and Asa Hudson. Following his graduation, Cody worked for several engineering and architecture firms in California, including Cliff May whom he worked for in 1944. In 1945, Cody's firm was hired to alter the Desert Inn in Palm Springs. Following the Desert Inn project, Cody began working independently in California and Arizona by 1946.

In 1946, William F. Cody moved to Palm Springs permanently and received his first independent commission to design the Del Marcos Hotel, which earned him an award in 1949 from the California chapter of the American Institute of Architects. In 1947, he was hired to convert the Thunderbird Dude Ranch, originally constructed in 1936, to the Thunderbird Country Club. His work at Thunderbird led to future commissions at other clubhouses, recreational facilities, and residential developments, at locations throughout Palm Desert, such as the Eldorado Country Club, Tamarisk Country Club, the Racquet Club, the Tennis Club, and the Seven Lakes Clubhouse. In Palm Springs, Cody was one of the architects, with Wexler & Harrison and Philip Koenig, to design the Spa Bathhouse and Spa Hotel. In 1952, Cody designed the Horizon Hotel.

In the Coachella Valley, he was responsible for several notable Modernist style residential designs including the Perlberg, Shamel, and Abernathy residences in Palm Springs. Throughout his career, he designed commercial and residential properties throughout California, Arizona, Texas, Cub, and Mexico. He was inducted into the College of Fellows of the AIA in 1965. Some of his final projects included St. Theresa's Catholic Church in 1968 and the Palm Springs Library Center in 1972. In 1973, he suffered a severe stroke which caused him to end his architectural career. He died in 1978 and today is considered one of the most important architects in the Desert Modernism movement.

The subject property is a notable example of the Desert Modernist style. It features several architectural features that are typical of Cody's work including large expanses of floor-to-ceiling glass, with deep overhangs extending from a flat roof, a mix of materials, and a design meant to take advantage of the desert views.The home additionally features character defining features of a Desert Modernist style home including:

- an asymmetrical plan and a strong horizontal emphasis;
- a corner front entry;
- wing walls;
- broad expanses of uninterrupted wall surfaces and large expanses of glass walls;
- an attached carport incorporated under the main roof;
- a flat roof.

The building has not been found individually eligible under NRHP/CRHR Criterion A/1, as it has not been associated with significant events or patterns of events in local, regional, or national history; not individually eligible under Criterion B/2, as it has not been identified as having an association with an important person; and not individually eligible under Criterion D/4, as further study of the building would not appear to yield information which could be considered important in local, regional, state, or national history. The building is not considered eligible under Local Criterion 1-3, 5, 6.

The subject property is found eligible under NRHP/CRHR Criterion C/3 for embodying the distinctive characteristics of a type, period, or method of construction. Relately the subject property is eligible under Local Criterion 1 and 7 as representative of the Desert Modernist architectural style and under Local Criterion 4 as representative of the work of William Cody. As the dwelling has not been substantially altered, this dwelling maintains integrity from the historic period.

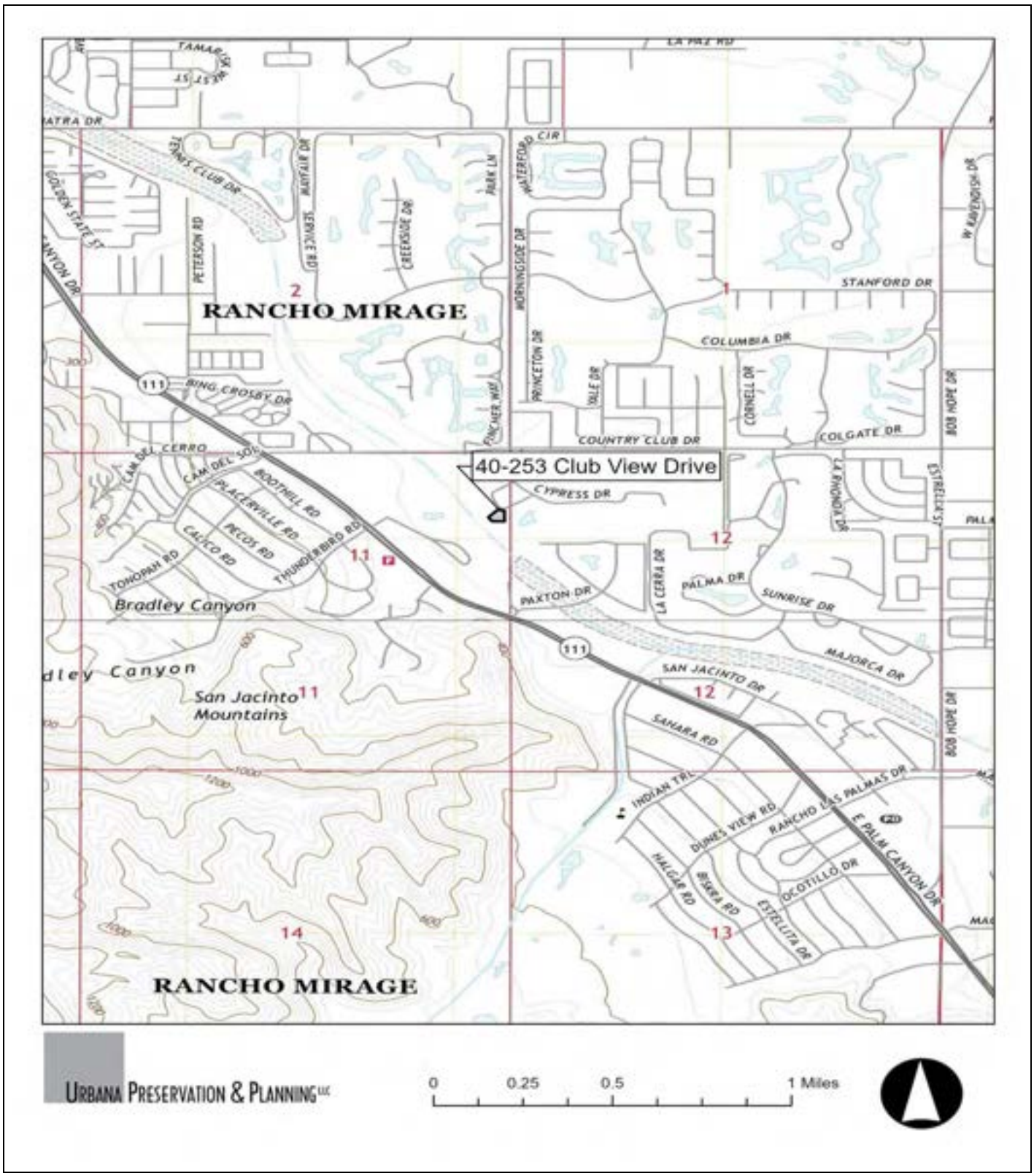
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Jorgensen / Mavis Residence
Page 5 of 5

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S2
Other Listings:
Other Listings: Urbana Survey No.: 76

*Map Name: Cathedral City, Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Page *1* of *3* **Resource name(s) or number** (assigned by recorder) *Jorgensen Residence*

P1. Other Identifier:
***P2. Location:** ☐Not for Publication ■Unrestricted ***a. County** *Riverside*
***b. USGS 7.5' Quad** **Date:**
***c. Address** *40-253 Club View Drive* **City** *Rancho Mirage* **Zip** *92270*
***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

The Jorgensen Residence was designed in 1955 by architect William Cody on the ninth fairway of the Thunderbird Country Club golf course. The 3,300 square foot, four bedroom Desert Modern house is located on .65 acres. A flat roof with deep eaves and a pecky cypress fascia caps the "L"-shaped residence. A concrete driveway leads to a west-facing double carport supported by square wood posts and a flagstone wall that projects past the carport roof towards the street. The north-facing entrance features double doors with an opaque, corrugated glass sidelight to the east and an adjacent flagstone wall to the west. A large flagstone interior chimney emerges from the flat roof. The rear elevation has floor to ceiling glass walls and steel-framed sliding glass doors leading to the covered patio and pool area. Here, exceptionally deep eaves covering the patio are supported by the same square wood beams used in the carport. Shallow steps surround the rectangular pool on the north and west sides. A rectangular lawn between the house and pool mirrors the pool in size and form. The straight lines of the concrete deck surrounding the rear elevations continue the rectilinear theme. Landscaping consists of boulders, gravel, agaves, clipped hedges, lawns, and mature trees. According to Adele Cygelman in her 2000 book Palm Springs Modern, the Jorgensen House, owned by the Mavis family since the late 1950s, is virtually unchanged since construction, including all of the original furnishings. The house still appears original and is in excellent condition.

***P3b. Resource Attributes:** (list attributes and codes) *HP2. Single-family Property*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
West and south elevations
November, 2000

***P6. Date Constructed/Age and Sources:** ■historic
1955 Source: Palm Springs Modern

***P7. Owner and Address:**
Paul A. Mavis Trust
1510 Lexington Road
Beverly Hills, CA 90210

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**
Intensive Survey.

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")
None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *3S*

***Resource Name or #:** *Jorgensen Residence*

B1. Historic Name: *Jorgensen Residence*
B2. Common Name: *Mavis Residence*
B3. Original Use: *Single-family Residence*
B4. Present Use: *Single-family Residence*

***B5. Architectural Style:** *Desert Modern*

***B6. Construction History:** (Construction date, alterations, and date of alterations): *Constructed in 1955.*
Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.
November 16, 1976. Reroof.
November 15, 1989. Reroof.

***B7. Moved?** ■**No** ☐**Yes** ☐**Unknown** **Date:**_____ **Original Location:**_____

***B8. Related Features:** *None.*

B9a. Architect: *William Cody*
b. Builder: *Unknown*

***B10. Significance: Theme** *Country Club Era* **Area** *Rancho Mirage*
Period of Significance: *1951 - 1973* **Property Type:** *Single-family Residence* **Applicable Criteria:** *C*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The Jorgensen House is architecturally significant as an outstanding example of the Desert Modern, a style to which architect William F. Cody made significant contributions. Cody designed the house for steel magnate Earl M. Jorgensen and his wife Marion in 1955. According to Adele Cygelman in the book Palm Springs Modern, "Cody designed a horizontal house with an opposition roof that exuded a powerful individuality through its simple but meticulous detailing." She continues, "The huge overhang projection outside the living room, supported by four solid posts, dropped all pretense of being a mere extension of the interior. The outdoor terrace graduated and became a room in its own right." In the country club areas of Rancho Mirage, the houses are oriented towards the rear for spectacular golf course views; the Jorgensen Residence is a prime example of this orientation. Owned by the Mavis family for several decades, the house has been maintained in virtually original condition, both interior and exterior, since it was purchased from the Jorgensens.

(See Continuation Sheet 3 of 3.)

B11. Additional Resource Attributes: (List attributes and codes)_____

***B12. References:**

City of Rancho Mirage Building Permits
Alan Hess and Andrew Danish, Palm Springs Weekend, San Francisco, Chronicle Books, 2001.
1961 Palm Springs "Yellow Book" Directory.
Adele Cygelman, Palm Springs Modern, New York, Rizzoli International Publications, 1999. pp. 112-115.
Architectural Digest,, Volume XV, Number 1.

Sketch Map

B13. Remarks:

***B14. Evaluator:** *Peter Moruzzi, Teresa Grimes, Leslie Heumann*

(This space reserved for official comments.)

***Date of Evaluation:** *September 23, 2002*

***B10. Significance (continued):**

This is one of William Cody's most important residential buildings in Rancho Mirage. The Jorgensen Residence exemplifies the Desert Modern style that Cody helped develop and with which he, along with E. Stewart Williams, became most closely associated. The Desert Modern architectural style incorporates large expanses of floor to ceiling glass sheltered by deep overhangs extending from flat roofs in creating a powerful interaction between the indoors and outdoors. Desert Modern buildings appear light, often supported by thin steel or wood posts, with open interiors flowing from room to room. In addition to glass, exterior materials include stucco, wood, slumpstone, and natural rock. Street elevations are often shielded for privacy, with only clerestories providing light. Rear elevations embrace desert views and outdoor access. The Desert Modern style grew out of local architects' desire to adapt Modern materials, techniques, and floor plans to the unique requirements of desert living.

William F. Cody FAIA (1916-1978) was born in Dayton, Ohio and raised in Los Angeles. While attending architecture school at the University of Southern California in the late 1930s and early 1940s, Cody was also working for architect Cliff May, gaining experience in the adaptation of ranch and hacienda style houses to modern floor plans and construction techniques. Suffering from asthma, and believing that the Palm Springs area offered opportunity and prominent clients, Cody moved to Palm Springs in 1944-45 and set up practice. One of his first projects, the Del Marcos Hotel of 1946, won an AIA "creditable mention" award as an example of new resort hotel architecture for its "ingenious plan, which appears complicated but is actually orderly and thoughtful." Author and critic Alan Hess writes, "Greater thinness and more striking elegance became the single-minded focus of his ongoing design." Despite a reputation for carousing, Cody was exceptionally focused on the details of his designs and pushing the boundaries of his materials. His well-known and innovative early buildings, along with friendships with influential members of the Thunderbird, Tamarisk, and Eldorado Country Clubs, resulted in commissions to design (or in the case of Thunderbird, remodel) the clubhouses of all three locations. In addition, Cody designed a large number of residences in the country club areas, many along the fairways of the new resort concept of golf course living, a concept that Cody himself helped devise.

Author Adele Cygelman writes: "Joints and door frames seemingly disappeared into walls. He merged living rooms into terraces and gardens. Roofs jutted out twelve feet to shield the walls of glass. Pattern and texture came from tile floors, carved wood panels, and concrete-block screens with geometric motifs, all of which were meticulously designed by Cody to match each other precisely at the seams and angles where the planes met." Like other Coachella Valley architects, Cody designed churches, gas stations, motels, restaurants, offices, a mobile home park, shopping centers, even a carwash. "Yet a distinct character can be seen in all of them," says Hess. "It is a restless energy that brings a liveliness to his plans, elevations and details. The radical thinness of Cody roofs or the daring reach of a cantilever are clearly the result of a wrestling match between the architect and the materials and the laws of physics; that energy and striving remains in the building." Hess concludes, "The fact that Cody could take an established vocabulary and style and reinterpret it so vividly ranks him among the best of mid-century California designers."

The property appears eligible for separate listing in the National Register of Historic Places (a "3S" National Register Status Code) under Criterion C, for exceptional significance in the embodiment of the distinctive characteristics of a type, the Desert Modern residence, and association with a master architect, William Cody. In addition, the property would be eligible for separate listing or designation under an existing or proposed local ordinance. Completely intact and original, the Jorgensen Residence, along with the Gillin Residence, are the two best and most well-preserved examples of Cody's work within the Thunderbird Country Club. Of the approximately 21 single family Cody-designed residences identified as architecturally noteworthy in Rancho Mirage, it is one of only six that appear eligible for listing in the National Register.

Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City, Rancho Mirage Date: 2021 Map Scale: 1;24000
Address: 71-076 Country Club Drive City: Rancho Mirage Zip: 92270
UTM Zone: 11S 553315.21 m E 3735497.74 m N
APN: 688230003

Date Constructed: 1958
Ownership and Address: Kenneth & Ann Moyle Revocable Trust, Kenneth J Moyle, Ann M Moyle; 4434 170TH Avenue SE, Bellevue, WA 98006

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The 71-076 Country Club Drive property was constructed in 1958 in the Thunderbird North neighborhood. Leslie Heumann and Associates described the residence as a one-story Modern residence with a medium-pitched side-gabled roof with deep eaves in 2002. The residence features a flat-roofed porte cochere entrance. The porte cochere is supported by round metal posts and a pair of rock walls. The The home is positioned on a diagonal, facing the intersection of Country Club Drive and Morningsprings Road. The exterior is clad in board and batten or vertically scored stucco. The residence features natural rock at the perimeter walls, planters, porte cochere, and the interior chimney. There does not appear to have been any significant alterations to the residence, other than exterior paint and landscape changes.

Permits provided by the City include:
- Reroof dwelling in 2005 (Permit No. B0500390)
- Mechanical work in 2010 (Permit No. B1000753)
- Sewer work in 2013 (Permit No. B1300937)
- Pool & spa work in 2013 (Permit No. B1301161)
- Plumbing work in 2015 (Permit No. B1500058)
- Solar installation in 2022 (Permit No. B2201979)
- Electrical work in 2022 (Permit No. B220518)

See Continuation Sheet for Additional Information.

Updated Primary Record Information Continued:



View of southeast (front) elevation. (71-076 Country Club Drive_3)



View of southeast (front) elevation. (71-076 Country Club Drive_1)

Updated Building, Structure, Object Information Continued:

The prior 2002 survey evaluated the subject property as status code 5S1: Individual property that is listed or designated locally. The correct status code that should have been assigned in 2002 is 5S3: appears to be individually eligible for local listing or designation through survey evaluation. The prior survey indicated that it was significant as one of a cluster of ten homes developed around a communal swimming pool within a park-like setting, and as a Desert Modernist style home designed by architect William Cody. The current survey finds the residence is associated with the theme of Residential Subdivisions and Cooperatives (1951-1973). It is also associated with the new Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community. The 2024 evaluation found that the property should be assigned the 5S2 status code - individual property that is eligible for local listing or designation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

William Francis Cody (1916-1978) is designed the subject property in 1958. Born in Dayton, Ohio, in 1916, Cody's family relocated to California in 1930. While attending Beverly Hills High School, Cody designed and built stages for school plays prior to his graduation in 1932. Following high school, he graduated from Santa Monica Junior College in 1939 and enrolled in the College of Architecture and Fine Arts at the University of Southern California. He graduated from USC in 1942. During his time at Santa Monica Junior College and USC, Cody worked for architects, Heath Wharton and Asa Hudson. Following his graduation, Cody worked for several engineering and architecture firms in California, including Cliff May whom he worked for in 1944. In 1945, Cody's firm was hired to alter the Desert Inn in Palm Springs. Following the Desert Inn project, Cody began working independently in California and Arizona by 1946.

In 1946, William F. Cody moved to Palm Springs permanently and received his first independent commission to design the Del Marcos Hotel, which earned him an award in 1949 from the California chapter of the American Institute of Architects. In 1947, he was hired to convert the Thunderbird Dude Ranch, originally constructed in 1936, to the Thunderbird Country Club. His work at Thunderbird led to future commissions at other clubhouses, recreational facilities, and residential developments, at locations throughout Palm Desert, such as the Eldorado Country Club, Tamarisk Country Club, the Racquet Club, the Tennis Club, and the Seven Lakes Clubhouse. In Palm Springs, Cody was one of the architects, with Wexler & Harrison and Philip Koenig, to design the Spa Bathhouse and Spa Hotel. In 1952, Cody designed the Horizon Hotel.

In the Coachella Valley, he was responsible for several notable Modernist style residential designs including the Perlberg, Shamel, and Abernathy residences in Palm Springs. Throughout his career, he designed commercial and residential properties throughout California, Arizona, Texas, Cub, and Mexico. He was inducted into the College of Fellows of the AIA in 1965. Some of his final projects included St. Theresa's Catholic Church in 1968 and the Palm Springs Library Center in 1972. In 1973, he suffered a severe stroke which caused him to end his architectural career. He died in 1978 and today is considered one of the most important architects in the Desert Modernism movement.

The development of country clubs coincided with the construction of custom residential and commercial properties within their boundaries. Booming post-war development within these country clubs helped shape what is now commonly referred to as 'Desert Modernism', a distinct subtype of the International style of architecture that incorporated modern materials, techniques, and floor plans with the unique requirements of building within a desert environment. The typical characteristics of Desert Modernism included large expanses of floor-to-ceiling glass walls sheltered by deep overhangs extending from flat roofs and flowing interior floor plans that merged gracefully with the outdoors. Often oriented to the rear, where most decorative flourishes could be visible from the fairways of the country clubs, Desert Modernist houses in Rancho Mirage often had a rear swimming pool and expansive golf course views and multiple points of outdoor access while front elevations were often constructed to be unassuming and often shielded for privacy, with only clerestories and obscured glass panels adjacent to the entries providing light. These houses were often light, with roofs floating above glass walls and clerestories, and ceilings supported by thin steel or wood posts. In addition to glass, exterior materials included stucco, wood, slumpstone, and natural rock that often mirrored the desert environment.

Updated Building, Structure, Object Information Continued:

The subject property features character defining features of the Desert Modernist style, including floor-to-ceiling glass walls, deep overhangs, a flat roof, ceilings supported by narrow posts, and natural stone features. These elements are also typical of Cody's work.

The home has not been found individually eligible under NRHP/CRHR A/1, as it has not been associated with significant events or patterns of events in local, regional, state, or national history; not individually eligible under Criterion B/2, as it has not been identified as having an association with an important person; and not individually eligible under Criterion D/4/D, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state, or national history. The residence is not found eligible under Local Criterion 2, 3, 5, 6, or 8.

The single-family residence is considered eligible under NRHP/CRHR Criterion C/3 as the property individually embodies the distinctive characteristics of a Desert Modernist style home and the work of William Cody. The property is also eligible under Local Register Criteria 1 and 7 as it is representative of a Desert Modernist style home that embodies an outstanding attention to architectural design, detail, craftsmanship, and use of materials. The home is also eligible under Local Criterion 4 as an example of the work of Cody. While much of the residence is obscured by privacy walls, based on aerial images, there does not appear to have been significant alterations to the residence. As the dwelling has not been substantially altered, it maintains adequate integrity from the historic period to convey its significance.

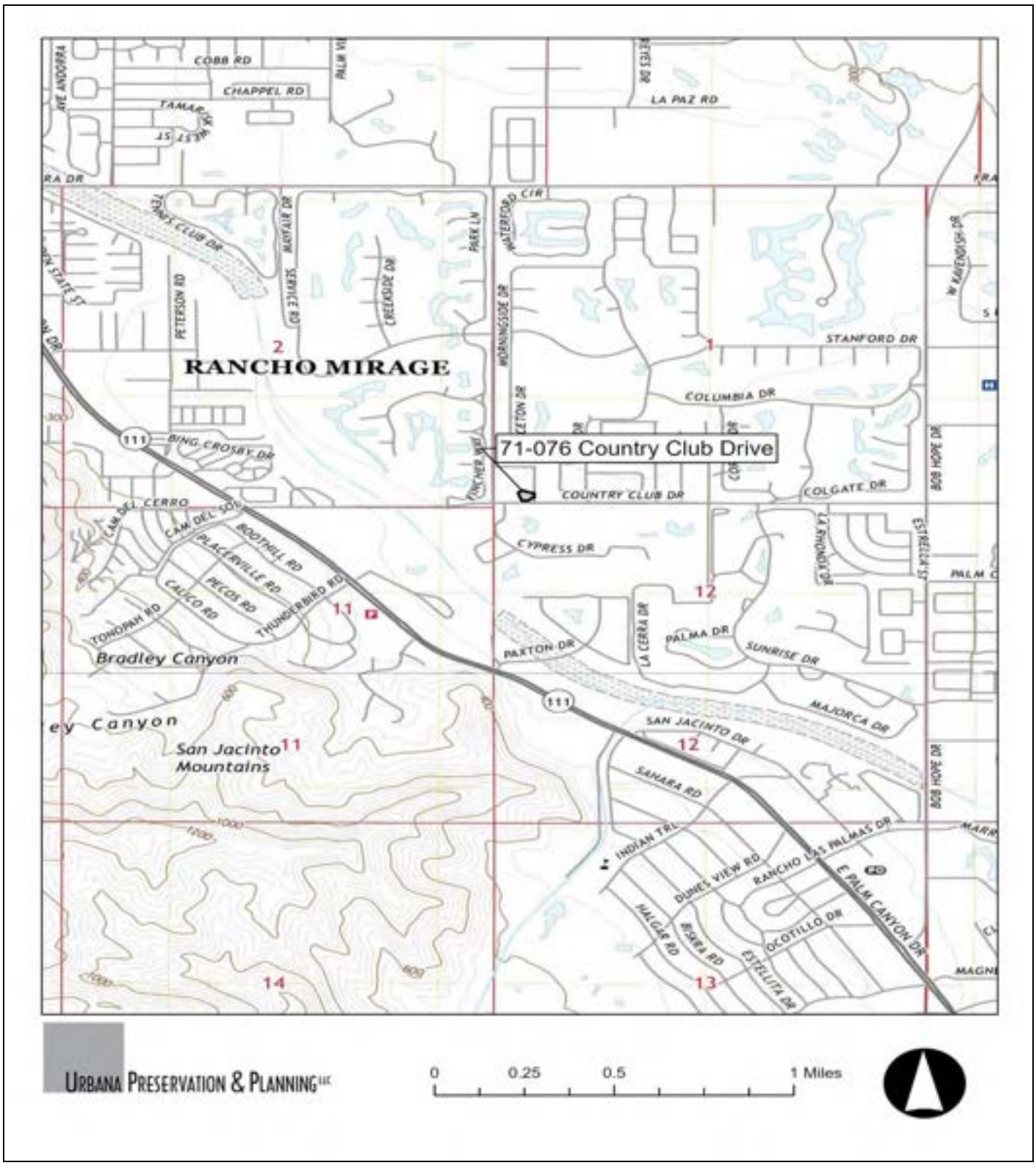
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Pollard Simons Residence
Page 5 of 5

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S2
Other Listings:
Other Listings: Urbana Survey No.: 77

*Map Name: Cathedral City, Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

 Resource name(s) or number (assigned by recorder) *71-076 Country Club Drive*

P1. Other Identifier:

***P2. Location:** ☐Not for Publication ■Unrestricted ***a. County** *Riverside*

***b. USGS 7.5' Quad** **Date:**

***c. Address** *71-076 Country Club Drive* **City** *Rancho Mirage* **Zip** *92270*

***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Designed by architect William Cody in 1958, this rectangular one-story Modern residence has a medium-pitched side-gabled roof with deep eaves and a flat-roofed porte cochere entrance. Some of eaves are perforated in a square grid pattern. The 3,288 square foot house has five bedrooms and 3.5 bathrooms and is on a .55 acre parcel. Located on the northwest corner of Country Club Drive and Morningsprings Road, the house is positioned diagonally, facing southeast, with asphalt driveway entrances on both streets. Exteriors are clad in board and batten or vertically scored stucco. Windows are wood-framed with horizontal mullions. Natural rock is used for perimeter walls, planters, porte cochere, and the interior chimney that emerges at the ridgeline. The visually striking porte cochere features imbedded round metal posts that emerge from the top of a pair of rock walls to support the flat roof. Additional metal posts resting on a concrete floor divide the double-car space. The roof, with its exposed beams, has a single open section near the main entrance. Landscaping consists of lawns, citrus trees, clusters of mature fan palms, bougainvillea, and clipped bushes and hedges. The house appears original and in good condition.

***P3b. Resource Attributes:** (list attributes and codes) *HP2. Single-family Property*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
Southeast elevation
August 2002

***P6. Date Constructed/Age and Sources:** ■historic
1958/ Source: Metroscan

***P7. Owner and Address:**
Charlene Manguso
71076 Country Club Drive
Rancho Mirage, CA 92270

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**
Intensive Survey .

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #_____
HRI#_____

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *5S1*

***Resource Name or #:** *71-076 Country Club Drive*

B1. Historic Name: *Unknown*
B2. Common Name: *71-076 Country Club Drive*
B3. Original Use: *Single-family Residence* B4. Present Use: *Single-family Residence*
***B5. Architectural Style:** *Desert Modern*
***B6. Construction History:** (Construction date, alterations, and date of alterations): *Constructed in 1958.*
Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.
April 4, 1991. Reroof.

***B7. Moved?** ■**No** □**Yes** □**Unknown** **Date:**_____ **Original Location:**_____
***B8. Related Features:**

None.

B9a. Architect: *William Cody* b. Builder: *Unknown*

***B10. Significance: Theme** *Country Club Era* **Area** *Rancho Mirage*
Period of Significance: *1951 - 1973* **Property Type:** *Single-family Residence* **Applicable Criteria:** *C*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

Constructed in 1958, this property is significant as one of a cluster of ten homes developed around a communal swimming pool within a park-like setting (the "cluster between Early Times Road and Country Club Drive") and for its Desert Modern design by architect William Cody. The architectural firms of Wexler & Harrison and William Cody designed many of the houses in this small community, erected in the late 1950s and early 1960s. The houses, ranging in size from 2,300 to 3,300 square feet, were built on half-acre lots without individual swimming pools. Instead, rear yards open to the manicured lawns, trees, and shared rectangular swimming pool of the one acre central court. Since construction, several of the houses have added private swimming pools. This is a property type apparently unique to Rancho Mirage in the Coachella Valley area. Privately owned single-family residences sharing grounds and a swimming pool is an unusual permutation of a multi-family residential complex. Additional examples include Tamarisk Fairway on 10th (1969-1970) and Tamarisk Ranchos I and II (1958 and 1961) near the Tamarisk Country Club, and, near the Thunderbird Country Club, the Vista Del Rio tract (1958) and Thunderbird Palms (circa 1961).

(See Continuation Sheet 3 of 3.)

B11. Additional Resource Attributes: (List attributes and codes)_____
***B12. References:**

City of Rancho Mirage Building Permits
Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.
Interview with architect Donald Wexler, October 13, 2002.
Adele Cygelman, Palm Springs Modern, New York, Rizzoli International Publications, 1999. pp. 112-115.

B13. Remarks:

Sketch Map

***B14. Evaluator:** *Peter Moruzzi, Teresa Grimes, Leslie Heumann*

(This space reserved for official comments.)

***Date of Evaluation:** *September 23, 2002*

***B10. Significance (continued):**

William F. Cody FAIA (1916-1978) was born in Dayton, Ohio and raised in Los Angeles. While attending architecture school at the University of Southern California in the late 1930s and early 1940s, Cody was also working for architect Cliff May, gaining experience in the adaptation of ranch and hacienda style houses to modern floor plans and construction techniques. Suffering from asthma, and believing that the Palm Springs area offered opportunity and prominent clients, Cody moved to Palm Springs in 1944-45 and set up practice. One of his first projects, the Del Marcos Hotel of 1946, won an AIA "creditable mention" award as an example of new resort hotel architecture for its "ingenious plan, which appears complicated but is actually orderly and thoughtful." Author and critic Alan Hess writes, "Greater thinness and more striking elegance became the single-minded focus of his ongoing design." Despite a reputation for carousing, Cody was exceptionally focused on the details of his designs and pushing the boundaries of his materials. His well-known and innovative early buildings, along with friendships with influential members of the Thunderbird, Tamarisk, and Eldorado Country Clubs, resulted in commissions to design (or in the case of Thunderbird, remodel) the clubhouses of all three locations. In addition, Cody designed a large number of residences in the country club areas, many along the fairways of the new resort concept of golf course living, a concept that Cody himself helped devise.

Author Adele Cygelman writes, "Joints and door frames seemingly disappeared into walls. He merged living rooms into terraces and gardens. Roofs jutted out twelve feet to shield the walls of glass. Pattern and texture came from tile floors, carved wood panels, and concrete-block screens with geometric motifs, all of which were meticulously designed by Cody to match each other precisely at the seams and angles where the planes met." Like other Coachella Valley architects, Cody designed churches, gas stations, motels, restaurants, offices, a mobile home park, shopping centers, even a carwash. "Yet a distinct character can be seen in all of them," says Hess. "It is a restless energy that brings a liveliness to his plans, elevations and details. The radical thinness of Cody roofs or the daring reach of a cantilever are clearly the result of a wrestling match between the architect and the materials and the laws of physics; that energy and striving remains in the building." Hess concludes, "The fact that Cody could take an established vocabulary and style and reinterpret it so vividly ranks him among the best of mid-century California designers."

This building is a good example of Cody's residential design and reflects his approach to Desert Modernism. William Cody, along with E. Stewart Williams, become most closely associated the Desert Modern style as it evolved in the 1950s and 1960s. The Desert Modern architectural style incorporates large expanses of ceiling to floor glass sheltered by deep overhangs extending from flat roofs in creating a powerful interaction between the indoors and outdoors. Desert Modern buildings appear light, often supported by thin steel or wood posts, with open interiors flowing from room to room. In addition to glass, exterior materials include stucco, wood, slumpstone, and natural rock. Street elevations are often shielded for privacy with only clerestories providing light. Rear elevations embrace desert views and outdoor access. The Desert Modern style grew out of local architects' desire to adapt Modern materials, techniques, and floor plans to the unique requirements of desert living.

Of the ten properties in this cluster, this house was one of only four that have retained sufficient architectural integrity to be noteworthy. The property appears eligible for listing under an existing or proposed local ordinance, but does not appear eligible for listing in the National Register of Historic Places (a "5S1" National Register Status Code).

Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City, Rancho Mirage Date: 2021 Map Scale: 1;24000
Address: 70-801 Highway 111 City: Rancho Mirage Zip: 92270
UTM Zone: 11S 552743.25 m E 3734886.98 m N
APN: 690182016

Date Constructed: 1975
Ownership and Address: City of Rancho Mirage; 69825 Highway 111, Rancho Mirage, CA 92270

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The 70-801 Highway 111 property, also known as City of Rancho Mirage Fire Station #1 (Riverside Country Fire Station 50) was constructed in 1975. The property was described as a one- and one-half-story, northeast facing building capped with a flat roof with exposed beams beneath deep overhangs by Leslie Heumann and Associates in 2002. The building features terraced walls clad with ribbed, texture concrete blocks with rough stucco accent walls. There are three large bays at the southeast elevation and two at the northwest elevation for fire truck access. In 2022, the building underwent a seismic retrofitting and interior remodel that maintained the character defining features on the exterior.

Permits provided by the City include:
- Tenant improvements in 2004 (Permit No. B0400118)
- Grading work in 2004 (Permit No. E0400192)
- Patio construction in 2013 (Permit No. B1301259)
- Encroachment Construction in 2015 (Permit No. E1500091)
- Electrical work in 2016 (Permit No. B1600722)
- Encroachment Construction in 2017 (Permit No. E1700126)
- Mechanical/HVAC work in 2017 (Permit No. B1701017)
- Mechanical/HVAC work in 2018 (Permit No. B1800788)
- Electrical work in 2018 (Permit No. B1800705)
- Plumbing work in 2019 (Permit No. B1901688)
- Tenant improvements in 2021 (Permit No. B2000740)

See Continuation Sheet for Additional Information.

Updated Primary Record Information Continued:



View of south elevation. (Fire Station_2)



View of south elevation. (Fire Station_1)

Updated Primary Record Information Continued:



View of south elevation. (Fire Station_3)

Updated Building, Structure, Object Information Continued:

The prior 2002 survey evaluated the subject property with a status code 5S1: Individual property that is listed or designated locally. The correct status code that should have been assigned in 2002 is 5S3: appears to be individually eligible for local listing or designation through survey evaluation. The prior survey indicated that the property was historically significant as the oldest civic building in its original condition in Rancho Mirage. The subject property was constructed in 1975. It was designed by architect Robert H. Ricciardi, and built by contractor W.E. Colglazier. The fire station was designed in a Brutalist architecture style. The current survey finds the property is associated with the theme of Cityhood (1973-Present). It is also associated with the new Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community. As the oldest, unaltered civic building in Rancho Mirage, dating to two years after incorporation, the building represents that historic period within the City. The current survey found that the dwelling retains a sufficient level of integrity for individual eligibility at the national, state, and local level. The 2024 evaluation found that the property should be assigned the 5S2 status code - individual property that is eligible for local listing or designation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

The property has not been found individually eligible under NRHP/CRHR Criterion B/2, as it has not been identified as having an association with an important person; and not individually eligible under Criterion D/4/D, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state, or national history. The property is not considered eligible under Local Criterion 2, 4, 5, 6, 8

The building is eligible under NRHP/CRHR Criterion A/1 and Local Criterion 3. The fire station dates to the early years of cityhood within the City of Rancho Mirage. The building is the oldest unaltered civic building within the city, and represents this era in the City's development. As such the building is eligible for association with the growth of the city.

The building is considered eligible under NRHP/CRHR Criterion C/3 as the property individually embodies the distinctive characteristics of a civic building designed in the Brutalist style. The building exhibits several of the character defining features of the style including: a blockish form, monumental massing, textured concrete as the building finish, exposed structural system by way of the massive wood beams, and a lack of traditional ornamentation. The property is also eligible under Local Register Criteria 1 and 7 as it is representative of a Brutalist style building that embodies an outstanding attention to architectural design, detail, craftsmanship, and use of materials. As the dwelling has not been substantially altered, it maintains adequate integrity from the historic period to convey its significance.

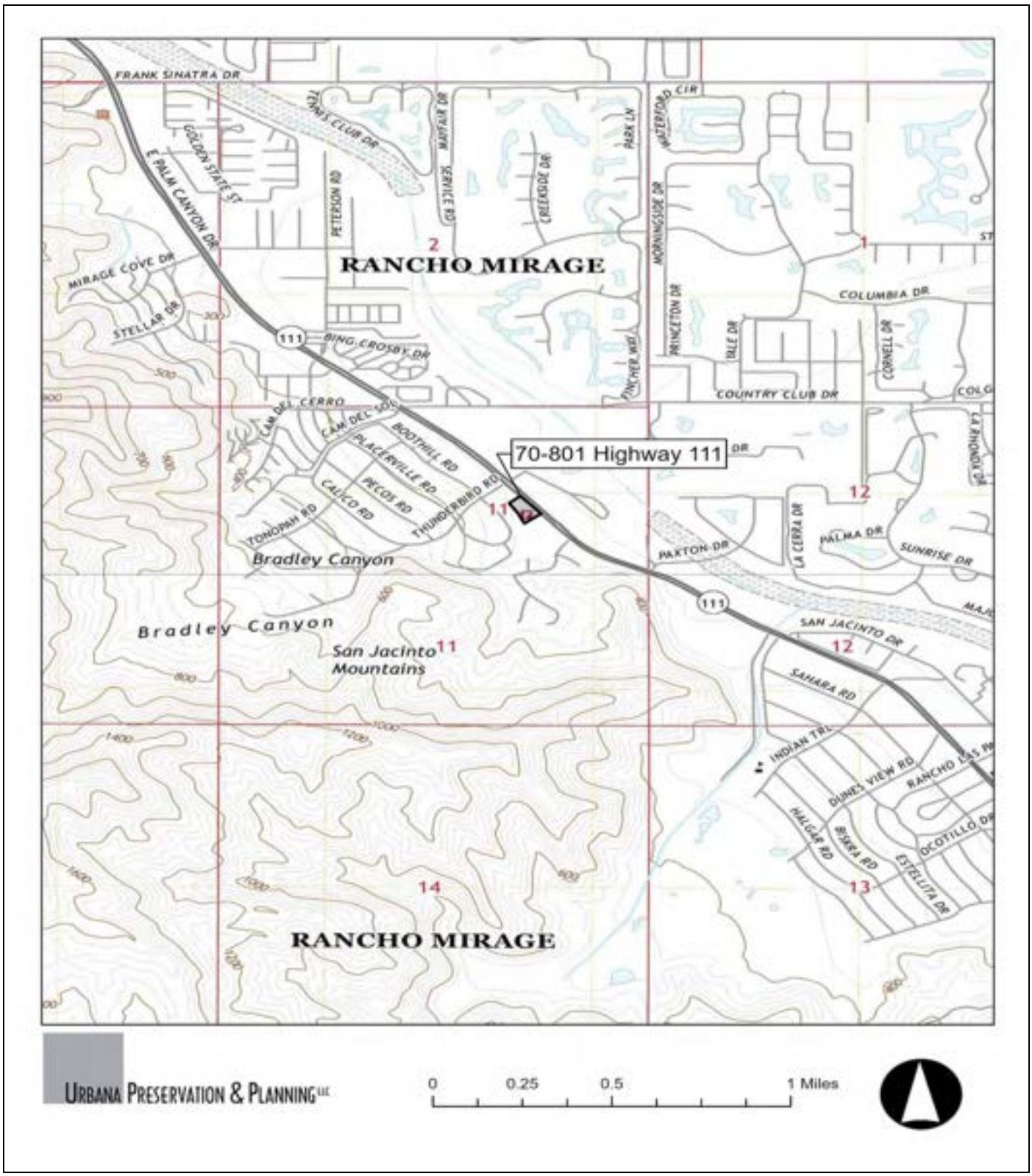
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Fire Station #1/Riverside County Fire Station 50
Page 5 of 5

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S2
Other Listings:
Other Listings: Urbana Survey No.: 78

*Map Name: Cathedral City, Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

 Resource name(s) or number (assigned by recorder) *Fire Station Number One*

P1. Other Identifier:

***P2. Location:** ☐Not for Publication ■Unrestricted

***a. County** *Riverside*

***b. USGS 7.5' Quad** **Date:**

***c. Address** *70-801 Highway 111* **City** *Rancho Mirage* **Zip** *92270*

***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Architect Robert Ricciardi designed Fire Station Number One for the City of Rancho Mirage in 1975. The one- and one-half-story, northeast-facing building is capped with a flat roof with exposed beams beneath deep overhangs. Overall, the building contains 7,594 square feet. A series of terraced walls and projecting vertical surfaces constructed of ribbed, textured concrete block defines the mostly rectangular building. Several secondary walls are finished in rough stucco. Windows are fixed with black anodized aluminum mullions and smoked glass. Three large bays accommodate fire trucks on the southeast elevation, while two bays open on the northwest side. A projecting flat porch roof shelters the glass doors of the main entrance. Landscaping consists of lawns, shade trees, and shrubs. The building appears original and in excellent condition.

***P3b. Resource Attributes:** (list attributes and codes) *HP14. Government Building*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
Northwest and northeast elevations August 2002

***P6. Date Constructed/Age and Sources:** ■historic
1975/ Source: City of Rancho Mirage Building Permits

***P7. Owner and Address:**
City of Rancho Mirage

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**
Intensive Survey .

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #_____
HRI#_____

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *5S1*

***Resource Name or #:** *Fire Station Number One*

B1. Historic Name: *Fire Station Number One*
B2. Common Name: *Same*
B3. Original Use: *Fire Station* B4. Present Use: *Fire Station*

***B5. Architectural Style:** *Modern*

***B6. Construction History:** (Construction date, alterations, and date of alterations):
October 2, 1975. Fire Station. Value: $333,333.
May 5, 1976. Retaining wall.
March 8, 1990. Reroof.
April 9, 1999. Asbestos removal.
October 1, 1999. Reroof.

***B7. Moved?** ■No ☐Yes ☐Unknown **Date:**_____ **Original Location:**_____

***B8. Related Features:**

None.

B9a. Architect: *Robert H. Ricciardi* b. Builder: *W.E. Colglazier*

***B10. Significance: Theme** *Cityhood* **Area** *Rancho Mirage*
Period of Significance: *1973 - Present* **Property Type:** *Government Building* **Applicable Criteria:** *A*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

Fire Station Number One is historically significant as the oldest civic building in its original condition in Rancho Mirage. It was built in 1975, one of the earliest community improvement projects of the young city which had incorporated in August 1973. Constructed on land once owned by the Thunderbird Country Club, Fire Station Number One is an excellent, and well-designed, example of civic architecture. Designer Robert Ricciardi was a Coachella Valley architect who did work throughout the desert, most notably the Gas Company building in Palm Springs on Sunrise Way. The terraced walls and projecting vertical surfaces of ribbed, textured concrete block combined with a flat roof and exposed wood beams creates a harmonious yet dynamic composition, rather unexpected for what is often a bland, utilitarian building. The property appears eligible for designation under an existing or proposed local ordinance, but does not appear eligible for listing in the National Register of Historic Places (a "5S1" National Register Status Code).

B11. Additional Resource Attributes: (List attributes and codes)_____

***B12. References:**

Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.
City of Rancho Mirage building permits.

B13. Remarks:

***B14. Evaluator:** *Peter Moruzzi, Teresa Grimes, Leslie Heumann*

***Date of Evaluation:** *September 23, 2002*

Sketch Map

P5b. Description/Date of Photo: *View looking southeast at northwest elevations, August 2002.*



(This space reserved for official comments.)

Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City, Rancho Mirage Date: 2021 Map Scale: 1;24000
Address: 40-281 Sand Dune Road City: Rancho Mirage Zip: 92270
UTM Zone: 11S 553976.77 m E 3735238.75 m N
APN: 684020037

Date Constructed: 1963
Ownership and Address: Damaschke/Mcilwee Trust, John Mcilwee, William J Damaschke; 9255 Sunset Blvd, Suite 805, West Hollywood, CA 90069

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The 40-281 Sand Dune Road property was constructed in 1963. The residence is located in the Thunderbird Country Club. In 2002, Leslie Heumann and Associates described the residence as a one-story, flat-roofed home clad with slumpstone and reverse board-and-batten siding. The home has a rectangular form with the primary elevation oriented toward the swimming pool and the Thunderbird Country Club golf course. During the 2024 survey the residence was under construction. Much of the residence was not visible due to construction fencing, however, it appears that there have been significant alterations to the front and rear exterior walls and windows as well alterations to the roof.

Permits provided by the City include:
- Plumbing work in 2007 (Permit No. B0700173)
- Addition/Remodel in 2010 (Permit No. B1000283)
- Mechanical/HVAC work in 2011 (Permit No. B1100634)
- Addition/Remodel in 2022 (Permit No. B2201821)
- Pool work in 2023 (Permit No. B2302148)
- Roof mounted solar in 2024 (Permit No. B2400532)

See Continuation Sheet for Additional Information.

Updated Primary Record Information Continued:



View of east (front) elevation. (Zillow 2025_1)



View of west (rear) elevation. (Zillow 2025_2)

Updated Primary Record Information Continued:



View of east (front) elevation. (40-281 Sand Dune Road_1)



View of west (rear) elevation. (40-281 Sand Dune Road_3)

Updated Building, Structure, Object Information Continued:

The prior 2002 survey evaluated the subject property with a status code 5S1: individual property that is listed or designated locally. The correct status code that should have been assigned in 2002 is 5S3: appears to be individually eligible for local listing or designation through survey evaluation. The prior survey indicated that the property was significant as an intact example of a Desert Modern style home. The residence was constructed in 1963 and exhibited character defining features of a Desert Modernist home, including a flat roof, board and batten siding, slumpstone siding, clerestory windows, and deep overhangs. The current survey found the residence is associated with the theme of the Country Club Era (1951-1973), however, the residence does not possess individual documented significance in relation to this theme. It is also associated with the new Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community. Since the prior 2002 survey, the residence has undergone significant alterations to both the front and rear elevations. Street view images from 2023 and survey photographs from 2024, show that a majority of the exterior walls at the front and rear of the building have been removed and the windows have been replaced.

The dwelling is not individually eligible under NRHP/CRHR Criterion A/1, as it is not directly associated with significant events or patterns of events in local, regional, state, or national history. The property is not individually eligible under NRHP/CRHR Criterion B/2, as the home is not significantly associated with the lives of persons significant in our past. The property is eligible under NRHP/CRHR Criterion C/3 as a representative example of a Desert Modernist style residence constructed in Rancho Mirage during the 1960s. Current remodeling work appears to be replacing many of the original design elements and materials. The extensive changes may alter existing character-defining features of the property. As such, it is unclear if the Johnson Residence still individually embodies the distinctive characteristics of a mid-century Desert Modernist style home constructed in Rancho Mirage. However, there do not appear to be any significant exterior additions as part of the current work, which suggests that the historic look and feel of the exterior will be restored. If the current remodeling campaign replaces exterior design elements with in-kind or with materials that match the original design, color, and texture, then the property will retain adequate historic integrity to convey its significance under this criterion. Therefore, at the time of this survey, the home still retains integrity of design, materials, or feeling. It is not individually eligible under Criterion D/4, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state or national history.

The single-family residence is not considered eligible under Local Criteria 2-8. At the time of this survey, the Johnson Residence appears to still be considered eligible under Local Register Criterion 1 as the residence is representative of a mid-20th century Desert Modernist style home in Rancho Mirage. Once the current renovation efforts are finished, it should still be eligible under this criterion, if it can be determined that the property has restored its exterior design and material integrity. As of this survey, the dwelling maintains adequate integrity from the historic period to convey its significance. As such, the property is assigned the 5S2 status code - individual property that is eligible for local listing or designation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation. If the results of current remodeling campaign are not restorative and not faithful to the original designs, by adding extensive additions and inappropriate replacement materials, the property may be reevaluated and assigned a different status code.

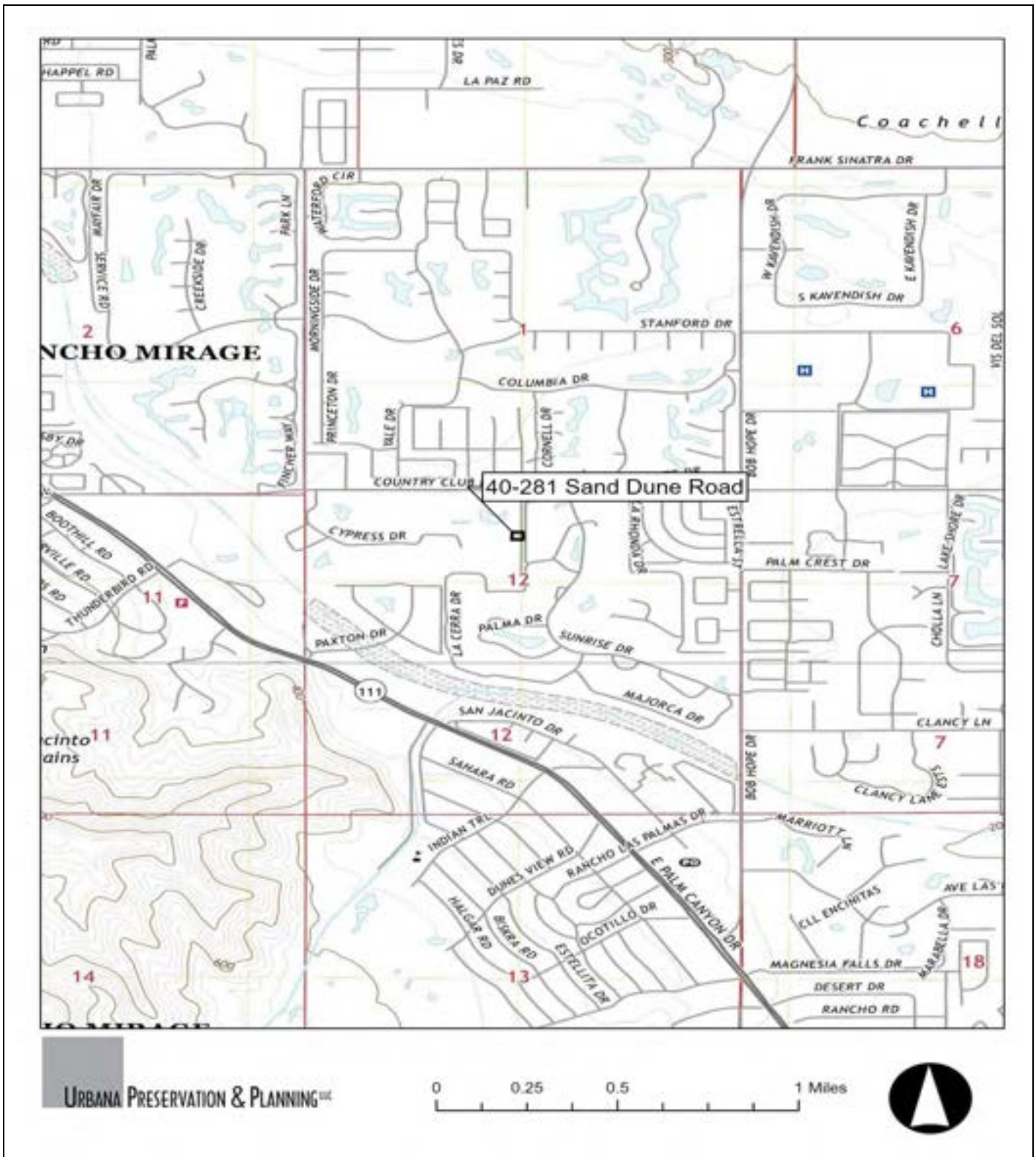
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Johnson Residence
Page 5 of 5

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings:
Other Listings: Urbana Survey No.: 79

*Map Name: Cathedral City, Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Page _1_ of _2_ **Resource name(s) or number** (assigned by recorder) *Johnson Residence*

P1. Other Identifier:

***P2. Location:** ☐Not for Publication ■Unrestricted ***a. County** *Riverside*

***b. USGS 7.5' Quad** **Date:**

***c. Address** *40-281 Sand Dune Road* **City** *Rancho Mirage* **Zip** *92270*

***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Constructed in 1963, this one-story, flat-roofed residence is 2,552 square feet in size and contains two bedrooms and 1.75 bathrooms. Located on .29 acres, the primary, rear, west-facing elevation is oriented toward the swimming pool and the Thunderbird Country Club golf course. Slumpstone and reverse board-and-batten sheath the rectangular house. Clerestory windows are visible from the street beneath deep eaves north of the center entrance. Here, a battered slumpstone wall supports projecting roof beam-ends. Another battered slumpstone wall supports the flat roof of the attached double carport that is perpendicular to the house. Non-original metal security doors front the double entrance doors. Formal landscaping of lawns, shaped olive trees, bushes, and shrubs borders the broad, diagonal driveway. Three-tiered topiary flank the entrance. The house appears original and in excellent condition.

***P3b. Resource Attributes:** (list attributes and codes) *HP2. Single-family Property*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
East elevation
August 2002

***P6. Date Constructed/Age and Sources:** ■historic
1963/ Source: Metroscan

***P7. Owner and Address:**
Robert L. Harlan
PO Box 1433
Bellevue, WA 98009

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**
Intensive Survey.

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ☐Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #_____
HRI#_____

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *5S1*

***Resource Name or #:** *Johnson Residence*

B1. Historic Name: *Unknown*
B2. Common Name: *Johnson Residence*
B3. Original Use: *Single-family Residence* B4. Present Use: *Single-family Residence*

***B5. Architectural Style:** *Modern*

***B6. Construction History:** (Construction date, alterations, and date of alterations): *Constructed in 1963.*
Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.
February 16, 1982. Enclose patio.
November 19, 1992. Reroof.
February 11, 1997. Reroof.

***B7. Moved?** ■**No** ☐**Yes** ☐**Unknown** **Date:**_____ **Original Location:**_____

***B8. Related Features:**

None.

B9a. Architect: *Unknown* b. Builder: *Unknown*

***B10. Significance: Theme** *Country Club Era* **Area** *Rancho Mirage*
Period of Significance: *1951-1973* **Property Type:** *Single-family Residence* **Applicable Criteria:** *C*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

This house is architecturally significant as a representative and intact example of Desert Modern design. Marsh and Dorothy Johnson were the owners of the residence, which was constructed in 1963, according to the 1965 Palm Springs Directory. Although not verified as a William Cody design, the house exhibits many qualities associated with Cody's Modern work from the early 1960s: flat roof, board and batten sheathing, slumpstone, street-facing clerestories, and deep overhangs. The house appears original and in excellent condition and is characteristic of the style and type of Modern residence constructed along the Thunderbird Country Club in that period. It is also one of a dwindling number of such houses that has not been demolished or altered beyond significance in the area. The property appears eligible for designation under an existing or proposed local ordinance, but does not appear eligible for listing in the National Register of Historic Places (a "5S1" National Register Status Code).

B11. Additional Resource Attributes: (List attributes and codes)_____

***B12. References:**

Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.
1965 Palm Springs "Yellow Book" Directory.
City of Rancho Mirage Building Permits.

B13. Remarks:

***B14. Evaluator:** *Peter Moruzzi, Teresa Grimes, Leslie Heumann*

***Date of Evaluation:** *September 23, 2002*

(This space reserved for official comments.)

Sketch Map

Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City, Rancho Mirage Date: 2021 Map Scale: 1;24000
Address: 71-490 Highway 111 City: Rancho Mirage Zip: 92270
UTM Zone: 11S 554088.31 m E 3734083.67 m N
APN: 684181011

Date Constructed: 1960
Ownership and Address: Richard Fromme, Eldon H Anderson; 2223 Madrona Way, Coupeville, WA 98239

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The 71-490 Highway 111 property, also known as the Rancho Super Car Wash, was constructed circa 1960. In 2002, Leslie Heumann and Associates described the building as a one-story, flat-roofed car wash with three shed pavilions, including an enclosed center office building. The shed pavilions are used in the car washing operations; they are supported by steel posts and are open at all sides with flat steel roofs. The central building features fixed aluminum windows and aluminum glass doors. There is a small patio waiting area at the west elevation of the central building. There is a large, double sided neon sign at the southern corner of the property. The sign features a pink elephant with the business name. The sign was locally designated in 2023. There does not appear to have been any significant alterations to the building other than exterior paint.

Permits provided by the City include:
- Sewer work in 2003 (Permit No. B0300944)
- Encroachment Construction in 2016 (Permit No. E1600177)
- Encroachment Construction in 2016 (Permit No. E1600099)

See Continuation Sheet for Additional Information.



View of west and south elevations. (71-490 Highway 111_2)

Updated Primary Record Information Continued:



View of north pavillion. (71-490 Highway 111_3)



View of south elevation. (71-490 Highway 111_4)

Updated Primary Record Information Continued:



View of south elevation. (71-490 Highway 111_5)

Updated Building, Structure, Object Information Continued:

The prior 2002 survey evaluated the subject property as a status code 5S3: Appears to be individually eligible for local listing or designation through survey evaluation. The prior survey found the Rancho Super Car Wash is architecturally noteworthy as an example of Modern design applied to a prosaic building type. The building was identified as a well-designed example of an early 1960s car wash, which was designed with an open plan - differing from modern car washes. The property also features a large, double-sided neon sign. The sign, constructed in 1966, was formally designated by the City of Rancho Mirage in 2023. The current survey finds the building associated with the theme of Commercial Development (1934-Present). The building is also associated with the new Rancho Mirage Architectural Styles (1934-1980s) theme and but is not considered a significant representative example of a known architectural style in the community. The 2024 evaluation found that the building should be assigned the 5S2 status code - individual property that is eligible for local listing or designation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

The building has not been found individually eligible under under NRHP/CRHR Criterion B/2, as it has not been identified as having an association with an important person; not eligible under NRHP/CRHR Criterion C/3, as it has does not embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; and not individually eligible under Criterion D/4, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state or national history. The residence is not considered eligible under 1, 2, 4-8.

The building is located on Highway 111 in Rancho Mirage, a major thoroughfare in Rancho Mirage in through the Coachella Valley. The building represents the commercial development in the area as the region grew and expanded in the post-war 1960s. The car wash represents the city's economic growth, and as such is considered eligible under NRHP/CRHR A/1 as it is associated with significant events or patterns of events in local, regional, state, or national history, and under Local Criterion 3 for representative the evolution and economic growth of the city. As the dwelling has not been substantially altered, it maintains adequate integrity from the historic period to convey its significance.

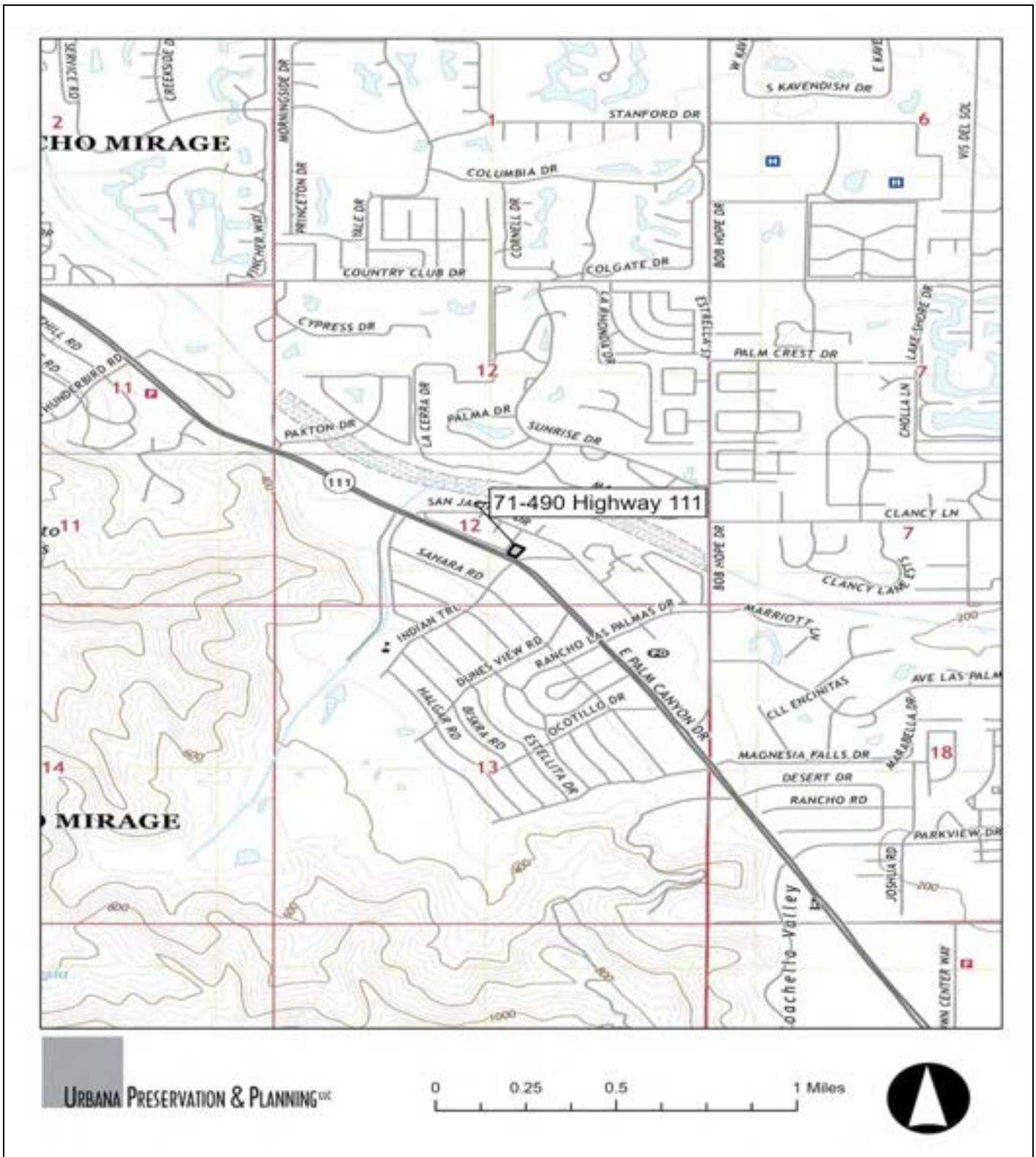
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Rancho Super Car Wash (Building)

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S2
Other Listings:
Other Listings: Urbana Survey No.: 80

*Map Name: Cathedral City, Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Page _1_ of _2_ **Resource name(s) or number** (assigned by recorder) *Rancho Super Car Wash*

P1. Other Identifier:

***P2. Location:** ☐Not for Publication ■Unrestricted ***a. County** *Riverside*

***b. USGS 7.5' Quad** **Date:**

***c. Address** *71-490 Highway 111* **City** *Rancho Mirage* **Zip** *92270*

***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Located slightly above grade on the north side of Highway 111, this one-story, flat-roofed carwash was built circa 1960. The property consists of three shed pavilions including an enclosed center office building. Materials used are steel, slumpstone, and concrete block. Fixed windows and glass doors are aluminum-framed. Steel I-beam posts and beams support the flat steel roofs of the carwash structures, which are open on all sides. Of particular note, a large double-sided neon sign is positioned atop two round steel posts on the south corner of the property along the highway (surveyed separately as an historic object). The property is paved with asphalt and concrete. The buildings appear mostly original and in good condition.

***P3b. Resource Attributes:** (list attributes and codes) *HP6. 1-3 Story Commercial Building*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
South elevation
August 2002

***P6. Date Constructed/Age and Sources:** ■historic
Circa 1960

***P7. Owner and Address:**
Richard Fromme
48625 Paisano Road
Palm Desert, CA 92260

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**
Intensive Survey .

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")
None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ☐Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *5S3*

***Resource Name or #:** *Rancho Super Car Wash*

B1. Historic Name: *Rancho Super Car Wash*
B2. Common Name: *Same*
B3. Original Use: *Car Wash* B4. Present Use: *Car Wash*

***B5. Architectural Style:** *Modern*

***B6. Construction History:** (Construction date, alterations, and date of alterations): *Constructed circa 1960. Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973. November 30, 1999. 144 square foot restroom and storage area.*

***B7. Moved?** ■No ☐Yes ☐Unknown **Date:**_____ **Original Location:**_____

***B8. Related Features:**
Historic neon roadside sign depicting a pink elephant with "Rancho- Super Car Wash" in neon lettering.

B9a. Architect: *Unknown* b. Builder: *Unknown*

***B10. Significance: Theme** *Country Club Era* **Area** *Rancho Mirage*
Period of Significance: *1951 - 1973* **Property Type:** *1-3 Story Commercial Building* **Applicable Criteria:** *C*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The Rancho Super Car Wash is architecturally noteworthy as an example of Modern design applied to a prosaic building type. Although car washes are common in the Coachella Valley, and certainly not unique to Rancho Mirage, the Rancho Super Car Wash is a particularly well-designed and original example from the early 1960s. While the architect is unknown, the steel posts, beams and flat steel roof are indicative of William Cody's designs in the desert. Cody's building list shows that he designed the Desert Car Wash whose location is unknown. The Rancho Super Car Wash is one of the last early 1960s buildings of its type to be still extant along Highway 111 in mostly original condition. Unlike contemporary car washes which are typically closed structures with little style, Rancho Super Car Wash is light, open, and consistent with the Desert Modern designs of local mid-century architects. It differs considerably from the enclosed buildings utilized at Elephant Car Washes elsewhere in the country. The property does not appear eligible for listing in the National Register of Historic Places or for designation under an existing or proposed local ordinance, but is of local interest (a "5S3" National Register Status Code).

B11. Additional Resource Attributes: (List attributes and codes)_____

***B12. References:**

Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.
William Cody Building List.
Chester H. Liebs, Main Street to Miracle Mile: American Roadside Architecture, A New York Graphic Society Book, Boston, 1985.
Michael Wallis, Route 66 The Mother Road, St. Martin's Press, New York, 1990.
Charles Phoenix, Southern California in the '50s, Angel City Press, Santa Monica, 2001.
City of Rancho Mirage Building Permits.

B13. Remarks:

***B14. Evaluator:** *Peter Moruzzi, Teresa Grimes, Leslie Heumann*

(This space reserved for official comments.)

Sketch Map

***Date of Evaluation:** *September 23, 2002*

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code 5S1
Other Listings_____
Review Code_____ Reviewer_____ Date_____

 Resource name(s) or number (assigned by recorder) *Rancho Super Car Wash Sign*

P1. Other Identifier:

***P2. Location:** ☐Not for Publication ■Unrestricted
- ***b. USGS 7.5' Quad**
- ***c. Address** *71-490 Highway 111*
- ***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

***a. County** *Riverside*
Date:
City *Rancho Mirage* **Zip** *92270*

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Located slightly above grade on the north side of Highway 111, this double-sided neon sign sits atop two round steel posts. It depicts a pink elephant with cap spraying water with its trunk on the words "Rancho- Super Car Wash." Neon tubes of various colors outline the mascot and lettering.

***P3b. Resource Attributes:** (list attributes and codes) *HP39. Other*

***P4. Resources Present:** ☐Building ☐Structure ■Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
Northeast elevation
August 2002

***P6. Date Constructed/Age and Sources:** ■historic
Circa 1960

***P7. Owner and Address:**
Richard Fromme
48625 Paisano Road
Palm Desert, CA 92260

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**
Intensive Survey .

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")
None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #_____
HRI#_____

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *5S1*

***Resource Name or #:** *Rancho Super Car Wash*

B1. Historic Name: *Rancho Super Car Wash*
B2. Common Name: *Same*
B3. Original Use: *Car Wash Sign* B4. Present Use: *Car Wash Sign*
***B5. Architectural Style:** *N/A*
***B6. Construction History:** (Construction date, alterations, and date of alterations): *Constructed circa 1960.*
Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.

***B7. Moved?** ■No ☐Yes ☐Unknown **Date:**_____ **Original Location:**_____
***B8. Related Features:**

Car wash building associated with sign.

B9a. Architect: *Unknown* b. Builder: *Unknown*

***B10. Significance: Theme** *Country Club Era* **Area** *Rancho Mirage*
Period of Significance: *1951 - 1973* **Property Type:** *Other* **Applicable Criteria:** *C*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

Historic roadside signs have become increasingly rare in many cities due to changing property uses and ownership, new sign ordinances, cost of maintenance, and neglect. In recent years an appreciation for the mid-century neon road sign has emerged amongst historians and commercial archaeologists. Neon road signs such as Rancho Super Car Wash are evocative of an era of the individual, "mom and pop," commercial buildings that were common along America's highways, including Highway 111, from the 1940s through the 1970s. Designed by skilled craftsman and typically custom-made for each location, the monumental roadside neon signs of the mid-century were a site-specific art form virtually lost to the twenty-first century. The Elephant Car Wash sign appears to have been an icon modified for various locations; two have been immortalized in the Seattle area, where several dating back to the mid 1950s still exist, in a painting by local artist Sally Banfill (www.banfill.com/Roadside.htm).

(See Continuation Sheet 3 of 3.)

B11. Additional Resource Attributes: (List attributes and codes)_____
***B12. References:**

Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.
Chester H. Liebs, Main Street to Miracle Mile: American Roadside Architecture, A New York Graphic Society Book, Boston, 1985.
Michael Wallis, Route 66 The Mother Road, St. Martin's Press, New York, 1990.
Charles Phoenix, Southern California in the '50s, Angel City Press, Santa Monica, 2001.

B13. Remarks:

***B14. Evaluator:** *Peter Moruzzi, Teresa Grimes, Leslie Heumann*

(This space reserved for official comments.)

Sketch Map

***Date of Evaluation:** *September 23, 2002*

***B10. Significance (continued):**

In the City of Rancho Mirage there are no other original roadside neon signs of the mid-century still extant. The Rancho Super Car Wash sign is a particularly compelling specimen for its size, whimsy, use of color, neon animation (water spray), condition, and prominent location.

The property appears eligible for listing under an existing or proposed local ordinance, but does not appear eligible for listing in the National Register of Historic Places (a "5S1" National Register Status Code).

P5b. Description/Date of Photo: *Southwest elevation, August 2002.*



Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City, Rancho Mirage Date: 2021 Map Scale: 1;24000
Address: 39-000 Bob Hope Drive City: Rancho Mirage Zip: 92270
UTM Zone: 11S 554891.14 m E 3735801.96 m N
APN: 685300015

Date Constructed: 1971
Ownership and Address: Eisenhower Medical Center; 39000 Bob Hope Drive, Rancho Mirage, CA 92270

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The 39-000 Bob Hope Drive property, also known as the Eisenhower Medical Center Original Building, was constructed in 1971. In 2002, Leslie Heumann and Associates described the building as a rectangular, symmetrical, three-story, flat-roofed building with a broad cornice and parapet decorated with an incised stylized fountain motif. The exterior is clad in smooth stucco. The building is constructed in the New Formalism style with a large vertical panels at the second and third stories, intersected with narrow fixed windows. In 2008, the Annenberg Pavilion building to the north was completed, which was connected to the original building.

Relevant permits provided by the City include:
- Mechanical/HVAC work in 2011 (Permit No. B1100545)
- Patio construction in 2011 (Permit No. B1100644)
- Patio construction in 2012 (Permit No. B1200630)
- Roof replacement in 2013 (Permit No. B1300605)
- Encroachment construction in 2014 (Permit No. E1400090)
- Electrical work in 2015 (Permit No. B1500143)
- Encroachment construction in 2017 (Permit No. E1700279)
- Encroachment construction in 2017 (Permit No. E1700278)
- block wall construction in 2019 (Permit No. B1801720)

See Continuation Sheet for Additional Information.

Updated Primary Record Information Continued:



View of west elevation. (IMG_8012)



View of south elevation. (IMG_7989)

Updated Primary Record Information Continued:



Detail view of the corner of the building. (IMG_7998)



View of interior lobby. (IMG_8008)

Updated Primary Record Information Continued:



View of west elevation. (IMG_8014)

Updated Building, Structure, Object Information Continued:

The prior 2002 survey evaluated the subject property with a status code 4S1: may become eligible for NR as separate when it becomes old enough (this status code no longer exists and is the equivalent of 7N1: Needs to be reevaluated – may become eligible for NR w/restoration or when meets other specific conditions). The prior survey found the building eligible as historically significant for its role in the development of Rancho Mirage and architecturally significant for its association with master architect Edward Durell Stone. The current survey finds the property is associated with the theme of Commercial Development (1934-1973). It is also associated with the new Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community. The 2024 evaluation found that the property should be assigned the 5S2 status code - individual property that is eligible for local listing or designation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

Updated Building, Structure, Object Information Continued:

In 1966, entertainer Bob Hope donated 80 acres of land for the development of a medical center. Construction began in 1969, and the proposed medical center was named after former President Dwight D. Eisenhower. The center opened in 1971, with President Richard Nixon, Vice President Spiro Agnew, Mamie Eisenhower, and California Governor Ronald Reagan officiating. The medical center was opened two years prior to the City of Rancho Mirage's incorporation. The medical center has expanded several times over the years. It is considered the premier medical institution in the Coachella Valley. It remains an important element of Rancho Mirage and its history. The property is considered eligible under NRHP/CRHR A/1 and Local Criteria 3, as it is associated with significant patterns of events in local and regional history.

The medical center was designed by master architect Edward Durell Stone and built by construction company Forsberg and Gregory. The building is an example of the New Formalism style. Stone was born in 1902 in Fayetteville, Arkansas. He attended the University of Arkansas before moving to Boston in 1922. Though he did not earn a degree, Stone attended courses at the Boston Architectural Club (now Boston Architectural College), Harvard University's School of Architecture, and MIT. He moved to New York in 1929 and joined the firm of Schultze & Weaver. While there, he designed the main lobby, grand ballroom, and private dining rooms of the Waldorf-Astoria.

Stone became an early adopter of the New Formalist style, drawing inspiration from his visits to Europe. Stone achieved success nationally and internationally. He lived in New York for the rest of his life, but designed many important buildings throughout the country. Notable works by Stone include the Radio City Music Hall, the US Pavilion at the Brussels World's Fair, the Kennedy Center in DC, the Mandel House in Bedford Hills, NY, Stone retired in 1974 and passed away in 1978. (Edward Durell Stone, Los Angeles Conservancy).

The subject property is an example of the New Formalism style. New Formalism emerged in the United States during the mid-1950s and flowered in the 1960s. The style was a response to the more rigid International style. New Formalism blended elements and design concepts of classicism with the new materials and technologies being used in the International style. Buildings designed in the style exhibited many Classical elements including strict symmetrical elevations, building proportion and scale, Classical columns, highly stylized entablatures and colonnades. Architects Edward Durell Stone, Philip Johnson, and Minoru Yamasaki are considered the foremost architects of the style; they had gained recognition for their work within the International style but were interested in the use of new styles and materials. Stone's New Delhi American Embassy (1954), which blended the architecture of the east with modern western concepts, is regarded as the symbolic start of New Formalism architecture.

The style was used primarily for high-profile cultural, institutional and civic buildings. Within Southern California, the style was primarily used for museums, auditoriums, and college campuses. Examples of the style include the Los Angeles Music Center, the Century Plaza Hotel in Los Angeles, the Ambassador Auditorium in Pasadena, the Ahmanson Center in Los Angeles, and buildings at the University of Southern California, the California Institute of Technology, and Harvey Mudd College in Claremont. While other Modern styles were built to be integrated with nature, New Formalism creates a separation from nature. Properties in this style are typically set on a podium or base, or in a cohesive grouping surrounded by formal landscaped and hardscaped features, drawing a clear distinction between the architecture and the surrounding.

The subject property includes character defining features of the New Formalism style including: a light color with dark accents as seen in the dark tinted windows and signage, the embrace of classical elements as seen in the windows that mimic columns and classical designs at the roofline, and a formal fountain at the front elevation. The building is eligible under NRHP/CRHP Criterion 3/C, and Local Criterion 1 and 7, as it is representative of a New Formalist style building that embodies an outstanding attention to architectural design, detail, craftsmanship, and use of materials. While additions have been added to the parts of the northern, eastern, and southern elevations, the essential form of the original building remains discernible. The important distinctive design elements remain in-place and as a whole, the building maintains adequate integrity from the historic period to convey its significance.

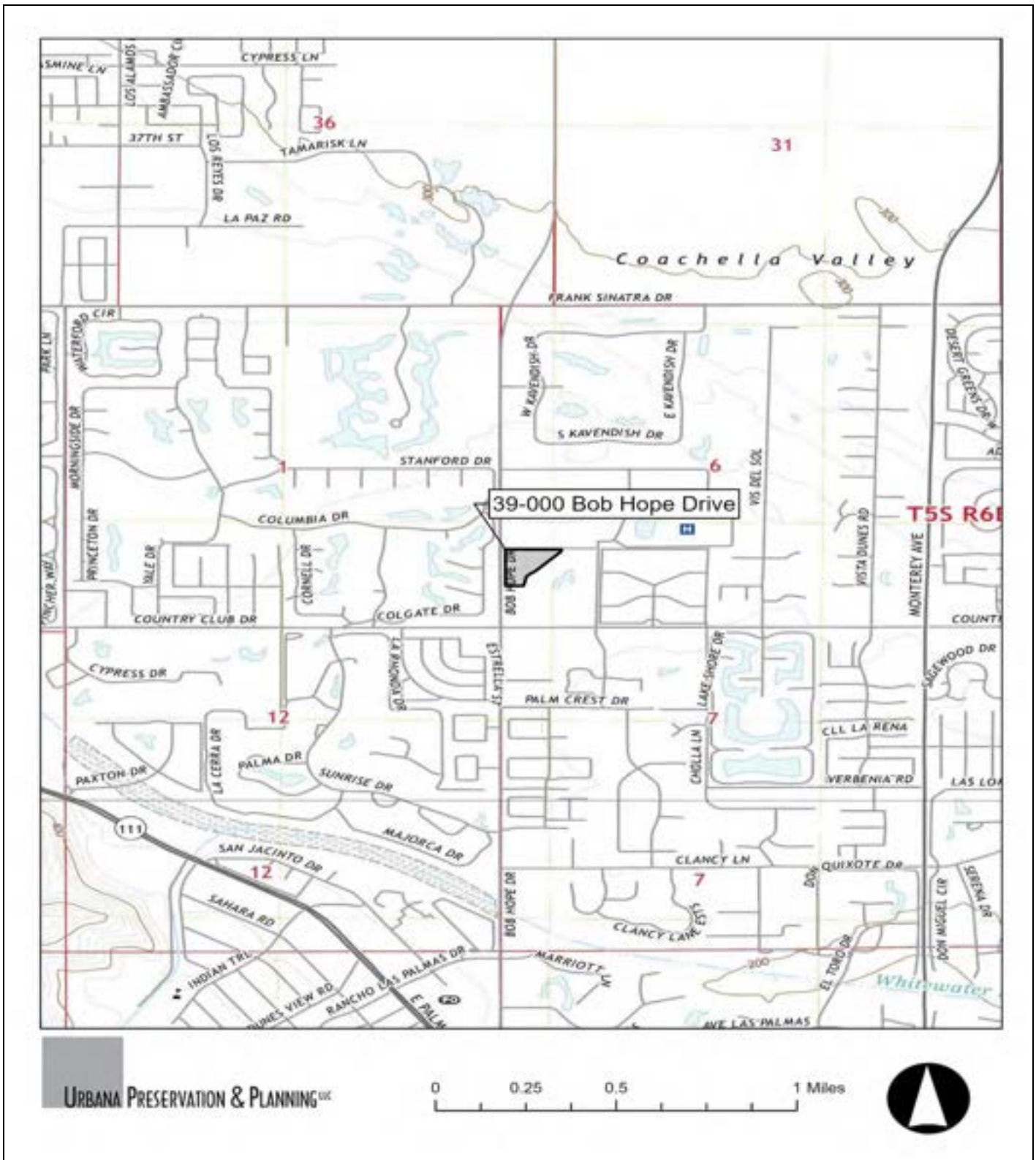
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Eisenhower Medical Center
Original Building
Page 6 of 6

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S2
Other Listings:
Other Listings: Urbana Survey No.: 81

*Map Name: Cathedral City, Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

 Resource name(s) or number (assigned by recorder) *Eisenhower Medical Center*

P1. Other Identifier:

***P2. Location:** ☐Not for Publication ■Unrestricted ***a. County** *Riverside*

***b. USGS 7.5' Quad** **Date:**

***c. Address** *39-000 Bob Hope Drive* **City** *Rancho Mirage* **Zip** *92270*

***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

The first phase of the Eisenhower Medical Center was completed in 1971 on 80 acres of previously undeveloped desert land in the northeast corner of Rancho Mirage. Designed by architect Edward Durrell Stone, the original building faces west and is rectangular, symmetrical, three-stories, and flat-roofed. A broad cornice and parapet decorated with an incised stylized fountain motif distinguishes the roofline. Exteriors are sheathed in smooth stucco. In keeping with the "New Formalism" style of architecture, the building has a temple-like appearance with a series of equally spaced two-story vertical panels suggesting classical columns on second and third floor elevations. Narrow fixed windows of black anodized aluminum are recessed between the panels. A second floor balcony with closed railing mirrors the cornice/parapet in design and decoration. The first floor façade features a more compact series of vertical panels and narrow fixed windows on either side of the center entrance. On axis with the entry, a circular concrete fountain forms the centerpiece of the entrance courtyard, and is flanked

(See Continuation Sheet 3 of 3.)

***P3b. Resource Attributes:** (list attributes and codes) *HP41. Hospital*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
West elevation
August 2002

***P6. Date Constructed/Age and Sources:** ■historic
1971/ Source: Building Plaque

***P7. Owner and Address:**
Eisenhower Memorial Hospital
39000 Bob Hope Drive
Rancho Mirage, CA 92270

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**
Intensive Survey .

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *4S1*

***Resource Name or #:** *Eisenhower Medical Center*

B1. Historic Name: *Eisenhower Medical Center*
B2. Common Name: *Same*
B3. Original Use: *Hospital* B4. Present Use: *Hospital*
***B5. Architectural Style:** *New Formalism*
***B6. Construction History:** (Construction date, alterations, and date of alterations): *Constructed in 1971.*

***B7. Moved?** ■No ☐Yes ☐Unknown **Date:**_____ **Original Location:**_____
***B8. Related Features:**

North and south ponds, entrance fountain, extensive landscaping.

B9a. Architect: *Edward Durrell Stone* b. Builder: *Forsberg and Gregory*

***B10. Significance: Theme** *Country Club Era* **Area** *Rancho Mirage*
Period of Significance: *1951 - 1973* **Property Type:** *Hospital* **Applicable Criteria:** *A, C*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The Eisenhower Medical Center is historically significant for the role it has played in the development of Rancho Mirage and architecturally significant for its association with renowned American architect Edward Durrell Stone. In 1966, entertainer Bob Hope donated 80 acres of his land on Rio Del Sol (now Bob Hope Drive) for a proposed five million dollar medical center, beginning an association with the Hope family that has continued through the present day with Dolores Hope's service on the Board of Directors. Former President Dwight D. Eisenhower agreed to have the new facility named after him. Groundbreaking occurred in 1969, with Bob Hope as Master of Ceremonies. In 1971, the 138-bed Eisenhower Medical Center opened with President Richard Nixon, Vice President Spiro Agnew, Mamie Eisenhower, and California Governor Ronald Reagan officiating. Two years later, the City of Rancho Mirage incorporated, partially in response to local wishes to keep the facility within its borders. The Medical Center is now recognized as the premier medical institution in the Coachella Valley. It

(See Continuation Sheet 3 of 3.)

B11. Additional Resource Attributes: (List attributes and codes)_____
***B12. References:**

City of Rancho Mirage Building Permits
Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.
A Look Back in Time, City of Rancho Mirage booklet, November, 1993, revised January, 1997.
Randall J. Van Vynckt. International Dictionary of Architects and Architecture: Volume 1- Architects. London: St. James Press, 1993.
www.emc.org

B13. Remarks:

Sketch Map

***B14. Evaluator:** *Peter Moruzzi, Leslie J. Heumann, Teresa Grimes*

(This space reserved for official comments.)

***Date of Evaluation:** *September 23, 2002*

***P3a. Description (continued):**

by classically formal landscaping of clipped hedges, trees, and lawns. Originally, four small ponds were positioned around the secondary elevations. Today, only two unequally sized ponds exist due to facility expansion. A vast asphalt parking lot fronts the property on the west side. Complementing, the formality and classicism of the exterior in its design, the interior lobby opens to a three-story atrium with a flat honeycomb ceiling surrounded by small square clerestory windows. The closed railings of the second and third story balconies are scored and perforated to match the honeycomb and clerestory designs. A pair of enormous starburst chandeliers is suspended from the ceiling. The exterior and specified lobby elements appear original and in excellent condition. Newer wings and separate buildings have been constructed to the rear and south of the original hospital building.

***B10. Significance (continued):**

has expanded several times over the last quarter century, with many of its specialty facilities endowed and supported by Rancho Mirage country clubs and residents, including the Betty Ford Center for Chemical Abuse (groundbreaking in 1981), the Barbara Sinatra Center for Abused Children (1986), the Dolores Hope Outpatient Care Center (1986), and the Annenberg Center for Health Sciences (1980).

Edward Durrell Stone was born in Fayetteville, Arkansas in 1902. Stone became primarily associated with an architectural style known as New Formalism, which evolved from the International Style of Modern architecture to incorporate sumptuous materials and decorative details. New Formalism had its roots in classicism where monumental buildings in isolation were highly admired. Stone's formalism developed during his Beaux-Arts education at the Massachusetts Institute of Technology and his apprenticeship in the New York office of Schultze and Weaver. Stone arranged his buildings as large multi-functional central spaces ringed by smaller enclosed rooms of more specific purpose. The Eisenhower Medical Center exemplifies this in the design of the central lobby, which is a large rectangular atrium space rising three stories to the flat clerestoried ceiling. Rooms and corridors radiate from the center space.

The original building of the Eisenhower Medical Center appears eligible for designation as a local landmark under an existing or proposed local ordinance. In addition, the resource may become eligible for separate listing in the National Register of Historic Places when the property becomes old enough to meet the Register's 50-year requirement (a "4S1" National Register Status Code). The Eisenhower Medical Center may become eligible for listing under National Register Criterion A, for significant contributions made to the broad patterns of Rancho Mirage's history, specifically, the property's role in the maturation of Rancho Mirage, and for the service it has performed for residents of the entire Coachella Valley since 1971. The resource may also be eligible for listing under Criterion C, because the original building represents the work of Edward Durrell Stone, a master architect, and is highly representative of his New Formalist design philosophy. It is also Stone's only known Coachella Valley commission and one of a handful of Stone's buildings in California.

Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City, Rancho Mirage Date: 2021 Map Scale: 1;24000
Address: 72-010 Clancy Lane City: Rancho Mirage Zip: 92270
UTM Zone: 11S 554840.92 m E 3734276.62 m N
APN: 682110009

Date Constructed: 1938
Ownership and Address: Paula Paulson Ebert; PO Box 798, Rancho Mirage, CA 92270

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The 72-010 Clancy Lane property was constructed in 1938. In 2002, Leslie Heumann and Associates described the property as a one-story, rectangular, symmetrical residence with a vernacular appearance that illustrates the transition from ranch style to modern design. The residence has a medium-pitched, side-gabled roof with exposed rafters with eaves caps. The home is constructed of concrete blocks with extended wood lintels around the windows and doors. There is an interior chimney at the ridgeline. It appears that since the 2002 survey, the fixed and multi-pane casement steel windows were replaced with vinyl sliding windows, the non-original glazed door was replaced with a wooden front door, and the roofing material has been replaced. Other changes since 2002 include exterior paint to the chimney bricks and roofline, and the open eave ends have been covered with eave caps.In 2003, a permit was issued to construct a 40-foot length, six-foot high garden block wall (Permit No. B0302446). In 2004, a permit was issued to install a spa with waterfall, a BBQ, and a fire pit at the property (Permit No. B0400375). In 2005, a permit was issued to construct a 30-foot length garden wall (Permit No. B0500589). **See Continuation Sheet for Additional Information.**



View of south (front) elevation. (72-010 Clancy Lane_2)

Updated Primary Record Information Continued:



View of south (front) elevation. (72-010 Clancy Lane_1)



View of south (front) elevation. (72-010 Clancy Lane_3)

Updated Building, Structure, Object Information Continued:

The prior 2002 survey evaluated the residence as a status code 5S1: Individual property that is listed or designated locally. The correct status code that should have been assigned in 2002 is 5S3: appears to be individually eligible for local listing or designation through survey evaluation. The prior survey evaluated the subject property as historically significant for its association with the Clancy family and architecturally significant for its representation of an early Desert Vernacular style building in Rancho Mirage. The current survey finds the subject property is associated with the theme of the Early Agricultural and Residential Period (1924-1951). It is also associated with the new Rancho Mirage Architectural Styles (1934-1980s) theme and but it is not considered a significant representative example of a known architectural style in the community. The 2024 evaluation found that the property should be assigned the 5S2 status code - individual property that is eligible for local listing or designation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

The subject property was constructed in 1938. The earliest known owners were Frank B. and R.L. Clancy. Clancy Lane, the location of the subject property, is named after the Clancy family. Frank Clancy was the son of Merrill C. Clancy, well known real estate developer and builder (The Arizona Republic, Mar 30, 1949, Page 17). Clancy was born in Evanston, IL. Frank Clancy first came to Rancho Mirage in the 1930s, though the family's main residences were in Santa Monica, CA and Kalamazoo, MI. He passed away while living at the subject property in 1975. Clancy and his wife Helen had one son, Robert Clancy (The Desert Sun, March 06, 1975, Page 2; Deseret News, Apr 25, 1942 ·Page 22). The Clancy family was identified as living at the subject property in 1954. While Frank Clancy was identified as living in Rancho Mirage by 1942, there is no indication that they were the original owners of the property (Palm Springs Limelight-News, November 06, 1942, Page 15).

The subject property is a Desert Vernacular style home built in a simplistic design. The home is one of the earliest in Rancho Mirage, dating to prior to World War II. While Rancho Mirage had begun to develop residential neighborhoods in the 1930s, development stalled during the Great Depression and World War II. Much of the area's development occured after the war. As one of the few homes constructed in the pre-war era, the home is representative of Rancho Mirage's early development. As such, the property is eligible under NRHP/CRHP A/1 and Local Criterion 3 for being representative of the development of the city. The property is associated with the Clancy family who were early settlers in Rancho Mirage. While the Clancy family does not rise to the necessary level of state or national historical significance, they are considered locally significant and are eligible under Local Criterion 5. As the dwelling has not been substantially altered, it maintains adequate integrity from the historic period to convey its significance.

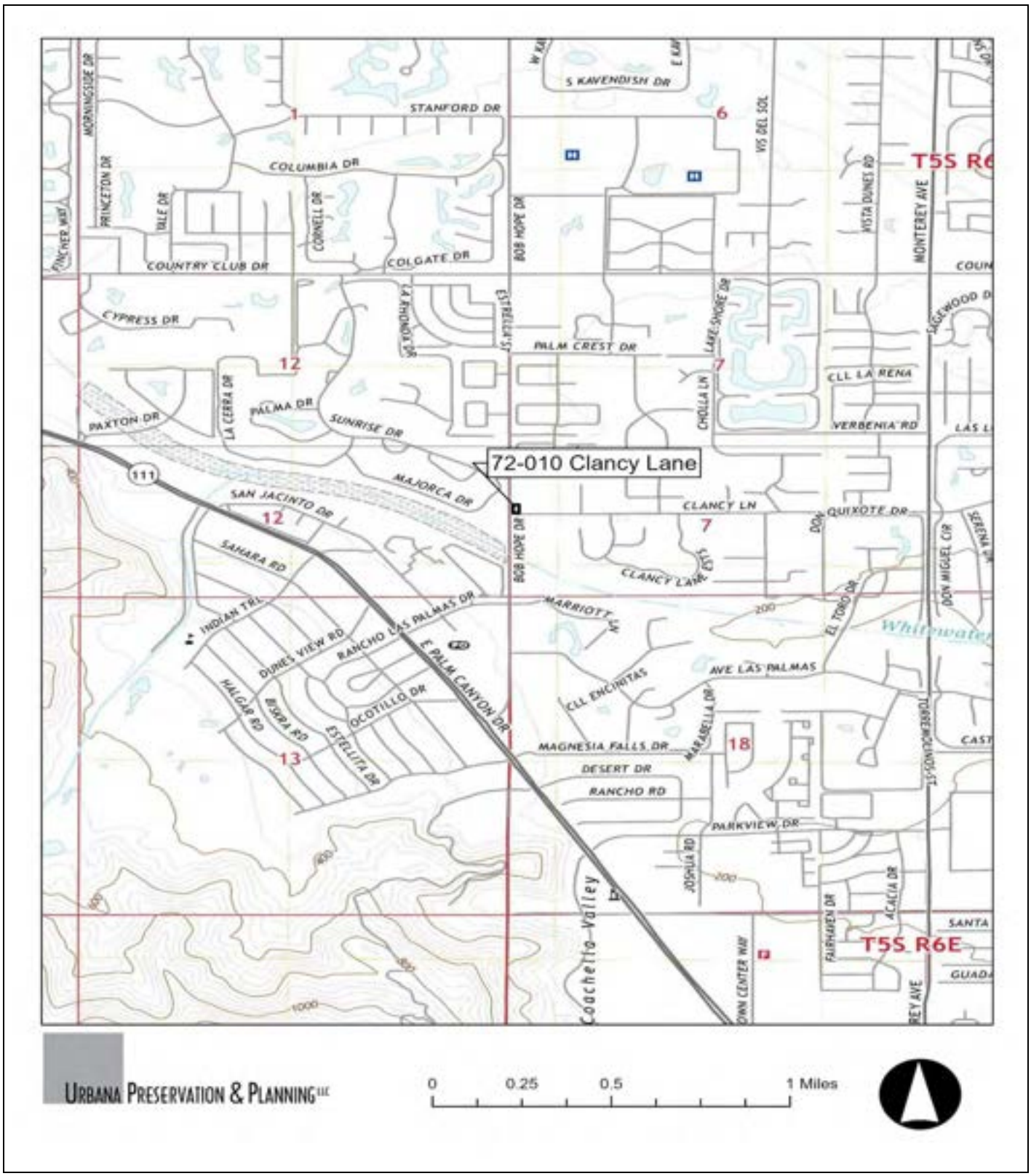
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Clancy Residence
Page 4 of 4

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S2
Other Listings:
Other Listings: Urbana Survey No.: 82

*Map Name: Cathedral City, Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



URBANA PRESERVATION & PLANNING LLC

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

 Resource name(s) or number (assigned by recorder) *Clancy Residence*

P1. Other Identifier:

***P2. Location:** ☐Not for Publication ■Unrestricted ***a. County** *Riverside*

***b. USGS 7.5' Quad** **Date:**

***c. Address** *72-010 Clancy Lane* **City** *Rancho Mirage* **Zip** *92270*

***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Built in 1938, this is a one-story, rectangular, symmetrical residence whose vernacular appearance illustrates the transition from ranch style to modern design. A medium-pitched, side-gabled roof with exposed rafters beneath deep eaves caps the south-facing house. The 1,539 square foot, two bedroom, one bathroom residence is of concrete block construction. Windows are fixed and multi-pane steel casement with extended wood lintels. The front entrance is wood-framed with a non-original glazed door and, like the windows, is surmounted by an extended wood lintel. An interior chimney is centered along the ridgeline. The property, located on the busy corner of Bob Hope Drive and Clancy Line, is surrounded by a non-original concrete block wall, and contains a detached, single-car garage east of the house. A mature tree in the front yard partially shades the residence. According to building records, a portion of the house was demolished and reconstructed for the widening of Bob Hope Drive, although this may refer to the small structure on the northwest corner of the property. The house is in good condition.

***P3b. Resource Attributes:** (list attributes and codes) *HP2. Single-family Property*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
South elevation
August 2002

***P6. Date Constructed/Age and Sources:** ■historic
1938/ Source: Metroscan

***P7. Owner and Address:**
William J. Ebert
74001 Reserve Drive
Indian Wells, CA 92210

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.,
Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**
Intensive Survey .

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #_____
HRI#_____

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *5S1*

***Resource Name or #:** *Clancy Residence*

B1. Historic Name: *Unknown*
B2. Common Name: *Clancy Residence*
B3. Original Use: *Single-family Residence* B4. Present Use: *Single-family Residence*

***B5. Architectural Style:** *Vernacular Modern*

***B6. Construction History:** (Construction date, alterations, and date of alterations): *Constructed in 1938.*
Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.
September 22, 1976. Reroof.
April 10, 1995. Reroof.
August 20, 1999. Demo and reconstruction of portion of Lowe properties house to clear right of way for Bob Hope Dr. widening.

***B7. Moved?** ■No ☐Yes ☐Unknown **Date:**_____ **Original Location:**_____

***B8. Related Features:**

None.

B9a. Architect: *Unknown* b. Builder: *Unknown*

***B10. Significance: Theme** *Agricultural and Early Residential Era* **Area** *Rancho Mirage*
Period of Significance: *1924 - 1950* **Property Type:** *Single-family Residence* **Applicable Criteria:** *B, C*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The Clancy Residence is historically significant for its association with a pioneer Rancho Mirage family and architecturally notable for its representation of an early Rancho Mirage building type. According to city records, the house was constructed in 1938. The 1954 Palm Springs directory lists the owners as F. B. and R. L. Clancy (prior to 1954, there were no address listings for the Rancho Mirage area in the directories). F. B. Clancy was involved in real estate. Clancy Lane was named after the Clancy family, although it is not clear if this house was one of the early Clancy family properties or a later investment. The Clancy family constructed the first home in the "Rancho del Sol Estates" in 1932.

(See Continuation Sheet 3 of 3.)

B11. Additional Resource Attributes: (List attributes and codes)_____

***B12. References:**

City of Rancho Mirage Building Permits
City of Rancho Mirage, A Look Back In Time, 1993, rev. 1997.
Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.
1954 Palm Springs Directory.

B13. Remarks:

***B14. Evaluator:** *Peter Moruzzi, Teresa Grimes, Leslie Heumann*

(This space reserved for official comments.)

Sketch Map

***Date of Evaluation:** *September 23, 2002*

***B10. Significance (continued):**

This is a good and intact example of typical 1930s and 1940s residential building type that appears in the early Rancho Mirage neighborhoods of Clancy Lane, Magnesia Falls, and San Jacinto Drive. Characteristic elements include concrete block construction, a low-pitched roof, and virtually no applied ornamentation. A distinguishing feature of the design is the use of extended wood lintels above the windows and the main entrance. While the thick concrete block walls, lintels, and exposed rafters suggest adobe influenced ranch style design, the steel casement windows and lack of decoration look forward to the Modern aesthetic.

The property appears eligible for listing under an existing or proposed local ordinance for its representation of the early years in the community of Rancho Mirage, but does not appear eligible for listing in the National Register of Historic Places (a "5S1" National Register Status Code).

Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City Date: 2021 Map Scale: 1;24000
Address: 36-468 Sandsu Circle City: Rancho Mirage Zip: 92270
UTM Zone: 11S 552680.53 m E 3738303.46 m N
APN: 674110010

Date Constructed: 1958
Ownership and Address: Dennis M Sullivan, Torrewanda M Sullivan; 20227 Princeton Ave, Riverside, CA 92507

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The 36-468 Sandsu Circle property, designed by architects Daniel Palmer and William Krisel, was constructed in 1958. In 2002, Leslie Heumann and Associates described the residence as a Modern one-story home with a butterfly roof and eaves that fold over to become sunshades on the north and south elevations. The exterior is clad in medium-smooth stucco, vertical boards, and rock veneer. The residence features fixed, clerestory, and steel-fixed casement windows, and sliding glass doors that lead to the rear patio and swimming pool. There does not appear to have been any significant alterations to the residence since the 2002 survey.

In 2013, a permit was issued to replace the electrical service panel (Permit No. B1301256). In 2021, a permit was issued for a sewer hook up (Permit No. B2101685). **See Continuation Sheet for Additional Information.**



View of west (front) elevation. (36-468 Sandsu Circle_3)

Updated Primary Record Information Continued:



View of west (front) elevation. (36-468 Sandsu Circle_2)



View of west (front) elevation. (36-468 Sandsu Circle_6)

Updated Building, Structure, Object Information Continued:

The prior 2002 survey evaluated the residence as status code 4S1: may become eligible for NR as separate when it becomes old enough (this status code no longer exists and is the equivalent of 7N1: Needs to be reevaluated – may become eligible for NR with restoration or when meets other specific conditions). The prior survey identified the residence as architecturally significant as an example of a Palmer and Krisel designed desert tract home. The home is more specifically identified as a Contemporary style tract home. The prior survey indicated that the home is historically significant under Criteria A as it represents a specific period of development in which moderately priced residential properties were first developed and sold in the area. The current survey finds the residence is associated with the theme of Residential Subdivisions and Cooperatives (1951-1973). It is also associated with the new Rancho Mirage Architectural Styles (1934-1980s) theme and but it is not considered a significant representative example of a known architectural style in the community. The 2024 evaluation found that the property should be assigned the 5S2 status code - individual property that is eligible for local listing or designation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

The home was designed by the architecture firm Palmer and Krisel, and was part of a housing tract built by the Maus and Holstein developers. The homes in this tract were slightly enlarged versions of Palmer and Krisel designed homes, originally built in Palm Springs. The tract was part of the trend started in the late 1950s that introduced more mid-priced Modern tract homes to the Coachella Valley. The homes, which featured air conditioning and attractive modern designs, helped usher in an era of year round desert living. The home was previously identified as one of sixteen homes built in the tract, and as one of the only unaltered homes in the tract. As such the home is considered eligible under NRHP/CRHR Criteria A/1 and Local Criteria 3; the home represents the a particular era of development in Rancho Mirage, in which the city began to shift from a weekend retreat destination to a year round residential community. As the dwelling has not been substantially altered, it maintains adequate integrity from the historic period to convey its significance.

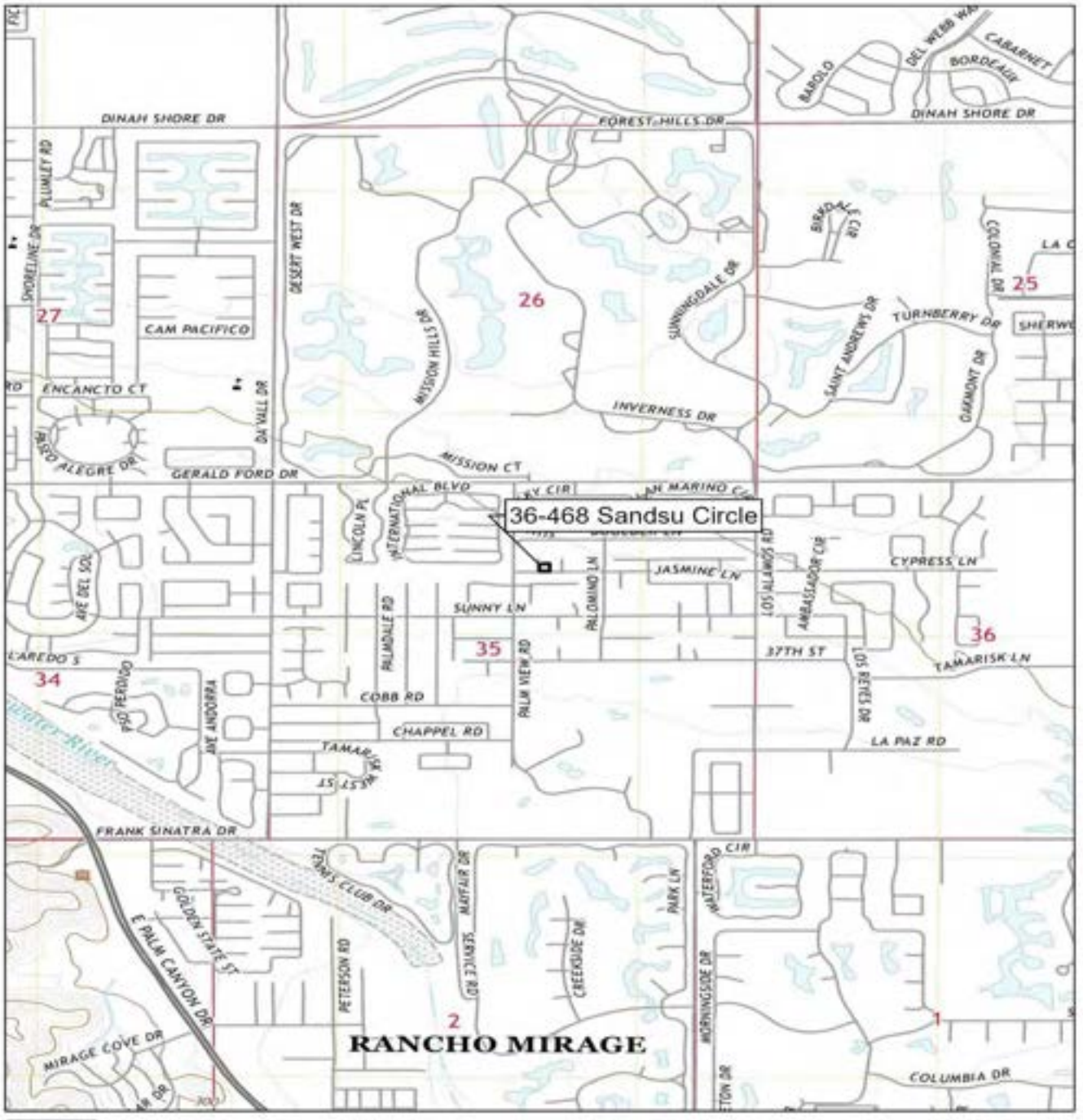
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Nestor Residence
Page 4 of 4

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S2
Other Listings:
Other Listings: Urbana Survey No.: 83

*Map Name: Cathedral City *Scale: 1:24,000 *Map Date: 2021



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Page *1* of *3* **Resource name(s) or number** (assigned by recorder) *Nestor Residence*

P1. Other Identifier:

***P2. Location:** ☐Not for Publication ■Unrestricted ***a. County** *Riverside*

***b. USGS 7.5' Quad** **Date:**

***c. Address** *36-468 Sandsu Circle* **City** *Rancho Mirage* **Zip** *92270*

***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Designed in 1958 by architects Daniel Palmer and William Krisel, this Modern one-story residence is capped with a butterfly roof with eaves that fold over to become sunshades on north and south elevations. The west-facing residence is 1,748 square feet, with three bedrooms and 1.75 bathrooms set on .23 acres. Medium-smooth stucco, vertical boards, and rock veneer sheathe the exteriors. Windows are fixed, clerestory, and steel-framed casement. Sliding glass doors open onto the rear patio and swimming pool. A perpendicular rough-hewn rock wall extends past the roofline towards the street north of the entrance. A similar wall is located on the northwest corner parallel to the house. Deep eaves shade large expanses of west-facing glass. A square wood post supports the projecting beam at the center of the butterfly roof directly south of the recessed entrance porch. A narrow sidelight is north of the wood front door. An exterior square concrete block chimney is on the south elevation. The projecting double carport features a flat roof with wood post and beam supports and corrugated plywood panels. The rear elevation boasts extensive ceiling-to-floor glazing. The original plans included an interior garden atrium open to the sky. Desert landscaping of gravel, rocks, cacti, and drought resistant shrubs surround the house, which appears original and in excellent condition.

***P3b. Resource Attributes:** (list attributes and codes) *HP2. Single-family Property*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
West elevation
August 2002

***P6. Date Constructed/Age and Sources:** ■historic
1958/ Source: Metroscan

***P7. Owner and Address:**
Elsie M Sullivan Trustee
401 Pershing Drive
Playa Del Rey, CA 90293

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**
Intensive Survey.

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *4S1*

***Resource Name or #:** *Nestor Residence*

B1. Historic Name: *Nestor Residence*
B2. Common Name: *Same*
B3. Original Use: *Single-family Residence*
B4. Present Use: *Single-family Residence*

***B5. Architectural Style:** *Modern*

***B6. Construction History:** (Construction date, alterations, and date of alterations): *Constructed in 1958. Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973. October 15, 1993. 58 linear foot block wall.*

***B7. Moved?** ■No ☐Yes ☐Unknown **Date:**_____ **Original Location:**_____

***B8. Related Features:**

None.

B9a. Architect: *Palmer and Krisel*
b. Builder: *Maus and Holstein*

***B10. Significance: Theme** *Country Club Era* **Area** *Rancho Mirage*
Period of Significance: *1951-1973* **Property Type:** *Single-family Residence* **Applicable Criteria:** *A*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

This house is architecturally significant as an example of a Palmer and Krisel designed desert tract home. The twelve houses located on adjacent Sandsal and Sandsu Circles were based on the virtually identical designs and floor plans originally drawn by Palmer and Krisel for the Alexander Company's Palm Springs tract developments. In Rancho Mirage, the firm of Maus and Holstein were the developers of these residences. Constructed in 1958, this home was owned by Jim and Bobbylee Nestor.

In the late 1950s, Robert Alexander believed that there was an unmet demand for moderately priced second homes in the desert. He was convinced that well-designed Modern tract houses with amenities such as built in appliances, swimming pools, and landscaping would sell. In fact, the homes sold immediately and were a huge success. Palmer and Krisel went on to plan and design many tract developments built by the Alexander Company in the Coachella Valley, with an output totaling several thousand units.

(See Continuation Sheet 3 of 3.)

B11. Additional Resource Attributes: (List attributes and codes)_____

***B12. References:**

Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.
Interview with William Krisel, November 15, 2002.
1961 Palm Springs "Yellow Book" Directory.
City of Rancho Mirage Building Permits.

B13. Remarks:

***B14. Evaluator:** *Peter Moruzzi, Teresa Grimes, Leslie Heumann*

(This space reserved for official comments.)

Sketch Map

***Date of Evaluation:** *September 23, 2002*

***B10. Significance (continued):**

Partners Dan Palmer and William Krisel were graduates of the University of Southern California School of Architecture. Beginning in 1956, Palmer and Krisel were associated with developers George and Robert Alexander. Their first tract of 39 homes was built in the Twin Palms section of Palm Springs, south of Highway 111. Says author and critic Alan Hess, "Krisel used post-and-beam construction methods as he oversaw the Palm Springs projects. Butterfly roofs, natural stone walls, patterned concrete block, clerestory windows, carports – these designs showed that Modern could be a successful commodity in the housing market." Because of air-conditioning, a standard feature of each tract, "Alexander homes helped to usher in the era of year-round desert living," says Hess. Although the floor plans were essentially identical, the 1,600 square foot houses were available in a range of rooflines and facades, which gave each neighborhood a varied street appearance. Other desert projects included the residential subdivisions of Vista Las Palmas, Racquet Club Estates, Kings Point at Canyon Country Club, and Sandpiper in Palm Desert. In Rancho Mirage, for developers Maus and Holstein, Palmer and Krisel used their Twin Palms floor plan, slightly enlarged, and three roof configurations in the construction of sixteen houses on adjacent cul-de-sacs. Hess concludes, the Palmer and Krisel tracts "display the hopefulness and easy lifestyle of Modernism in the 1950s as it spread to a general audience." According to William Krisel, he and Palmer maintained ownership of the house plans and designs, which is why the Rancho Mirage tract of houses built by Maus and Holstein are so similar in form to the Alexander tract homes.

The property is an exceptionally fine and well-preserved example of Palmer and Krisel's work in Rancho Mirage. It is representative of a trend that was highly influential in the development of Rancho Mirage in the late 1950s and early 1960s as a viable community of second homes for middle-income buyers. This grouping of 16 tract houses was an excellent example of that trend, and this property is one of the few houses in the tract that has retained its original appearance. Additionally, the Palmer and Krisel designs are architecturally noteworthy for their clean lines, excellent floor plans, indoor/outdoor orientation, and attention to detail. As the best remaining example of the houses in the tract, the Nestor Residence may qualify for separate listing in the National Register of Historic Places. Additionally, the property would qualify for designation under an existing or proposed local ordinance (a "4S1" National Register Status Code).

Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City Date: 2021 Map Scale: 1;24000
Address: 37-174 Palm View Road City: Rancho Mirage Zip: 92270
UTM Zone: 11S 552608.35 m E 3737737.51 m N
APN: 674260013

Date Constructed: 1962
Ownership and Address: Thomas C Lupacchini, Dorothy N Lupacchini; 10660 Senda Acurio, San Diego, CA 92130

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The 37-174 Palm View Road property was constructed in 1961. The residence is located within the Tamarisk Country Club. In 2002, Leslie Heumann and Associates described the residence as a one-story, flat-roofed Modern style home. The home more specifically resembles a Desert Modernist style residence. The exterior of the residence is clad in medium-smooth stucco and white wash brick, with an interior chimney that intersects the flat roof. At the front elevation there are large metallic, double doors at the entrance. A high privacy fence connects to the residence. The sunshades that were seen at the rear elevation during the 2002 survey have since been removed. The colorful sculpture mentioned in the 2002 survey documentation appears to have since been removed. A different sculpture has been installed alongside the pool. There does not appear to have been any significant alterations to the residence since the 2002 survey.

Permits provided by the City include:
- Electrical work in 2004 (Permit No. B0402512)
- Reroof of dwelling in 2005 (Permit No. B05000600)
- Addition/Remodel in 2006 (Permit No. B0600246)
- Electrical work in 2006 (Permit No. B0600575)

See Continuation Sheet for Additional Information.

Updated Primary Record Information Continued:



View of west (front) elevation. (37-174 Palm View Road_5)



View of west (front) elevation. (37-174 Palm View Road_4)

Updated Primary Record Information Continued:



View of west (front) elevation. (37-174 Palm View Road_6)



View of east (rear) elevation. (37-174 Palm View Road_8)

Updated Building, Structure, Object Information Continued:

The prior 2002 survey evaluated the subject property as status code 5S3: Appears to be individually eligible for local listing or designation through survey evaluation. The current survey found the dwelling is associated with the theme of the Country Club Era (1951-1973). It is also associated with the new Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community. The 2024 evaluation found that the property should be assigned the 5S3 status code - appears to be individually eligible for local listing or designation through survey evaluation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

The home has undergone several alterations as indicated in the prior survey, however, it maintains association with the theme of Country Club development in Rancho Mirage. The home was constructed in the Tamarisk Country Club and maintains several original features of a Desert Modernist style home constructed in this era. The home exhibits character defining features of the home including an asymmetrical plan, central entryway with no porch, high privacy walls surrounding the home, a flat roof, broad expanses of uninterrupted wall surfaces, and an attached garage under main roof.

The single-family residence is considered eligible under NRHP/CRHR Criterion C/3 as the property individually embodies the distinctive characteristics of a Desert Modernist style home constructed within Rancho Mirage in the 1960s. The property is also eligible under Local Register Criteria 1 and 7 as it is representative of a Contemporary style home that embodies an outstanding attention to architectural design, detail, craftsmanship, and use of materials. The dwelling has been altered, but maintains adequate integrity from the historic period to convey its significance.

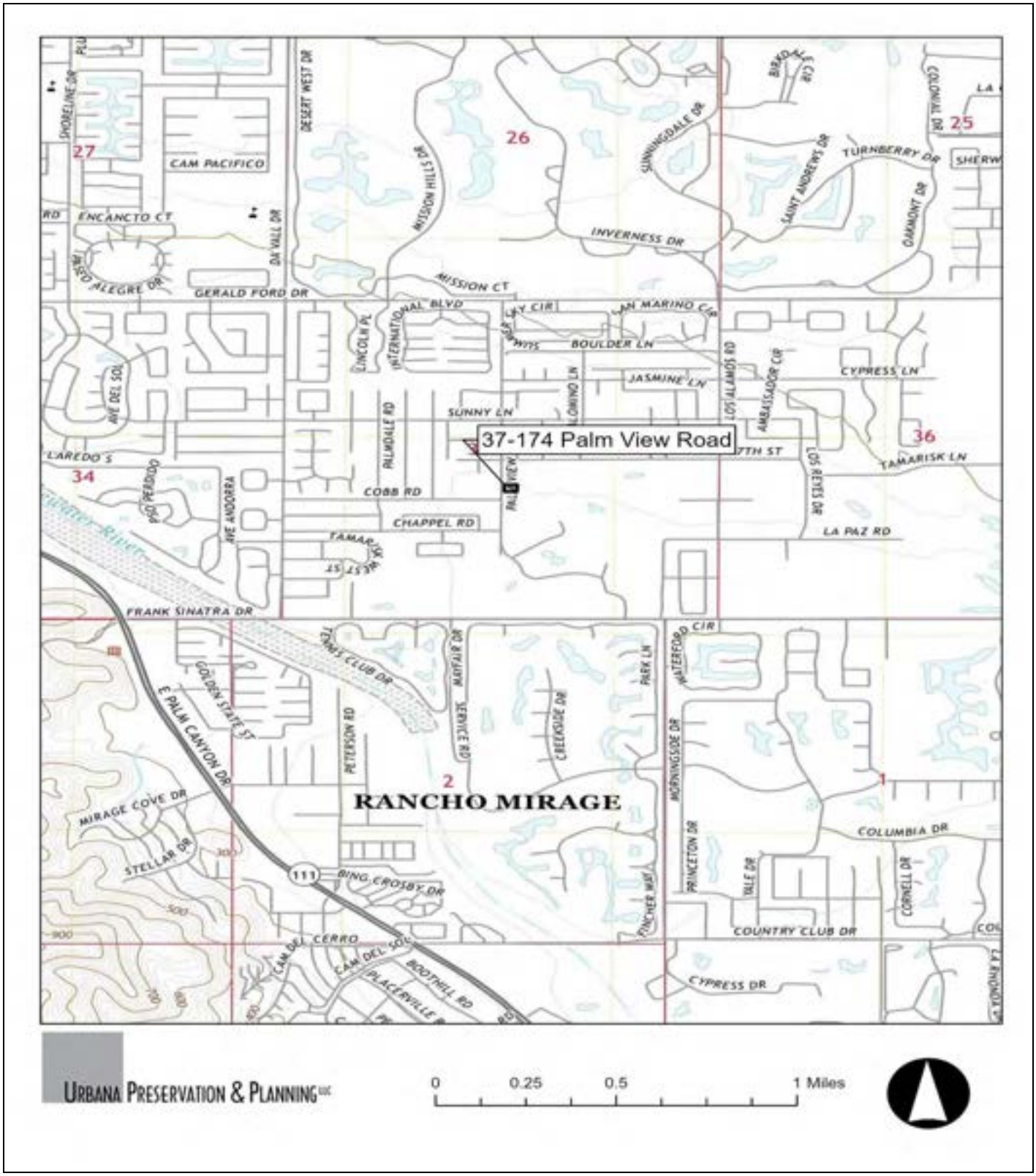
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: McMillan Residence
Page 5 of 5

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings:
Other Listings: Urbana Survey No.: 84

*Map Name: Cathedral City *Scale: 1:24,000 *Map Date: 2021



URBANA PRESERVATION & PLANNING LLC

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Page _1_ of _2_ **Resource name(s) or number** (assigned by recorder) *McMillan Residence*

P1. Other Identifier:
***P2. Location:** ☐Not for Publication ■Unrestricted ***a. County** *Riverside*
***b. USGS 7.5' Quad** **Date:**
***c. Address** *37-174 Palm View Drive* **City** *Rancho Mirage* **Zip** *92270*
***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

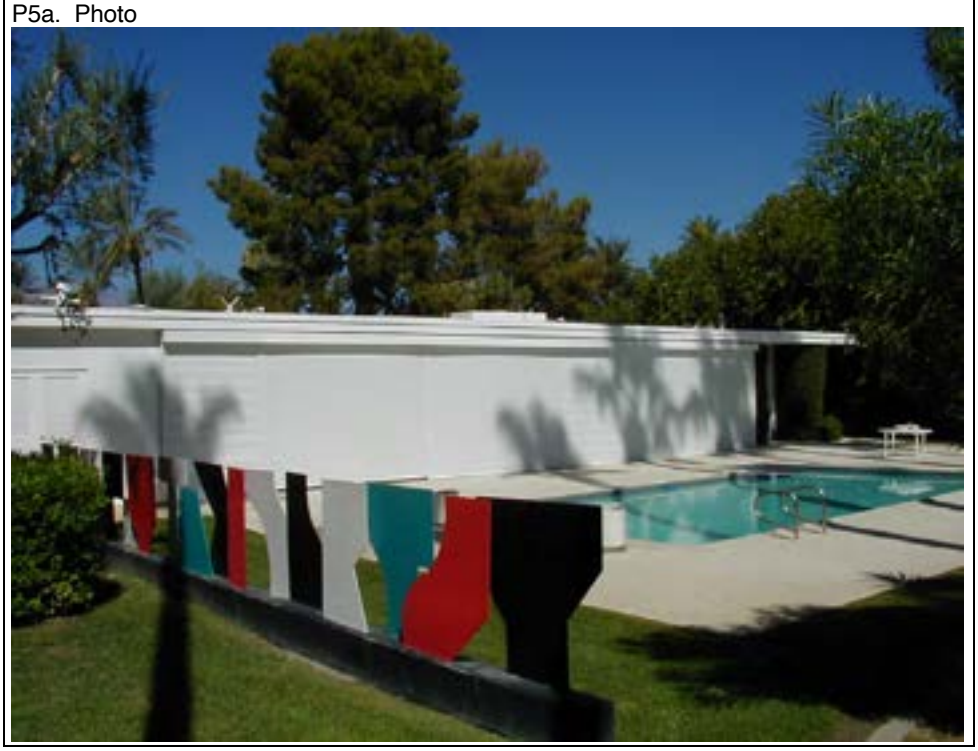
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Constructed in 1961, this one-story, flat-roofed rectangular house faces west. The residence is 4,711 square feet, with three bedrooms and 3.75 bathrooms on .44 acres. The primary (rear) elevation opens onto the 3rd fairway of the Tamarisk Country Club golf course. Medium-smooth stucco sheathes the exteriors. White reflective window shades obscure the rear windows and doors opening to the concrete patio and rectangular swimming pool. An interior chimney appears towards the middle of the flat roof. A colorful metal sculpture is located on the lawn south of the swimming pool near the property line. Landscaping consists of lawns, bushes, cacti, and mature trees. Building permits indicate that the house has experienced a number of alterations and additions, yet the house still appears to retain its original Modern design. It is in good condition.

***P3b. Resource Attributes:** (list attributes and codes) *HP2. Single-family Property*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
East elevation
August 2002

***P6. Date Constructed/Age and Sources:** ■historic
1961/ Source: Metroscan

***P7. Owner and Address:**
Hortense G. Singer
1000 North Lake Shore Drive
Chicago, IL 60611

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**
Intensive Survey .

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ☐Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (list)

State of California — The Resources Agency **Primary #**_____
DEPARTMENT OF PARKS AND RECREATION **HRI#**_____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page *2* **of** *2* ***NRHP Status Code** *5S3*

***Resource Name or #:** *McMillan Residence*

B1. Historic Name: *Unknown*
B2. Common Name: *McMillan Residence*
B3. Original Use: *Single-family Residence* B4. Present Use: *Single-family Residence*
***B5. Architectural Style:** *Modern*
***B6. Construction History:** (Construction date, alterations, and date of alterations): *Constructed in 1961.*
Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.
July 21, 1980. Addition. Value: $10,000.
March 28, 1981. Reroof.
June 4, 1985. Addition to alter dwelling. Value: $30,000.
February 27, 1990. Reroof.
April 28, 1997. Reroof.
June 14, 1993. Addition.

***B7. Moved?** ■**No** □**Yes** □**Unknown** **Date:**_____ **Original Location:**_____
***B8. Related Features:** *None.*

B9a. Architect: *Unknown* b. Builder: *Unknown*

***B10. Significance: Theme** *Country Club Era* **Area** *Rancho Mirage*
Period of Significance: *1951-1973* **Property Type:** *Single-family Residence* **Applicable Criteria:** *C*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

This property is architecturally noteworthy as a representative example of a flat-roofed Modern residence built with its primary orientation towards rear golf course views. Despite alterations, the house continues to retain its integrity of exhibiting the clean lines and flat roof characteristic of the Modern style. It was constructed in 1961 by an unknown architect and/or contractor; the owner in 1965, according the Palm Springs Directory, was John S. McMillan. Although the resource does not appear eligible for listing in the National Register of Historic Places or for designation under an existing or proposed local ordinance, it is of local interest (a "5S3" National Register Status Code).

B11. Additional Resource Attributes: (List attributes and codes)_____
***B12. References:**

Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.
Interview with Dr. Henry L. Jaffe, October 22, 2002.
1965 Palm Springs "Yellow Book" Directory.
City of Rancho Mirage Building Permits.

B13. Remarks:

***B14. Evaluator:** *Peter Moruzzi, Teresa Grimes, Leslie Heumann*

***Date of Evaluation:** *September 23, 2002*

(This space reserved for official comments.)

Sketch Map

Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City Date: 2021 Map Scale: 1;24000
Address: 37-500 Palm View Road City: Rancho Mirage Zip: 92270
UTM Zone: 11S 552614.29 m E 3737426.51 m N
APN: 674291006

Date Constructed: 1977
Ownership and Address: Joseph R Mantello; 200 Park Avenue S, FL 8, New York, NY 10003

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The 37-500 Palm View Road property, designed by architect William Cody, was constructed in 1977. The residence is located within the Tamarisk Country Club. In 2002, Leslie Heumann and Associates described the residence as a one-story, flat-roofed home with an "L"-shaped form, sheathed in slumpstone and medium-smooth stucco. A high privacy wall and planter surrounds the front elevation. There is a large entrance gate consisting of double doors and sidelights of opaque glass. Since the 2002 survey, it appears there have been alterations to the privacy wall adjacent to the front entryway. The slumpstone wall has been built up adjacent to the entry door and extending over the entry. It is difficult to determine alterations to the front elevation due to the high privacy walls, however, it does not appear that there have been other alterations to the front elevation except the wall adjacent to the entry and exterior paint.

Permits provided by the City include:
- Addition/Remodel in 2003 (Permit No. B0300296)
- Addition/Remodel in 2008 (Permit No. B0800240)
- Reroof dwelling in 2010 (Permit No. B1000886)
- Encroachment construction in 2011 (Permit No. E1100214)
- Solar installation in 2015 (Permit No. B1500207)
- Solar installation in 2021 (Permit No. B2101748)
- Addition/Remodel in 2021 (Permit No. B2100650)
- Pool & spa work in 2022 (Permit No. B2202218)
- block wall construction in 2022 (Permit No. B2202520)

See Continuation Sheet for Additional Information.

Updated Primary Record Information Continued:



View of east (rear) elevation. (37-500 Palm View Road_7)



View of east (rear) elevation. (37-500 Palm View Road_6)

Updated Primary Record Information Continued:



View of west (front) elevation. (37-500 Palm View Road_2)



View of west (front) elevation. (37-500 Palm View Road_1)

Updated Building, Structure, Object Information Continued:

The prior 2002 survey evaluated the property as status code 5S1: Individual property that is listed or designated locally. The correct status code that should have been assigned in 2002 is 5S3: appears to be individually eligible for local listing or designation through survey evaluation. The prior survey identified the residence as an example of the mature style of architect WIlliam Cody. The residence was constructed in 1973, at the later end of Cody's career. The home is identified as an example of Cody's Desert Modernism style. The current survey associates the residence with the theme of the Country Club Era (1951-1973). It is also associated with the new Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community. The 2024 evaluation found that the property should be assigned the 5S2 status code - individual property that is eligible for local listing or designation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

William Francis Cody (1916-1978) is designed the subject property in 1977. Born in Dayton, Ohio, in 1916, Cody's family relocated to California in 1930. While attending Beverly Hills High School, Cody designed and built stages for school plays prior to his graduation in 1932. Following high school, he graduated from Santa Monica Junior College in 1939 and enrolled in the College of Architecture and Fine Arts at the University of Southern California. He graduated from USC in 1942. During his time at Santa Monica Junior College and USC, Cody worked for architects, Heath Wharton and Asa Hudson. Following his graduation, Cody worked for several engineering and architecture firms in California, including Cliff May whom he worked for in 1944. In 1945, Cody's firm was hired to alter the Desert Inn in Palm Springs. Following the Desert Inn project, Cody began working independently in California and Arizona by 1946.

In 1946, William F. Cody moved to Palm Springs permanently and received his first independent commission to design the Del Marcos Hotel, which earned him an award in 1949 from the California chapter of the American Institute of Architects. In 1947, he was hired to convert the Thunderbird Dude Ranch, originally constructed in 1936, to the Thunderbird Country Club. His work at Thunderbird led to future commissions at other clubhouses, recreational facilities, and residential developments, at locations throughout Palm Desert, such as the Eldorado Country Club, Tamarisk Country Club, the Racquet Club, the Tennis Club, and the Seven Lakes Clubhouse. In Palm Springs, Cody was one of the architects, with Wexler & Harrison and Philip Koenig, to design the Spa Bathhouse and Spa Hotel. In 1952, Cody designed the Horizon Hotel.

In the Coachella Valley, he was responsible for several notable Modernist style residential designs including the Perlberg, Shamel, and Abernathy residences in Palm Springs. Throughout his career, he designed commercial and residential properties throughout California, Arizona, Texas, Cub, and Mexico. He was inducted into the College of Fellows of the AIA in 1965. Some of his final projects included St. Theresa's Catholic Church in 1968 and the Palm Springs Library Center in 1972. In 1973, he suffered a severe stroke which caused him to end his architectural career. He died in 1978 and today is considered one of the most important architects in the Desert Modernism movement.

The development of country clubs coincided with the construction of custom residential and commercial properties within their boundaries. Booming post-war development within these country clubs helped shape what is now commonly referred to as 'Desert Modernism', a distinct subtype of the International style of architecture that incorporated modern materials, techniques, and floor plans with the unique requirements of building within a desert environment. The typical characteristics of Desert Modernism included large expanses of floor-to-ceiling glass walls sheltered by deep overhangs extending from flat roofs and flowing interior floor plans that merged gracefully with the outdoors. Often oriented to the rear, where most decorative flourishes could be visible from the fairways of the country clubs, Desert Modernist houses in Rancho Mirage often had a rear swimming pool and expansive golf course views and multiple points of outdoor access while front elevations were often constructed to be unassuming and often shielded for privacy, with only clerestories and obscured glass panels adjacent to the entries providing light. These houses were often light, with roofs floating above glass walls and clerestories, and ceilings supported by thin steel or wood posts. In addition to glass, exterior materials included stucco, wood, slumpstone, and natural rock that often mirrored the desert environment. The subject property features character defining features of the Desert Modern style, including a flat roof, interaction with the outdoor space, and the use of glass, stucco, and slumpstone.

Updated Building, Structure, Object Information Continued:

The dwelling has not been found individually eligible under NRHP/CRHR Criterion A/1, as it has not been associated with significant events or patterns of events in local, regional, state, or national history; not individually eligible under NRHP/CRHR Criterion B/2, as it has not been identified as having an association with an important person; and not individually eligible under Criterion D/4, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state or national history. The residence is not considered eligible under Local Criteria 2, 5, 6 and 8.

The single-family residence is considered eligible under NRHP/CRHR Criterion C/3 as the property individually embodies the distinctive characteristics of a Desert Modernist style home constructed by William Cody within Rancho Mirage in the 1970s. The property is also eligible under Local Register Criteria 1 and 7 as it is representative of a Desert Modernist style home that embodies an outstanding attention to architectural design, detail, craftsmanship, and use of materials. Further, the home is eligible under Local Criterion 4 as an example of the work of Cody. As the dwelling has not been substantially altered, it maintains adequate integrity from the historic period to convey its significance.

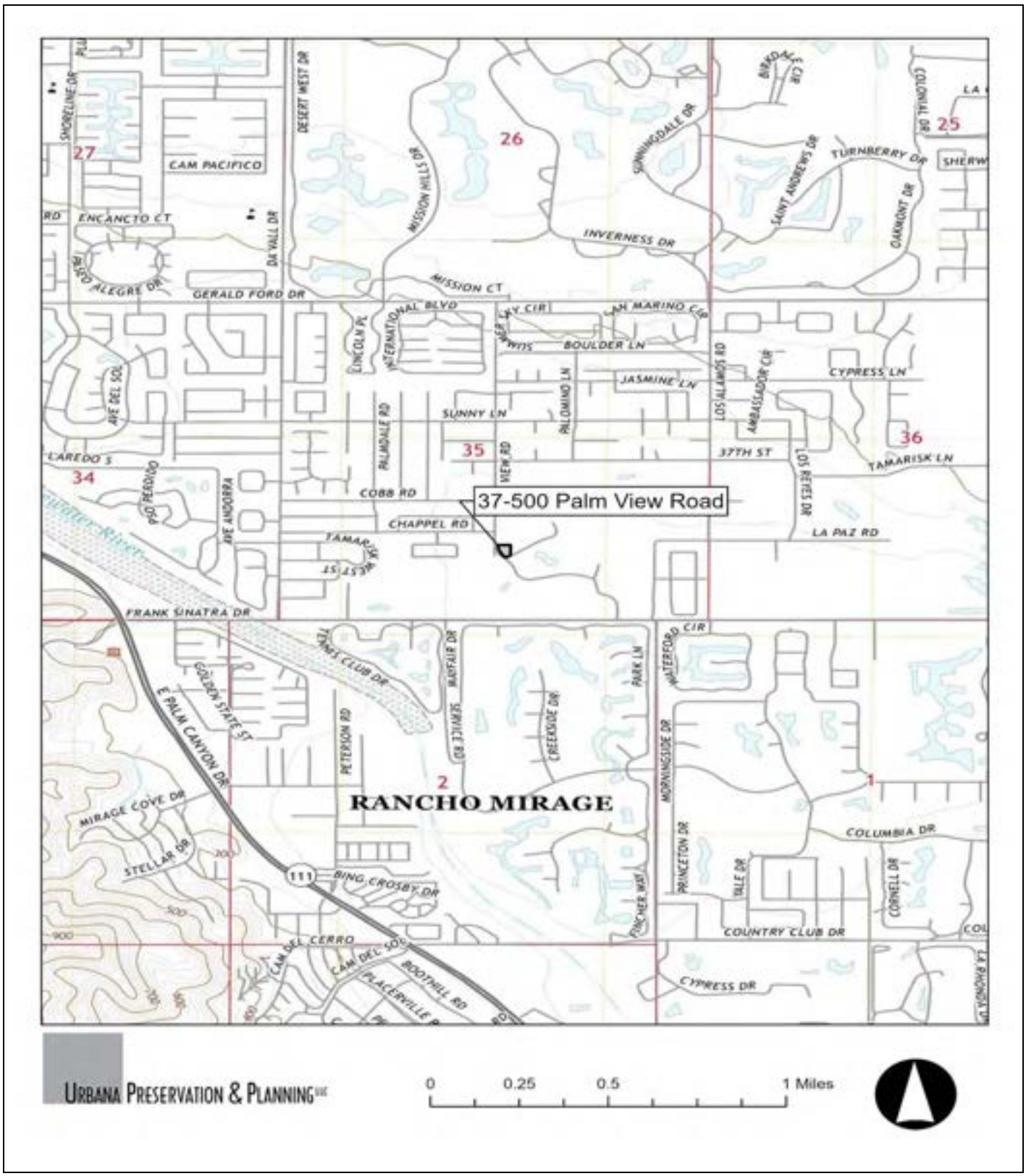
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: 37-500 Palm View Road
Page 6 of 6

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S2
Other Listings:
Other Listings: Urbana Survey No.: 85

*Map Name: Cathedral City *Scale: 1:24,000 *Map Date: 2021



URBANA PRESERVATION & PLANNING LLC

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

 Resource name(s) or number (assigned by recorder) *37-500 Palm View Drive*

P1. Other Identifier:

***P2. Location:** ☐Not for Publication ■Unrestricted ***a. County** *Riverside*

***b. USGS 7.5' Quad** **Date:**

***c. Address** *37-500 Palm View Drive* **City** *Rancho Mirage* **Zip** *92270*

***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Built circa 1973, this one-story, flat-roofed residence was one of the last residences designed by architect William Cody. The "L"-shaped house is sheathed in slumpstone and medium-smooth stucco. Set on .57 acres, the house is oriented with the primary (rear) elevation facing east to the third tee of the Tamarisk Country Club golf course. The 7,000 square foot house is fronted on the street side by a slumpstone wall and low slumpstone planter behind which the swimming pool is located. The entrance gate consists of double doors and sidelights of opaque glass; behind it, a post and beam entrance walkway roof is visible. Deep overhangs provide shade on west and east elevations. No windows can be seen from the street. Round sculpted hedges, a lawn, and palm trees of various sizes border a concrete circular driveway. The property appears to be in excellent condition.

***P3b. Resource Attributes:** (list attributes and codes) *HP2. Single-family Property*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
West elevation
August 2002

***P6. Date Constructed/Age and Sources:** ■historic
Circa 1973

***P7. Owner and Address:**
Morris Belzberg
333 W. Wacker Dr., #500
Chicago, IL 60606

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**
Intensive Survey .

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *5S1*

***Resource Name or #:** *37-500 Palm View Drive*

B1. Historic Name: *Unknown*
B2. Common Name: *37-500 Palm View Drive*
B3. Original Use: *Single-family Residence* B4. Present Use: *Single-family Residence*
***B5. Architectural Style:** *Desert Modern*
***B6. Construction History:** (Construction date, alterations, and date of alterations): *Constructed circa 1973. January 24, 1985. Reroof.*

***B7. Moved?** ■No ☐Yes ☐Unknown **Date:**_____ **Original Location:**_____
***B8. Related Features:**

None.

B9a. Architect: *William Cody* b. Builder: *William Foster*

***B10. Significance: Theme** *Country Club Era* **Area** *Rancho Mirage*
Period of Significance: *1951-1973* **Property Type:** *Single-family Residence* **Applicable Criteria:** *C*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

This property is architecturally significant as an example of the mature style of architect William Cody. Cody suffered a stroke in the early 1970s, yet was able to design this Desert Modern residence while confined to a wheelchair. The plan is similar to the Dr. Jaffe house of 1963 (37-200 Palm View Dr.) on the same street, which also has a rear elevation facing the Tamarisk Country Club golf course. Like the Jaffe residence, this house is "L"-shaped with the pool located within the "L" for privacy and is protected from the street by a slumpstone wall.

William Cody and fellow architect E. Stewart Williams became closely associated with Desert Modernism, an architectural style incorporating large expanses of floor to ceiling glass sheltered by deep overhangs extending from flat roofs in creating a powerful interaction between the indoors and outdoors. Desert Modern buildings appear light, often supported by thin steel

(See Continuation Sheet 3 of 3.)

B11. Additional Resource Attributes: (List attributes and codes)_____
***B12. References:**

Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.
Interview with Dr. Henry L. Jaffe, October 22, 2002.
Adele Cygelman, Palm Springs Modern, New York, Rizzoli International Publications, 1999. pp. 112-115.
City of Rancho Mirage Building Permits

B13. Remarks:

Sketch Map

***B14. Evaluator:** *Peter Moruzzi, Teresa Grimes, Leslie Heumann*

***Date of Evaluation:** *September 23, 2002*

(This space reserved for official comments.)

***B10. Significance (continued):**

or wood posts, with open interiors flowing from room to room. In addition to glass, exterior materials include stucco, wood, slumpstone, and natural rock. Street elevations are often shielded for privacy with only clerestories providing light. Rear elevations embrace desert views and outdoor access. The Desert Modern style grew out of local architects' desire to adapt Modern materials, techniques, and floor plans to the unique requirements of desert living. The house is a good, well-preserved example of Cody's Desert Modernism with its flat roof, floor to ceiling glass walls, deep overhangs and covered walkway supported by thin posts.

William F. Cody FAIA (1916-1978) was born in Dayton, Ohio and raised in Los Angeles. While attending architecture school at the University of Southern California in the late 1930s and early 1940s, Cody was also working for architect Cliff May, gaining experience in the adaptation of ranch and hacienda style houses to modern floor plans and construction techniques. Suffering from asthma, and believing that the Palm Springs area offered opportunity and prominent clients, Cody moved to Palm Springs in 1944-45 and set up practice. One of his first projects, the Del Marcos Hotel of 1946, won an AIA "creditable mention" award as an example of new resort hotel architecture for its "ingenious plan, which appears complicated but is actually orderly and thoughtful." Author and critic Alan Hess writes, "Greater thinness and more striking elegance became the single-minded focus of his ongoing design." Despite a reputation for carousing, Cody was exceptionally focused on the details of his designs and pushing the boundaries of his materials. His well-known and innovative early buildings, along with friendships with influential members of the Thunderbird, Tamarisk, and Eldorado Country Clubs, resulted in commissions to design (or in the case of Thunderbird, remodel) the clubhouses of all three locations. In addition, Cody designed a large number of residences in the country club areas, many along the fairways of the new resort concept of golf course living, a concept that Cody himself helped devise.

Author Adele Cygelman writes, "Joints and door frames seemingly disappeared into walls. He merged living rooms into terraces and gardens. Roofs jutted out twelve feet to shield the walls of glass. Pattern and texture came from tile floors, carved wood panels, and concrete-block screens with geometric motifs, all of which were meticulously designed by Cody to match each other precisely at the seams and angles where the planes met." Like other Coachella Valley architects, Cody designed churches, gas stations, motels, restaurants, offices, a mobile home park, shopping centers, even a carwash. "Yet a distinct character can be seen in all of them," says Hess. "It is a restless energy that brings a liveliness to his plans, elevations and details. The radical thinness of Cody roofs or the daring reach of a cantilever are clearly the result of a wrestling match between the architect and the materials and the laws of physics; that energy and striving remains in the building." Hess concludes, "The fact that Cody could take an established vocabulary and style and reinterpret it so vividly ranks him among the best of mid-century California designers."

This property appears eligible for designation under an existing or proposed local ordinance, but does not appear eligible for listing in the National Register of Historic Places (a "5S1" National Register Status Code).

Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City, Rancho Mirage Date: 2021 Map Scale: 1;24000
Address: 70-753 Fairway Drive City: Rancho Mirage Zip: 92270
UTM Zone: 11S 552778.19 m E 3735045.73 m N
APN: 690140026

Date Constructed: 1955
Ownership and Address: Ann Simmons Alspaugh Power of Appointment Trust, Paula A Cox; PO Box 18212, Oklahoma City, OK 73154

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The 70-753 Fairway Drive property was constructed in 1955. The residence is located within the Thunderbird Country Club. In 2002, Leslie Heumann and Associates described the residence as a one-story, flat-roofed, mostly rectangular Modern house. The residence is clad in medium-rough stucco with brick supporting walls. A projecting porte cochere extends over the front entrance and curved driveway. The brick support wall includes decorative breeze blocks at the center. The front elevation has a recessed front porch with double entrance doors flanked with sidelights. The residence features aluminum-framed, ceiling-to-floor glass windows. There does not appear to have been any significant alterations to the residence since the 2002 survey.

Permits provided by the City include:
- Reroof of dwelling in 2001 (Permit No. B0101705)
- Electrical work in 2008 (Permit No. B0800401)
- Reroof of dwelling in 2018 (Permit No. B1800228)
- Solar installation in 2023 (Permit No. B2301140)
- Roof mounted solar installation in 2024 (Permit No. B2400064)

See Continuation Sheet for Additional Information.



View of northeast (front) elevation. (70-753 Fairway Drive_1)

Updated Primary Record Information Continued:



View of northeast (front) elevation. (70-753 Fairway Drive_2)



View of northeast (front) elevation. (70-753 Fairway Drive_3)

Updated Primary Record Information Continued:



View of northeast (front) elevation. (70-753 Fairway Drive_4)

Updated Building, Structure, Object Information Continued:

The prior 2002 survey evaluated the status code as status code 5S3: Appears to be individually eligible for local listing or designation through survey evaluation. The current survey found that the dwelling is associated with the theme of the Country Club Era (1951-1973), but does not possess individual documented significance in relation to this theme. It is also associated with the new Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community. The 2024 evaluation found that the property should be assigned the 5S2 status code - individual property that is eligible for local listing or designation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

The dwelling has not been found individually eligible under NRHP/CRHR Criterion A/1, as it has not been associated with significant events or patterns of events in local, regional, state, or national history; not individually eligible under NRHP/CRHR Criterion B/2, as it has not been identified as having an association with an important person; and not individually eligible under Criterion D/4, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state or national history. The residence is not considered eligible under Local Criteria 2-6 and 8.

The single-family residence is considered eligible under NRHP/CRHR Criterion C/3 as the property individually embodies the distinctive characteristics of a Desert Modernist style home constructed in the Thunderbird Country Club. The property is also eligible under Local Register Criteria 1 and 7 as it is representative of a Desert Modernist style home that embodies an outstanding attention to architectural design, detail, craftsmanship, and use of materials. As the dwelling has not been substantially altered, it maintains adequate integrity from the historic period to convey its significance.

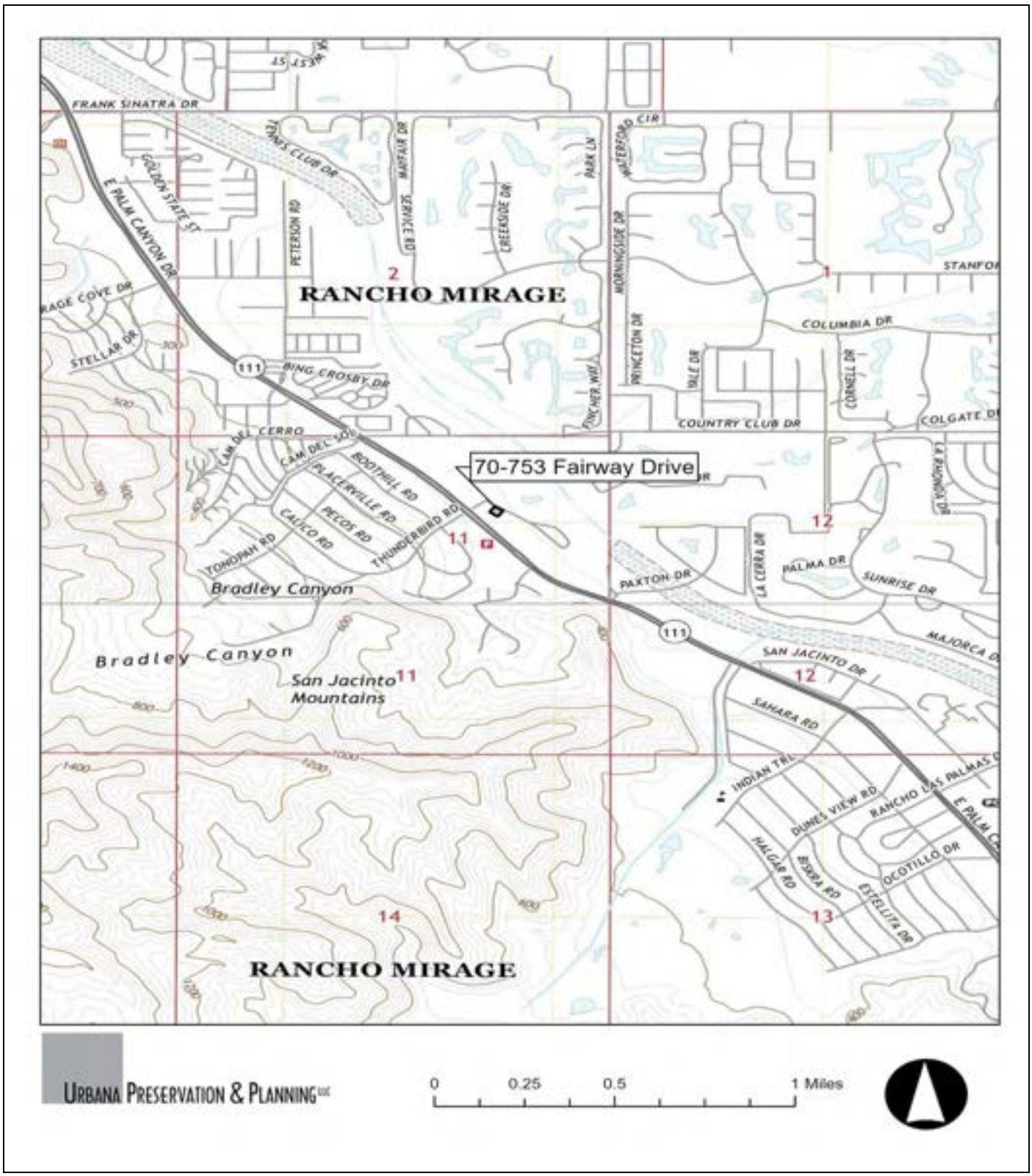
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Hillard Residence
Page 4 of 4

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S2
Other Listings:
Other Listings: Urbana Survey No.: 86

*Map Name: Cathedral City, Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Page _1_ of _2_ **Resource name(s) or number** (assigned by recorder) *Hillard Residence*

P1. Other Identifier:

***P2. Location:** ☐Not for Publication ■Unrestricted ***a. County** *Riverside*

***b. USGS 7.5' Quad** **Date:**

***c. Address** *70-753 Fairway Drive* **City** *Rancho Mirage* **Zip** *92270*

***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This one-story, flat-roofed, mostly rectangular Modern house was constructed circa 1955. Medium-rough stucco, probably not original, finishes most exterior surfaces. Thin, stack bond brick forms the supporting wall of the projecting porte cochere and the curved façade walls on the east and west ends of the house. Windows are aluminum-framed, ceiling-to-floor glass with sliding glass doors at the rear, south-facing elevation. The recessed front porch features double entrance doors flanked by sidelights. Beneath the porte cochere roof paralleling the house, an open grid of wood beams admits light for a narrow planter of rocks, boulders and ficus trees. The textured concrete circular driveway passes beneath the porte cochere, creating a landscape island along the street. Here, lawn, gravel, boulders, trimmed shrubs and hedges, and mature trees create a lush setting for the house. Thick vegetation obscures much of the building along most elevations. There is a swimming pool at the rear of the property adjacent to the golf course. Although the house was extensively remodeled in 1982, the exterior appears to be relatively intact and in good condition.

***P3b. Resource Attributes:** (list attributes and codes) *HP2. Single-family Property*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
North elevation
August 2002

***P6. Date Constructed/Age and Sources:** ■historic
Circa 1955

***P7. Owner and Address:**
Ann A. Linn
PO Box 307
Oklahoma City, OK 73101

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**
Intensive Survey .

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #_____
HRI#_____

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *5S3*

***Resource Name or #:** *Hillard Residence*

B1. Historic Name: *Unknown*
B2. Common Name: *Hillard Residence*
B3. Original Use: *Single-family Residence* B4. Present Use: *Single-family Residence*

***B5. Architectural Style:** *Modern*

***B6. Construction History:** (Construction date, alterations, and date of alterations): *Constructed circa 1955.*
Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.
May 5, 1982. Addition and remodel. Value: $180,000.
May 15, 1985. Addition to dwelling. Value: $6,000.
October 17, 2001. Reroof.

***B7. Moved?** ■No ☐Yes ☐Unknown **Date:**_____ **Original Location:**_____

***B8. Related Features:**

None.

B9a. Architect: *Unknown* b. Builder: *Unknown*

***B10. Significance: Theme** *Country Club Era* **Area** *Rancho Mirage*
Period of Significance: *1951 - 1973* **Property Type:** *Single-family Residence* **Applicable Criteria:** *C*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

This house is architecturally noteworthy as a mostly original and representative example of the type of Modern seasonal residences that were constructed within the Thunderbird Country Club in the first decade of the country club era. The flat roof, curving walls of thin stack bond brick, floor-to-ceiling rear glass walls, and open floor plan are indicative of Modern design of the period. The house was built circa 1955 by an unknown architect and/or builder. The first owners listed in the city directories were Eddie and Audrey Hillard, who appeared in 1961. Although the property does not appear eligible for listing in the National Register of Historic Places or designation under an existing or proposed local ordinance, it is of local interest (a "5S3" National Register Status Code).

B11. Additional Resource Attributes: (List attributes and codes)_____

***B12. References:**

City of Rancho Mirage Building Permits
Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.
1961 Palm Springs "Yellow Book" Directory

B13. Remarks:

Sketch Map

***B14. Evaluator:** *Peter Moruzzi, Teresa Grimes, Leslie Heumann*

***Date of Evaluation:** *September 23, 2002*

(This space reserved for official comments.)

Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City, Rancho Mirage Date: 2021 Map Scale: 1;24000
Address: 70-731 Fairway Drive City: Rancho Mirage Zip: 92270
UTM Zone: 11S 552747.29 m E 3735067.61 m N
APN: 690140027

Date Constructed: 1960
Ownership and Address: Omar Noles, Suzanne Noles; 9646 NW Skyline Heights Drive, Portland, OR 97229

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The 70-731 Fairway Drive property was constructed in 1960. The residence is located within the Thunderbird Country Club. In 2002, Leslie Heumann and Associates described the residence as a one-story, rectangular, flat-roofed, Vernacular Modern home with cantilevered eaves. The home most closely resembles a Desert Modernist style residence. The exterior is clad in medium-smooth stucco with narrow brick accents. The residence features fixed, clerestory, and ceiling-to-floor windows. The front elevation features a natural stone front entry steps leading to a recessed front porch with a large centered front door with large sidelights. The residence has an attached garage at the west elevation. Based on aerial images, the residence was altered circa 2002; it appears that the front elevation originally featured an open front courtyard, which was enclosed with a roof above the door. Circa 2004, a new roof was added which enclosed the rest of the entry courtyard.

In 2006, a permit was issued for construction work at the pool and spa (Permit No. B0600765). In 2011, a permit was issued for HVAC work (Permit No. B1100577). Also in 2011, a permit was issued for a foam re-roof (Permit No. B1100779). **See Continuation Sheet for Additional Information.**



View of northeast (front) elevation. (70-731 Fairway Drive_1)

Updated Primary Record Information Continued:



View of northeast (front) elevation. (70-731 Fairway Drive_2)



View of northeast (front) elevation. (70-731 Fairway Drive_3)

Updated Building, Structure, Object Information Continued:

The prior 2002 survey evaluated the property as status code 5S3: Appears to be individually eligible for local listing or designation through survey evaluation. The prior survey identified the residence as an architecturally notable of a Vernacular Modern residence in the Thunderbird Country Club. The home more specifically resembles a Desert Modernist style residence. The current survey finds the residence is associated with the theme of the Country Club Era (1951-1973), but it does not possess individual documented significance in relation to this theme. It is also associated with the new Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community. The 2024 evaluation found that the property should be assigned the 5S2 status code - individual property that is eligible for local listing or designation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

The dwelling has not been found individually eligible under NRHP/CRHR Criterion A/1, as it has not been associated with significant events or patterns of events in local, regional, state, or national history; not individually eligible under NRHP/CRHR Criterion B/2, as it has not been identified as having an association with an important person; and not individually eligible under Criterion D/4, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state or national history. The residence is not considered eligible under Local Criteria 2-6 and 8.

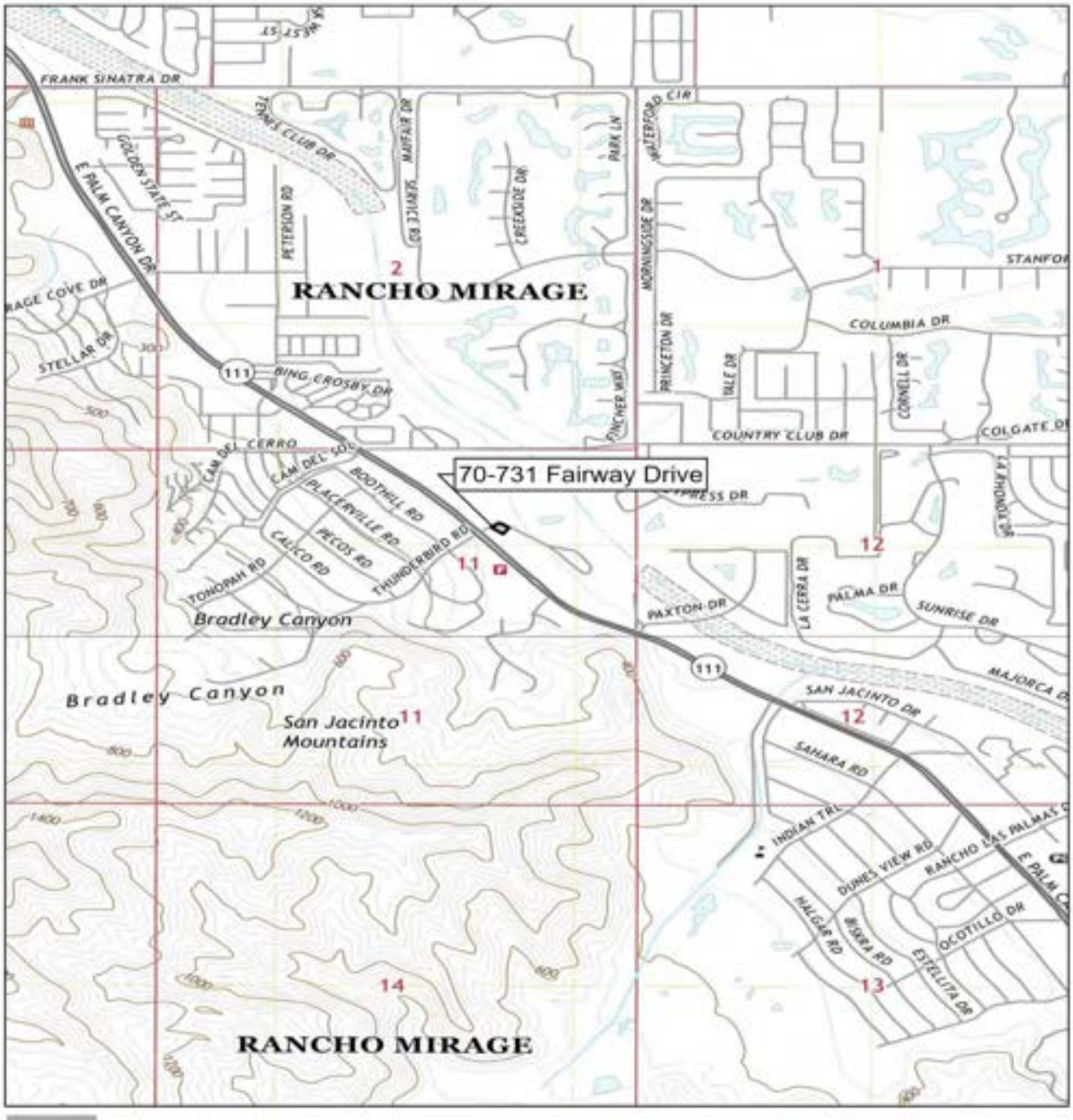
The single-family residence is considered eligible under NRHP/CRHR Criterion C/3 as the property individually embodies the distinctive characteristics of a Desert Modernist style home constructed within the Thunderbird Country Club. The property is also eligible under Local Register Criteria 1 and 7 as it is representative of a Desert Modernist style home that embodies an outstanding attention to architectural design, detail, craftsmanship, and use of materials. As the dwelling has not been substantially altered, it maintains adequate integrity from the historic period to convey its significance.

LOCATION MAP

Resource Name: Feicht Residence

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S2
Other Listings:
Other Listings: Urbana Survey No.: 87

*Map Name: Cathedral City, Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



URBANA PRESERVATION & PLANNING LLC

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Page _1_ of _2_ **Resource name(s) or number** (assigned by recorder) *Feicht Residence*

P1. Other Identifier:

***P2. Location:** ☐Not for Publication ■Unrestricted ***a. County** *Riverside*

***b. USGS 7.5' Quad** **Date:**

***c. Address** *70-731 Fairway Drive* **City** *Rancho Mirage* **Zip** *92270*

***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This one-story, rectangular, flat-roofed, Vernacular Modern residence was built circa 1960 along the greens of the Thunderbird Country Club golf course. Cantilevered eaves shade exteriors clad in medium-smooth stucco or slumpstone. Windows types include fixed, clerestory, and ceiling-to-floor with sliding glass doors at the rear, south-facing elevation. Concrete steps lead to the recessed entrance porch where the front door is flanked by sidelights. A concrete patio and deck surrounds a small swimming pool at the rear. The door of the enclosed double-car garage on the west end of the building is not original. A concrete driveway parallels the front of the house, which is bordered by a sloping lawn and mature tree to the north and sculpted hedges and topiary to the south. Although remodeled in 1976, the house appears to be relatively intact on the exterior and in good condition.

***P3b. Resource Attributes:** (list attributes and codes) *HP2. Single-family Property*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
West elevation
August 2002

***P6. Date Constructed/Age and Sources:** ■historic
Circa 1960/ Source: Metroscan

***P7. Owner and Address:**
Northern Trust of California
355 South Grand Avenue #2700
Los Angeles, CA 90071

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**
Intensive Survey .

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *5S3*

***Resource Name or #:** *Feicht Residence*

B1. Historic Name: *Unknown*
B2. Common Name: *Feicht Residence*
B3. Original Use: *Single-family Residence* B4. Present Use: *Single-family Residence*
***B5. Architectural Style:** *Vernacular Modern*
***B6. Construction History:** (Construction date, alterations, and date of alterations): *Constructed circa 1960. Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973. October 28, 1976. Remodel. Value: $65,000.*

***B7. Moved?** ■No ☐Yes ☐Unknown **Date:**_____ **Original Location:**_____
***B8. Related Features:**

None.

B9a. Architect: *Unknown* b. Builder: *Unknown*

***B10. Significance: Theme** *Country Club Era* **Area** *Rancho Mirage*
Period of Significance: *1951 - 1973* **Property Type:** *Single-family Residence* **Applicable Criteria:** *C*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

This house is architecturally noteworthy as a relatively intact example of a typical Vernacular Modern seasonal residence constructed within the Thunderbird Country Club during the first decade of the country club era. It was built around 1960 by an unknown architect and/or builder. The property first appears in the 1965 Palm Springs Directory, which lists Arthur J. and Bernice Feicht as owners of the residence. Characteristic features of the house include the flat roof, clerestories, floor to ceiling glass walls, and open floor plan. While the resource does not appear eligible for listing in the National Register of Historic Places or for designation under an existing or proposed local ordinance, it is of local interest (a "5S3" National Register Status Code).

B11. Additional Resource Attributes: (List attributes and codes)_____
***B12. References:**

City of Rancho Mirage Building Permits
Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.
1965 Palm Springs "Yellow Book" Directory.

B13. Remarks:

Sketch Map

***B14. Evaluator:** *Peter Moruzzi, Teresa Grimes, Leslie Heumann*

***Date of Evaluation:** *September 23, 2002*

(This space reserved for official comments.)

Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City, Rancho Mirage Date: 2021 Map Scale: 1;24000
Address: 70-754 Fairway Drive City: Rancho Mirage Zip: 92270
UTM Zone: 11S 552815.47 m E 3735085.87 m N
APN: 690140002

Date Constructed: 1952
Ownership and Address: Harper Trust, Jeffrey Alan Harper, Katherine Michelle Harper; 8455 El Paseo Drive, La Jolla, CA 92037

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The 70-754 Fairway Drive property was constructed in 1952 within the Thunderbird Country Club. In 2002, Leslie Heumann and Associates described the property as a one-story, "L"-shaped Vernacular Modern house. The residence features a two-car attached garage. The "L" of the residence surrounds a pool. Surrounding pool, the residence features several sliding glass doors and floor-to-ceiling windows. The rear elevation faces the Thunderbird Country Club golf course and features several glass doors, fixed and horizontal sliding windows. There is a large exterior chimney, clad in rough stone, at the exterior elevation. Much of the front elevation is surrounded by a high stucco wall. At the rear elevation, there is a large concrete patio. Since the 2002 survey, there have been alterations to the building, most significantly the addition of rockwork to the exterior facades. The exterior wall cladding has been altered and consists of narrow brown rock and smooth stucco; this exterior cladding has been added to the front and rear elevations. Additional alterations include window replacements at the south elevation; it appears that all of the windows facing the pool have been replaced with sliding glass doors. The residence no longer retains integrity as it no longer resembles the original design intent.

Permits provided by the City include:
- block wall construction in 2005 (Permit No. B0501128)
- Addition/Remodel work in 2005 (Permit No. B0500949)
- Pool construction in 2005 (Permit No. B0501434)
- Electrical work in 2013 (Permit No. B1302304)
- Mechanical/HVAC work in 2014 (Permit No. B1401090)
- Solar installation in 2018 (Permit No. B1800621)

See Continuation Sheet for Additional Information.

Updated Primary Record Information Continued:



View of northeast (rear) elevation. (70-754 Fairway Drive_4)



View of southwest (front) elevation. (70-754 Fairway Drive_1)

Updated Primary Record Information Continued:



View of southwest (front) elevation. (70-754 Fairway Drive_2)

Updated Building, Structure, Object Information Continued:

The prior survey evaluated the property as status code 5S3: Appears to be individually eligible for local listing or designation through survey evaluation. The prior survey identified the residence as a good, mostly original example of a Vernacular Modern home constructed in the early years of the Thunderbird Country Club. The current survey found the dwelling is associated with the theme of the Country Club Era (1951-1973), but does not possess individual documented significance in relation to this theme. It is also associated with the new Rancho Mirage Architectural Styles (1934-1980s) theme and but it is not considered a significant representative example of a known architectural style in the community. The residence has been significantly altered with a stone cladding which has been added to the exterior since the 2002 survey. Additionally, many of the building's windows have been replaced since the prior survey. The current evaluation found that the property should be assigned a 6Z status code: Found ineligible for NR, CR or Local designation through survey evaluation. The home no longer maintains integrity to the historic era.

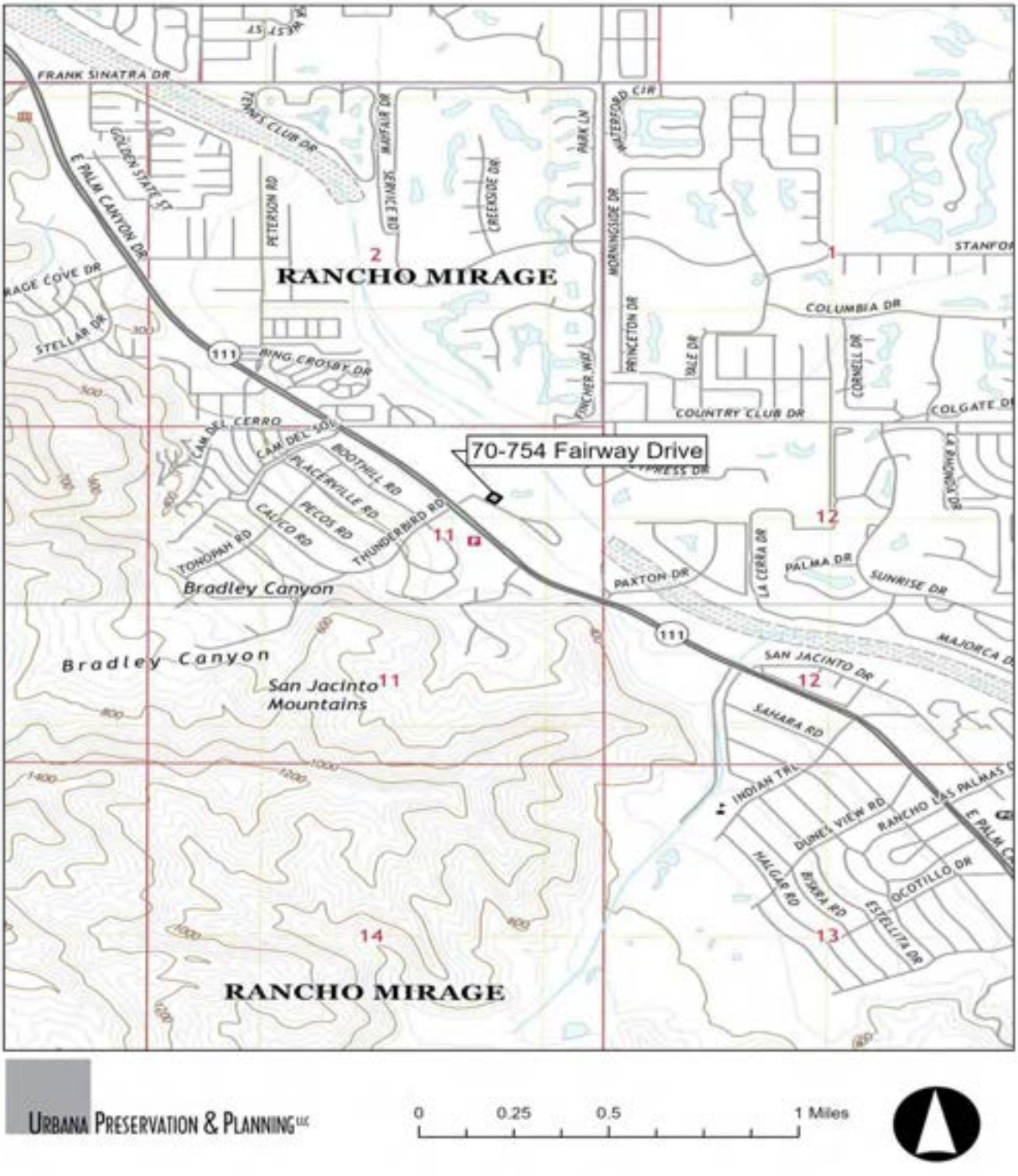
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Singer Residence
Page 4 of 4

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings:
Other Listings: Urbana Survey No.: 88

*Map Name: Cathedral City, Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Page _1_ of _2_ **Resource name(s) or number** (assigned by recorder) *Singer Residence*

P1. Other Identifier:

***P2. Location:** ☐Not for Publication ■Unrestricted ***a. County** *Riverside*

***b. USGS 7.5' Quad** **Date:**

***c. Address** *70-754 Fairway Drive* **City** *Rancho Mirage* **Zip** *92270*

***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This one-story, "L"-shaped Vernacular Modern house was constructed in 1952 along the greens of the Thunderbird Country Club golf course. Located on a .32 acre parcel, the building is 2,992 square feet with two bedrooms and 3.5 bathrooms. The roof of the south-facing residence is flat except for a recessed, raised shed section running the length of the house from east to west. Rafters are visible beneath deep eaves. Board-and-batten, brick, and stucco sheathe the exteriors. Windows are fixed and sliding in type, with ceiling-to-floor glazing and sliding glass doors opening to covered patios on north and south elevations. Within the south-facing "L" in the front yard, a concrete deck surrounds a rectangular swimming pool. An enclosed double-car garage is located on the east end of the building. A fence borders the property along the street and driveway. The house appears original but neglected.

***P3b. Resource Attributes:** (list attributes and codes) *HP2. Single-family Property*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
West elevation
August 2002

***P6. Date Constructed/Age and Sources:** ■historic
1952/ Source: Metroscan

***P7. Owner and Address:**
Walter W. Cruttenden III
4600 Campus Drive
Newport Beach, CA 92660

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**
Intensive Survey .

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *5S3*

***Resource Name or #:** *Singer Residence*

B1. Historic Name: *Unknown*
B2. Common Name: *Singer Residence*
B3. Original Use: *Single-family Residence* B4. Present Use: *Single-family Residence*
***B5. Architectural Style:** *Vernacular Modern*
***B6. Construction History:** (Construction date, alterations, and date of alterations): *Constructed in 1952.*
Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.
August 8, 1984. Reroof.

***B7. Moved?** ■**No** ☐**Yes** ☐**Unknown** **Date:**_____ **Original Location:**_____
***B8. Related Features:**

None.

B9a. Architect: *Unknown* b. Builder: *Unknown*

***B10. Significance: Theme** *Country Club Era* **Area** *Rancho Mirage*
Period of Significance: *1951 - 1973* **Property Type:** *Single-family Residence* **Applicable Criteria:** *C*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

This house is architecturally noteworthy as a good, mostly original, example of the type of Vernacular Modern seasonal residence that was constructed within the Thunderbird Country Club in the first few years of the country club era. The roof configuration, floor to ceiling glass walls, and open floor plan are indicative of Vernacular Modern design of the period. It was built in 1952 by an unknown architect and/or builder. As of 1962, the owners were Ralph and Joyce Singer. While the resource does not appear eligible for listing in the National Register of Historic Places or for designation under an existing or proposed local ordinance, it is of local interest (a "5S3" National Register Status Code).

B11. Additional Resource Attributes: (List attributes and codes)_____
***B12. References:**

City of Rancho Mirage Building Permits
Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.
Adele Cygelman, Palm Springs Modern, New York, Rizzoli International Publications, 1999. pp. 112-115.
1962 Palm Springs Directory.

B13. Remarks:

Sketch Map

***B14. Evaluator:** *Peter Moruzzi, Leslie J. Heumann, Teresa Grimes*

***Date of Evaluation:** *September 23, 2002*

(This space reserved for official comments.)

Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City, Rancho Mirage Date: 2021 Map Scale: 1;24000
Address: 70-381 Placerville Road City: Rancho Mirage Zip: 92270
UTM Zone: 11S 552358.94 m E 3734921.78 m N
APN: 690161003

Date Constructed: 1958
Ownership and Address: Stephen John Lodge, Sophie Helliwell; 70381 Placerville Road, Rancho Mirage, CA 92270

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The 70-381 Placerville Road property was constructed in 1958 and is located in the Thunderbird Heights neighborhood. In 2002, Leslie Heumann and Associates described the residence as a one-story Modern home set on a platform elevated a few steps above grade. The home more specifically resembles a Post and Beam style home. The residence features a dramatically curved front wind with glass walls projecting towards the front driveway. The home has a mix clerestory and floor-to-ceiling windows. The residence has a flat roof. The front entrance is set within a recessed entrance porch. The home is clad in smooth stucco. It has an attached garage and is surrounded by a high stucco privacy wall. While most of the residence is obscured by the privacy wall, there appears to have been several alterations to the building since the 2002 survey. There appears to have been significant additions/alterations to the floor plan of the building, the roof profile appears to have been raised since the 2002 survey effort, and that a large interior chimney has been added within a new front addition. It appears that the exterior walls surrounding the front entry and the garage have been widened. A decorative gate has been added at the recessed front entry. As part of a remodel in 2019, the roofing area of the building was expanded at the rear of the home at the south wing and the original pool was significantly altered. In 2021/2022, a large front garage addition with an interior chimney was added to the residence, altering the public-facing north elevation of the home.

Permits provided by the City include:

- Plumbing work in 2000 (Permit No. B001707)
- Pool and spa work in 2002 (Permit No. B0201862)
- block wall construction in 2005 (Permit No. B0501669)
- block wall construction in 2005 (Permit No. B05001227)
- Spa work in 2005 (Permit No. B0500750)
- Addition/Remodel in 2005 (Permit No. B0302284)
- Addition/Remodel in 2019 (Permit No. B1900148)
- Solar installation in 2019 (Permit No. B1901463)
- Pool work in 2019 (Permit No. B1900601)
- Addition/Remodel in 2021 (Permit No. B2101060)
- Spa construction in 2021 (Permit No. B2102214)
- block wall construction in 2021 (Permit No. B2102027)

See Continuation Sheet for Additional Information.

Updated Primary Record Information Continued:



View of northeast (front) elevation. (70-381 Placerville Road_3)



View of northeast (front) elevation. (70-381 Placerville Road_1)

Updated Primary Record Information Continued:



View of northeast (front) elevation. (70-381 Placerville Road_4)

Updated Building, Structure, Object Information Continued:
The prior 2002 survey evaluated the property as status code 5S3: Appears to be individually eligible for local listing or designation through survey evaluation. The prior survey identified the residence as an architecturally notable as a Modern style, relatively understated home constructed in the Thunderbird Heights neighborhood. The current survey found the residence is associated with the themes of the Country Club Era (1951-1973) and Rancho Mirage Architectural Styles (1934-1980s), but does not maintain eligibility in relation to these themes. Due to significant alterations, including a large front addition with a new garage entrance, the residence does not maintain integrity to the historic era and is not considered eligible at the national, state, or local level. The residence no longer resembles the design as originally constructed. The 2024 evaluation found that the property should be assigned the 6Z status code - Found ineligible for NR, CR or Local designation through survey evaluation.

The home has not been found individually eligible under NRHP/CRHR A/1, as it has not been associated with significant events or patterns of events in local, regional, state, or national history; not individually eligible under Criterion B/2, as it has not been identified as having an association with an important person. The property is potentially individually eligible under Criterion C/3, as historic-era Post and Beam residence, but recent alterations and additions to the original design and materials have significantly negatively impacted the overall historic integrity of the property. Therefore, the property is not considered eligible under Criterion C/3. The property is not individually eligible under Criterion D/4/D, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state, or national history. The home is not found eligible under Local Criterion 1-8. The home does not maintain historic integrity.

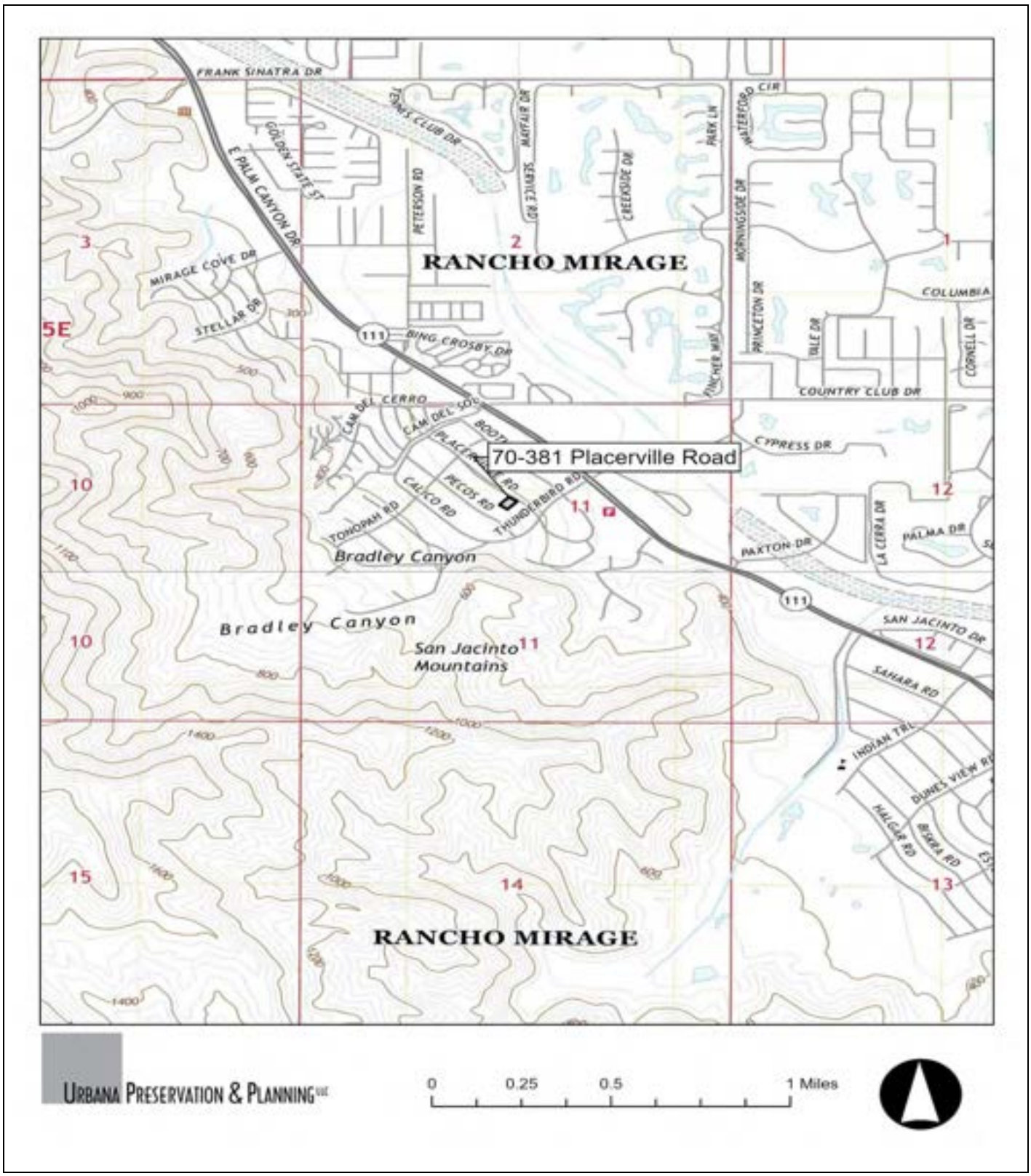
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Dennis Residence I
Page 4 of 4

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings:
Other Listings: Urbana Survey No.: 89

*Map Name: Cathedral City, Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

 Resource name(s) or number (assigned by recorder) *Dennis Residence I*

P1. Other Identifier:

***P2. Location:** ☐Not for Publication ■Unrestricted ***a. County** *Riverside*

***b. USGS 7.5' Quad** **Date:**

***c. Address** *70-381 Placerville Road* **City** *Rancho Mirage* **Zip** *92270*

***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Sitting on a platform elevated a few steps above grade, this one-story Modern residence was constructed in 1958 and faces northeast in the Thunderbird Heights area. Topped by a tiered, flat roof, the house is 4,023 square feet with four bedrooms and 3.25 bathrooms on .46 acres. Board and batten and vertically scored stucco sheathe the building. Windows are a combination of clerestory and floor-to-ceiling glass with wood mullions. Aluminum-framed sliding glass doors open to front and rear patios. A dramatically curved living room wing with glass walls projects towards the front driveway to take advantage of desert valley views. Concrete steps lead to the recessed entrance porch west of the living room where a non-original glass block sidelight is adjacent to the wood front door. Non-original glass block is also located near the northwest corner. A low, stucco-clad wall borders the asphalt driveway and the front of the house. Landscaping consists of lawns, citrus and palm trees, and shrubs. Despite the alterations, the house appears to be substantially intact and in good condition.

***P3b. Resource Attributes:** (list attributes and codes) *HP2. Single-family Property*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
Northeast elevation
November 2002

***P6. Date Constructed/Age and Sources:** ■historic
1958/ Source: Metroscan

***P7. Owner and Address:**
Anne Oosterhuis
1510 East Mountain Drive
Santa Barbara, CA 93108

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**
Intensive Survey.

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ☐Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #_____
HRI#_____

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 5S3

***Resource Name or #:** *Dennis Residence I*

B1. Historic Name: *Dennis Residence I*
B2. Common Name: *Same*
B3. Original Use: *Single-family Residence* B4. Present Use: *Single-family Residence*
***B5. Architectural Style:** *Modern*
***B6. Construction History:** (Construction date, alterations, and date of alterations): *Constructed in 1958.*
Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.
October 17, 1979. Reroof.
November 24, 1997. Reroof.

***B7. Moved?** ■No ☐Yes ☐Unknown **Date:**_____ **Original Location:**_____
***B8. Related Features:**

None.

B9a. Architect: *Unknown* b. Builder: *Unknown*

***B10. Significance: Theme** *Country Club Era* **Area** *Rancho Mirage*
Period of Significance: *1951-1973* **Property Type:** *Single-family Residence* **Applicable Criteria:** *C*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

This Modern, flat-roofed building is architecturally notable as a representative example of the earlier, relatively understated houses constructed in Thunderbird Heights in the 1950s. Joseph and Wiki Dennis of Chicago were the original owners of the house and members of the Thunderbird Country Club. Mr. Dennis was an insurance executive. The Dennis' apparently owned this residence prior to the construction of the large circular house built in 1970 for the family nearby at 41-915 Tonopah Road. The Dennis' clearly were attracted to circular rooms with glass walls and stunning views as this is the most significant feature of Dennis Residence I. Although the resource does not appear eligible for listing in the National Register of Historic Places or for designation under an existing or proposed local ordinance, it is of local interest (a "5S3" National Register Status Code).

B11. Additional Resource Attributes: (List attributes and codes)_____
***B12. References:**

Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.
1958 Palm Springs Directory.
Hildy Crawford, Palm Springs Personages 1962. Self-published, Palm Springs, 1962.
City of Rancho Mirage Building Permits.

B13. Remarks:

Sketch Map

***B14. Evaluator:** *Peter Moruzzi, Teresa Grimes, Leslie Heumann*

***Date of Evaluation:** *September 23, 2002*

(This space reserved for official comments.)

Updated Primary Record Information (DPR 523A):

USGS 7.5′ Quad: Cathedral City Date: 2021 Map Scale: 1;24000
Address: 70-927 Fairway Drive City: Rancho Mirage Zip: 92270
UTM Zone: 11S 553274.74 m E 3737637.41 m N
APN: 674300017

Date Constructed: 1968
Ownership and Address: Bruce H Konheim, Susan Konheim; 10580 Wilshire Blvd, No 1, Los Angeles, CA 90024

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The 70-927 Fairway Drive property, designed by architects Buff and Hensman, was built in 1968. It is located in the Tamarisk Country Club. In 2002, Leslie Heumann and Associates described the residence as a large, one-story "U"-shaped house constructed in a Modern style. The residence has a symmetrical form, clad in smooth stucco. The residence features a flat roof with exposed beams and posts. Several elevations feature floor-to-ceiling glass. Previous documentation indicates that the residence had been been substantially remodeled prior to the 2002 survey. The residence has also been significantly altered since the prior 2002 survey. Most significantly is alterations to the roof. The residence previously featured a thin, flat roof, with a wide overhang and narrow profile. The roof maintains a flat form, but has been elevated, with the underside having a rounded edge. The roof is box-ier and thicker than seen originally.

Permits provided by the City include:
- Addition/Remodel in 2002 (Permit No. B0200971)
- Demolition permit in 2003 (Permit No. B0302130)
- Addition/Remodel in 2003 (Permit No. B0300588)
- Addition/Remodel in 2003 (Permit No. B0302219)
- block wall construction in 2004 (Permit No. B0401196)
- Pool and spa construction in 2004 (Permit No. B0401961)
- Solar installation in 2016 (Permit No. B1600508)
- Reroof of dwelling in 2016 (Permit No. B1600541)
- Guesthouse construction (date not provided) (Permit No. B0400516)

See Continuation Sheet for Additional Information.

Updated Primary Record Information Continued:



View of rear elevation. (70-927 Fairway Drive_1)



View of front elevation. (70-927 Fairway Drive_6)

Updated Primary Record Information Continued:



View of front elevation. (70-927 Fairway Drive_4)



View of front elevation. (70-927 Fairway Drive_5)

Updated Primary Record Information Continued:



View of side elevation. (70-927 Fairway Drive_7)

Updated Building, Structure, Object Information Continued:

The prior 2002 survey evaluated with a status code 5S1: Individual property that is listed or designated locally. The correct status code that should have been assigned in 2002 is 5S3: appears to be individually eligible for local listing or designation through survey evaluation. The prior survey found the residence was architecturally significant as an example of a Modern home designed by architects Conrad Buff III and Donald C. Hensman. The current survey found the residence is associated with the themes of the Country Club Era (1951-1973) and Rancho Mirage Architectural Styles (1934-1980s), but does not maintain significance in relation to these themes. Due to significant alterations, the residence does not maintain integrity to the historic era and is not considered eligible at the national, state, or local level. The residence no longer resembles the design as originally constructed. The 2024 evaluation found that the property should be assigned the 6Z status code - Found ineligible for NR, CR or Local designation through survey evaluation.

The home has not been found individually eligible under NRHP/CRHR A/1, as it has not been associated with significant events or patterns of events in local, regional, state, or national history; not individually eligible under Criterion B/2, as it has not been identified as having an association with an important person; not individually eligible under Criterion C/3, as it does not embody the distinctive characteristics of a type, period, or method of construction; and not individually eligible under Criterion D/4/D, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state, or national history. The home is not found eligible under Local Criterion 1-8. The home does not maintain integrity to the historic era.

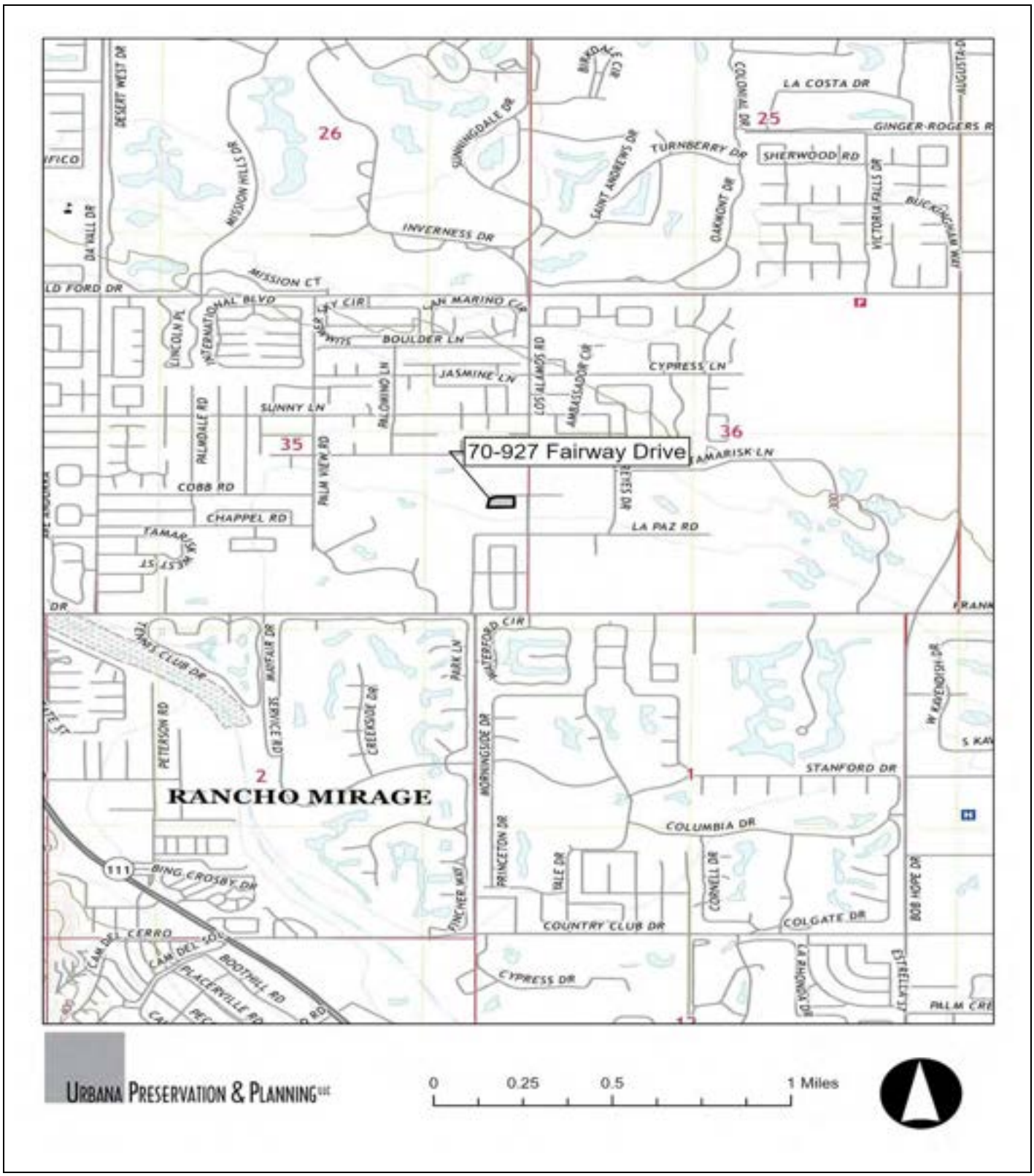
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Hayden Residence
Page 5 of 5

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings:
Other Listings: Urbana Survey No.: 90

*Map Name: Cathedral City *Scale: 1:24,000 *Map Date: 2021



URBANA PRESERVATION & PLANNING LLC

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

 Resource name(s) or number (assigned by recorder) *Hayden Residence*

P1. Other Identifier:

***P2. Location:** ☐Not for Publication ■Unrestricted ***a. County** *Riverside*

***b. USGS 7.5' Quad** **Date:**

***c. Address** *70-927 Fairway Drive* **City** *Rancho Mirage* **Zip** *92270*

***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

The Hayden Residence, designed in 1968 by architects Buff and Hensman, is a large, one-story, "U"-shaped house set on 1.24 acres within the Tamarisk Country Club grounds. The symmetrical building is 6,229 square feet with three bedrooms and 4.75 bathrooms. Medium-smooth stucco finishes the exteriors. Apparently extensively remodeled, the house still retains substantial character defining features such as massing, roof structure, exposed beams, sturdy posts, clerestories, and floor-to-ceiling glass along the rear, south elevation. The "U"-shaped concrete driveway passes beneath the broad porte cochere that shelters double wood entrance doors flanked by fixed sidelights. Square glass block replaces the pierced adobe block walls located east and west of the entrance. A pair of enclosed double-car garages face each other across the driveway. The primary, rear elevation features east and west wings flanking a south-projecting center living room section notable for its deep overhangs and walls of glass. The exposed beams seen along the façade are carried through the building to the rear, dividing the south elevations into numerous squared bays topped with clerestories. A monumental abstract metal sculpture enlivens the manicured grounds near the living room wing. A swimming pool located on the southwest corner of the property is surrounded by lush landscaping and the concrete patio that extends from beneath the deep overhangs. The interior entrance court contains a pair of reflecting pools on either side of sliding glass entrance doors. A "moat" of indoor pools surrounds the glass-enclosed central dining room on three sides. Interior furnishings were custom-designed under the supervision of decorator Arthur Elrod and Associates. Despite modifications, the house continues to retain its integrity of location, setting, feeling, association, materials, and workmanship, and is in excellent condition.

***P3b. Resource Attributes:** (list attributes and codes) *HP2. Single-family Property*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
East amd south elevations
August 2002

***P6. Date Constructed/Age and Sources:** ■historic
1968/ Source: Metroscan

***P7. Owner and Address:**
Victoria D. Sutherland
2444 Wilshire Boulevard #600
Santa Monica, CA 90403

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**
Intensive Survey .

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")
None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *5S1*

***Resource Name or #:** *Hayden Residence*

B1. Historic Name: *Hayden Residence*
B2. Common Name: *Same*
B3. Original Use: *Single-family Residence* B4. Present Use: *Single-family Residence*

***B5. Architectural Style:** *Modern*

***B6. Construction History:** (Construction date, alterations, and date of alterations): *Constructed in 1968*
Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.
May 4, 1974. Reroof.
March 31, 1976. Drywall.

***B7. Moved?** ■No ☐Yes ☐Unknown **Date:**_____ **Original Location:**_____

***B8. Related Features:**

None.

B9a. Architect: *Buff and Hensman* b. Builder: *Unknown*

***B10. Significance: Theme** *Country Club Era* **Area** *Rancho Mirage*
Period of Significance: *1951 - 1973* **Property Type:** *Single-family Residence* **Applicable Criteria:** *C*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The Hayden Residence is architecturally significant as a fine example of a Modern design by Pasadena architects Buff and Hensman. It was built in 1968 and published in the November/December 1970 issue of Architectural Digest, which reported: "the structure, in its entirety, was planned for maximum enjoyment of its raison d'etre *– the majesty of the desert." It continues, "glass walls of the house provide each room with breathtaking views" with "the house oriented on the property to take full advantage of views over the lush green fairways."*

Conrad Buff III was a native Californian and graduate of the University of Southern California's School of Architecture. There he met Donald C. Hensman, originally from Omaha, Nebraska, who taught design studios at USC before devoting himself entirely to architecture in 1962. Together with partner Calvin Straub, the firm of Buff, Straub, and Hensman "catered to a

(See Continuation Sheet 3 of 3.)

B11. Additional Resource Attributes: (List attributes and codes)_____

***B12. References:**

City of Rancho Mirage Building Permits
Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.
Architectural Digest, November/December 1970.
Pierluigi Serraino and Julius Shulman, Modernism Rediscovered, Cologne, Germany, Taschen, 2000.

B13. Remarks:

***B14. Evaluator:** *Peter Moruzzi, Teresa Grimes, Leslie Heumann*
***Date of Evaluation:** *September 23, 2002*

(This space reserved for official comments.)

Sketch Map

***B10. Significance (continued):**

wealthy clientele drawn from the world of film and entertainment," according to author Pierluigi Serraino in his 2000 book Modernism Rediscovered. The firm won 30 American Institute of Design awards and dozens of other prizes, particularly for their residential work. Straub left the firm in 1961.

The 1968 Hayden Residence, within the grounds of the Tamarisk Country Club, is one of three known residences designed by Buff and Hensman in Rancho Mirage, and their only house not remodeled beyond significance. The house is a fine example of Buff and Hensman's adaptation of their design tenets to the desert, particularly the flat roof with its post and beam structure allowing the use of massive walls of glass. The property appears eligible for designation under an existing or proposed local ordinance, but does not appear eligible for listing in the National Register of Historic Places (a "5S1" National Register Status Code).

Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City, Rancho Mirage Date: 2021 Map Scale: 1;24000
Address: 71-024 Cypress Drive City: Rancho Mirage Zip: 92270
UTM Zone: 11S 553235.46 m E 3735312.42 m N
APN: 684032001

Date Constructed: 1958
Ownership and Address: Lemon Tree Holdings; P O Box 69979, Los Angeles, CA 90069

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The 71-024 Cypress Drive residence, designed by architect Howard Lapham, was built in 1958. The home is located in the Thunderbird Country Club. In 2002, Leslie Heumann and Associates described the residence as a one-story, "S"-shaped Modern home. The residence has a flat roof with deep overhangs. In 2002, the residence was described as having a pecky cypress fascia and pecky cypress exterior walls, both stained a non-original blue. Since the 2002 survey, these pecky cypress elements have been removed; the exterior walls are clad in smooth stucco with the original Palos Verde rock accent walls. There does not appear to be any other significant alterations to the residence since the 2002 survey.

Permits provided by the City include:
- Addition/Remodel in 2005 (Permit No. B0500379)
- Plumbing work in 2011 (Permit No. B1100076)
- Reroof of dwelling in 2023 (Permit No. B2301189)

See Continuation Sheet for Additional Information.



View of west elevation. (71-024 Cypress Drive_1)

Updated Primary Record Information Continued:



View of west elevation. (71-024 Cypress Drive_3)



View of east elevation. (71-024 Cypress Drive_4)

Updated Primary Record Information Continued:



View of east elevation. (71-024 Cypress Drive_6)

Updated Building, Structure, Object Information Continued:

The prior 2002 survey evaluated the property as status code 5S1: Individual property that is listed or designated locally. The correct status code that should have been assigned in 2002 is 5S3: appears to be individually eligible for local listing or designation through survey evaluation. The prior survey identified the residence as a good and highly intact example of the work of architect Howard Lapham, built in a Modern style. The current survey found that the dwelling is associated with the theme of the Country Club Era (1951-1973), but it does not possess individual documented significance in relation to this theme. It is also associated with the new Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community. The 2024 evaluation found that the property should be assigned the 5S2 status code - individual property that is eligible for local listing or designation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

The home is an example of a Desert Modernist style home constructed by architect Howard Lapham in 1958. Lapham was born in Oklahoma City in 1914. He moved to Palm Springs in 1954. Lapham had experience as a carpenter, draftsman, contractor, land planner, and architect. He worked on many notable buildings throughout the Coachella Valley, and maintained an office in Palm Springs until his death in 2008. While one of the lesser known architects in the area, Lapham was a fairly prolific architect in Palm Springs and the surrounding area. His designs appear to most closely resemble Desert Modern and Contemporary styles. In Rancho Mirage, Lapham constructed several homes in the Thunderbird Heights neighborhood and the Thunderbirds Country Club, as well as Lord Fletcher's English Pub, the Cook House (Ichpa Mayapan), and the remodel of the Thunderbird Country Club clubhouse. Lapham retired in 1980. The subject property is a good example of Lapham's work. It features several characteristics that were typical of his work including, the flat roof, natural rock walls, and incorporation of outdoor space. The unique "S" shape makes the home a unique example of his work and of the Desert Modernist style. While there have been some alterations to the residence, the character defining features of the home, including the rock elements, the flat roof, location on the Thunderbird Country Club golf course, and "S" shape remain intact.

The residence has not been found individually eligible under NRHP/CRHR Criterion A/1, as it has not been associated with significant events or patterns of events in local, regional, state or national history; not individually eligible under Criterion B/2, as it has not been identified as having an association with an important person; and not individually eligible under Criterion D/4, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state, or national history. Additionally, the property is not found eligible under Local Criteria 2-6, and 8.

The single-family residence is considered eligible under NRHP/CRHR Criterion C/3 as the property individually embodies the distinctive characteristics of a Desert Modernist style home constructed within Rancho Mirage in the 1960s. The property is also eligible under Local Register Criteria 1 and 7 as it is representative of a Custom Ranch style home that embodies an outstanding attention to architectural design, detail, craftsmanship, and use of materials. As the dwelling has not been substantially altered, it maintains adequate integrity from the historic period to convey its significance.

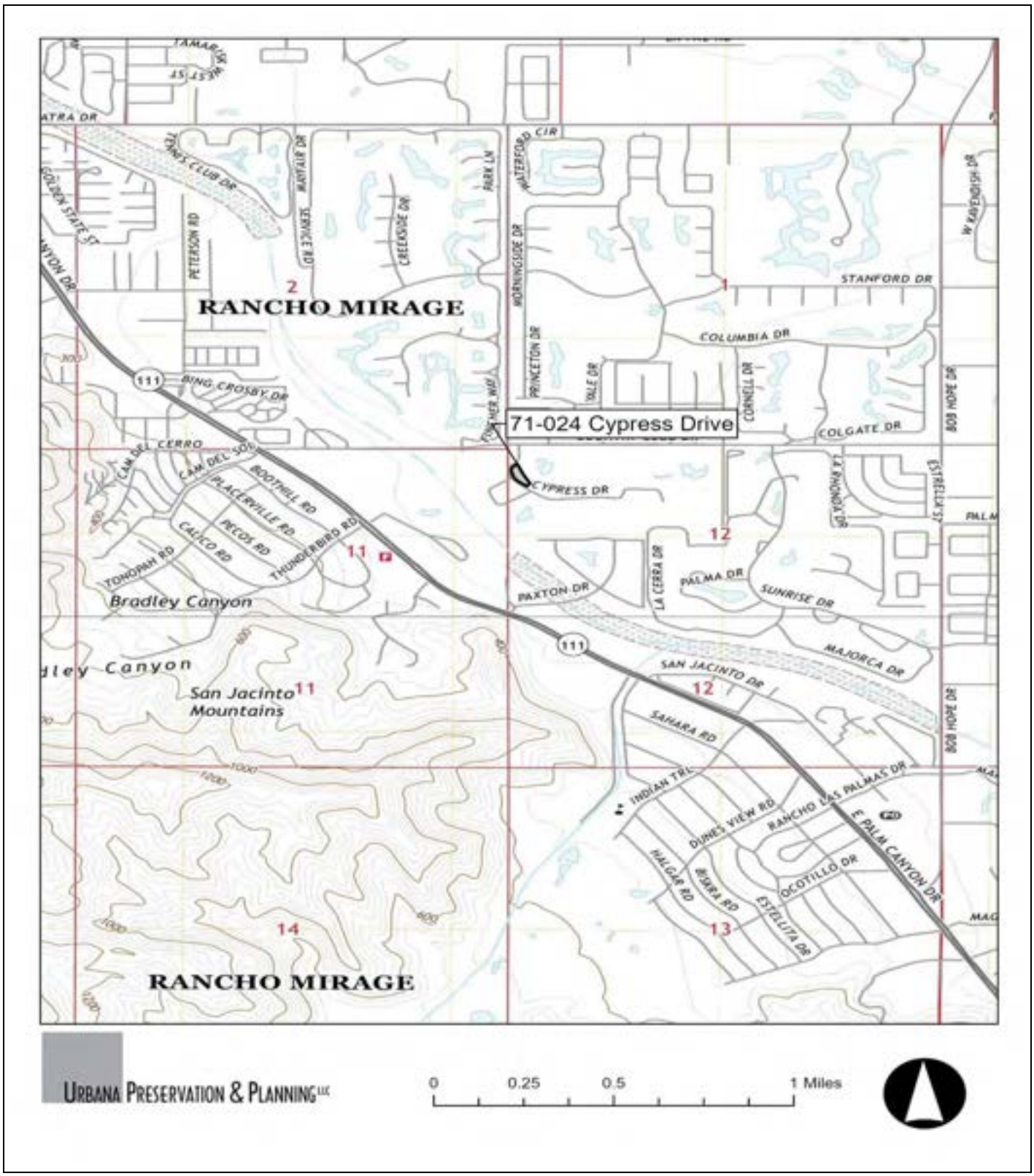
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Miller Residence
Page 5 of 5

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S2
Other Listings:
Other Listings: Urbana Survey No.: 91

*Map Name: Cathedral City, Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



URBANA PRESERVATION & PLANNING LLC

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

 Resource name(s) or number (assigned by recorder) *Miller Residence*

P1. Other Identifier:

***P2. Location:** ☐Not for Publication ■Unrestricted ***a. County** *Riverside*

***b. USGS 7.5' Quad** **Date:**

***c. Address** *71-024 Cypress Drive* **City** *Rancho Mirage* **Zip** *92270*

***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Architect Howard Lapham designed the one-story, "S"-shaped Miller Residence in 1958. The 8,500 square foot Modern house has four bedrooms and 4.5 bathrooms and is located on .91 acres along the greens of the Thunderbird Country Club golf course. The flat-roofed residence has deep overhangs with a pecky cypress fascia. Exterior walls are also pecky cypress, with both the fascia and walls stained a non-original grayish blue. Windows are aluminum-framed, both fixed and sliding, with sliding glass doors located on the south and north elevations. Palos Verde rock walls project outward at right angles near the southwest corner of the house. A diamond-patterned mesh screen fills the space of a square cutout in one of the rock walls. The interior chimney is also of Palos Verdes rock. The main entrance lies east of the enclosed double-car garage. At the rear, facing the golf course, a kidney-shaped pool is surrounded by a concrete deck and formal landscaping. The house is perched atop a gently sloping lawn bordered by a low rock retaining wall. Mature palms, clipped hedges, rose bushes, and other vegetation covers the generous grounds. Other than the blue-stained pecky cypress, the house appears original and in good condition.

***P3b. Resource Attributes:** (list attributes and codes) *HP2. Single-family Property*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
Southwest elevation
November 2002

***P6. Date Constructed/Age and Sources:** ■historic
1958/ Source: Howard Lapham, architect

***P7. Owner and Address:**
Eleanor Taylor Trustee
71024 Cypress Drive
Rancho Mirage, CA 92270

***P8. Recorded by:**
P. Moruzzi, T. Grimes. L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**
Intensive Survey .

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")
None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *5S1*

***Resource Name or #:** *Miller Residence*

B1. Historic Name: *Miller Residence*
B2. Common Name: *Same*
B3. Original Use: *Single-family Residence*
B4. Present Use: *Single-family Residence*

***B5. Architectural Style:** *Modern*

***B6. Construction History:** (Construction date, alterations, and date of alterations): *Constructed in 1958.*
Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.
June 4, 1982. Reroof.
May 6, 1996. Reroof.

***B7. Moved?** ■**No** ☐**Yes** ☐**Unknown** **Date:**_____ **Original Location:**_____

***B8. Related Features:** *None*

B9a. Architect: *Howard Lapham*
b. Builder: *Unknown*

***B10. Significance: Theme** *Country Club Era* **Area** *Rancho Mirage*
Period of Significance: *1951 - 1973* **Property Type:** *Single-family Residence* **Applicable Criteria:** *C*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The Miller House is architecturally significant as a good and highly intact example of the work of architect Howard Lapham in the Modern style. According to the architect, the house was commissioned by Mr. Ted Miller in 1958. Howard Lapham had left Stamford, Connecticut, arriving in the Coachella Valley in 1954 at age 40. Although he was a registered designer, Lapham intended to become a builder in his new desert home. Within a year, however, he was designing residences for wealthy and influential members of the Thunderbird Country Club along the Club's fairways and up the slopes of what became known as Thunderbird Heights. A number of Lapham's buildings were published in Architectural Digest, including the Hyatt von Dehn

(See Continuation Sheet 3 of 3.)

B11. Additional Resource Attributes: (List attributes and codes)_____

***B12. References:**

City of Rancho Mirage Building Permits
Alan Hess and Andrew Danish, Palm Springs Weekend, San Francisco, Chronicle Books, 2001.
Interview with Howard Lapham, October 4, 2002.
Kiewit Residence, Architectural Digest, Volume XX, Number 3, Fall 1963.
Swanson Residence, Architectural Digest, Volume XIX, Number 3, Fall 1962. pp. 49-54.
Morrow Residence, Architectural Digest, Volume XVIII, Number 3, Fall 1961. pp. 142-145, 261.
Thunderbird Country Club clubhouse, Architectural Digest, Volume XVIII, Number 3, Fall 1961. pp. 165-167.
Von Dehn Residence, Architectural Digest, Volume XVII, Number 3, Fall 1960.
Hugh Best, Thunderbird Country Club, 1988.

Sketch Map

B13. Remarks:

***B14. Evaluator:** *Peter Moruzzi, Teresa Grimes, Leslie Heumann*

***Date of Evaluation:** *September 23, 2002*

***B10. Significance (continued):**

Residence (1960, Thunderbird Heights), the Kiewit Residence (1960, Thunderbird Country Club), the Clarke Swanson Residence (1961, Thunderbird Country Club), the Morrow Residence (1961, Silver Spur Ranch, Palm Desert), and the 1961 remodel of the Thunderbird Country Club clubhouse. He remodeled the famous Chi Chi nightclub in 1959, giving it an ultra-modern new façade. Lapham also designed Lord Fletcher's English Pub in 1966 on what became known as 'restaurant row' on Highway 111 in Rancho Mirage. One of Lapham's largest residential projects was the Mayan-themed Cook House, known as Ichpa Mayapan, built atop Thunderbird Heights in 1970. Lapham also drew the initial plans for the Eisenhower Medical Center, although Edward D. Stone obtained the commission. Lapham officially retired in the 1980s, although he continues to maintain an office in Palm Springs.

This unusual "S"-shaped house is representative of Lapham's Modern design work, with its flat roof, natural rock walls, and indoor-outdoor access. Other than the blue stain applied to the pecky cypress sheathing and fascia, the building's exterior is virtually original and unchanged, clearly reflecting the time and place of its construction on the greens of the Thunderbird Country Club golf course. The property appears eligible for designation under an existing or proposed local ordinance, but does not appear eligible for listing in the National Register of Historic Places (a "5S1" National Register Status Code).

(This space reserved for official comments.)

Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City, Rancho Mirage Date: 2021 Map Scale: 1;24000
Address: 71-274 Mirage Road City: Rancho Mirage Zip: 92270
UTM Zone: 11S 553735.87 m E 3733780.29 m N
APN: 684220010

Date Constructed: 1940
Ownership and Address: Ross Mathews Living Trust, Ross Mathews; 11812 San Vicente Blvd, FL 4th, Los Angeles, CA 90049

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The 71-274 Mirage Road property was constructed circa 1940. In 2002, Leslie Heumann and Associates described the property as a Vernacular Modern style residence with corners rounded in the Streamline Moderne manner. Today, the home more closely resembles a Contemporary style residence. The residence has a rectangular, asymmetrical form and a flat roof with a moderate overhang. There have been significant alterations since the 2002 survey. In the prior survey, the exterior walls were described as concrete block; the exterior has since been clad in smooth stucco. The rounded corners described in the prior survey were not visible during the 2024 survey. Aerial images show that there was a large addition to the rear of the residence in 2019; this construction included alterations to the roof with a change in roof height near the rear of the roof. Other alterations include window replacements; the steel-framed fixed and multi-pane casement windows have been replaced with vinyl horizontal sliding windows.

Permits provided by the City include:
- Electrical work in 2007 (Permit No. B0700628)
- Electrical work in 2017 (Permit No. B1700081)
- Sewer work in 2018 (Permit No. B1801673)
- Pool & spa construction in 2019 (Permit No. B1900398)
- Addition/Remodel in 2019 (Permit No. B1900417)
- Roof mounted solar installation in 2023 (Permit No. B2302028)

See Continuation Sheet for Additional Information.

Updated Primary Record Information Continued:



View of southwest (front) elevation. (71-274 Mirage Road_2)



View of southwest (front) elevation. (71-274 Mirage Road_1)

Updated Building, Structure, Object Information Continued:

The prior 2002 survey evaluated the property as status code 5S1: Individual property that is listed or designated locally. The correct status code that should have been assigned in 2002 is 5S3: appears to be individually eligible for local listing or designation through survey evaluation. The prior survey identified the residence as architecturally significant as an example of the type of homes constructed immediately before and after World War II. The home was constructed in 1940, prior to the rapid growth in development that was seen in the decades after World War II. The current survey found that the dwelling is associated with the theme of the Early Agricultural and Residential Period (1924-1951), but it does not possess individual documented significance in relation to this theme. It is also associated with the new Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community. The 2024 evaluation found that the property should be assigned the 6Z status code - Found ineligible for NR, CR or Local designation through survey evaluation.

The home has not been found individually eligible under NRHP/CRHR A/1, as it has not been associated with significant events or patterns of events in local, regional, state, or national history; not individually eligible under Criterion B/2, as it has not been identified as having an association with an important person; and not individually eligible under Criterion D/4/D, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state, or national history.

The single-family residence is not considered eligible under NRHP/CRHR Criterion C/3 as the property no longer embodies the distinctive characteristics of a Desert Vernacular style home constructed within Rancho Mirage prior to the post-WWII development boom. There have been significant additions and material changes to the property over time. The property is also not eligible under Local Register Criteria 1 and 7 as it is no longer representative of a Desert Vernacular style home that embodies an outstanding attention to architectural design, detail, craftsmanship, and use of materials. As the dwelling has been substantially altered, no longer maintains adequate integrity from the historic period to convey its significance.

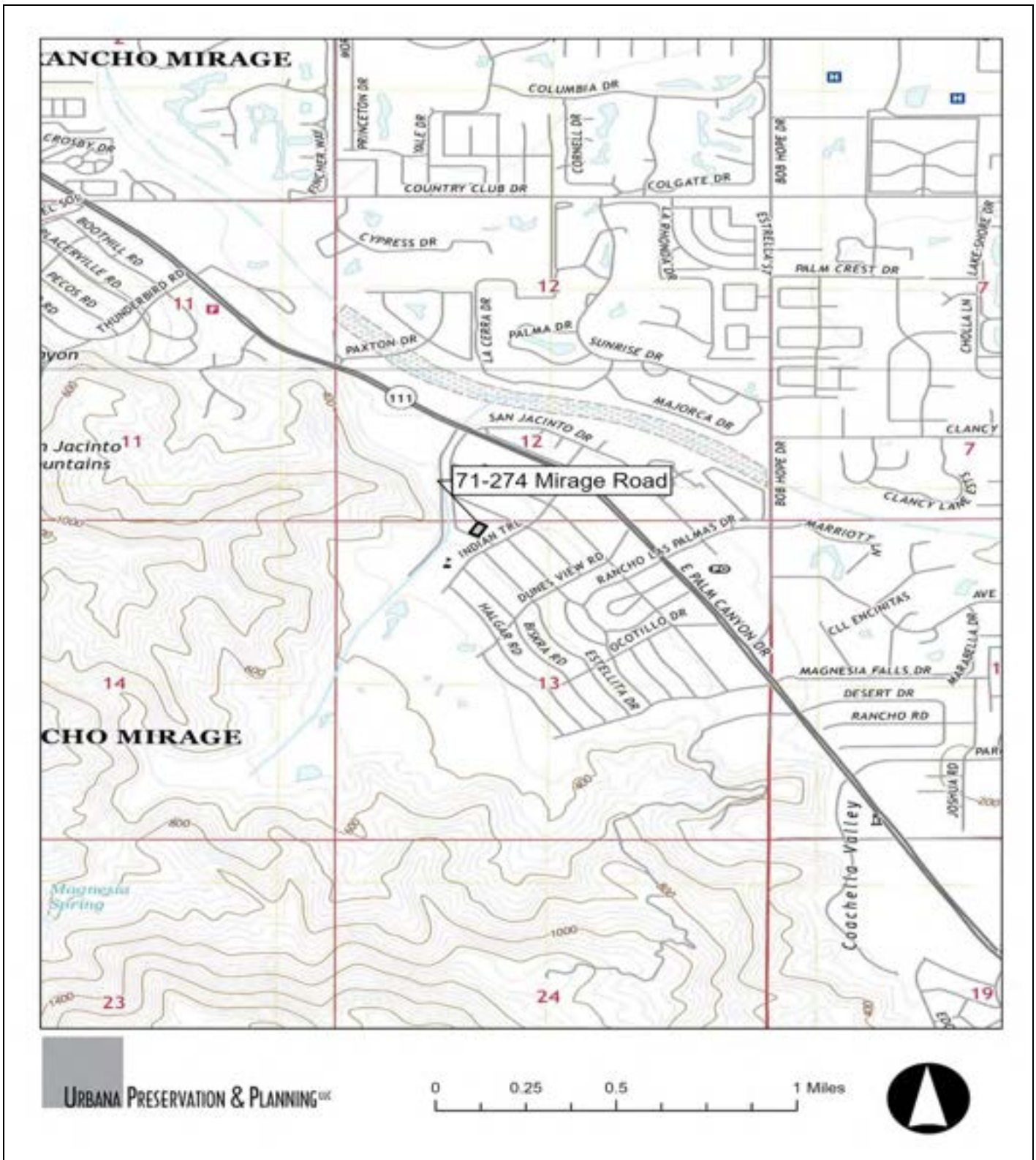
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Knox Residence
Page 4 of 4

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S2
Other Listings:
Other Listings: Urbana Survey No.: 92

*Map Name: Cathedral City, Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Page _1_ of _2_ **Resource name(s) or number** (assigned by recorder) *Knox Residence*

P1. Other Identifier:
***P2. Location:** ☐Not for Publication ■Unrestricted ***a. County** *Riverside*
***b. USGS 7.5' Quad** **Date:**
***c. Address** *71-274 Mirage Road* **City** *Rancho Mirage* **Zip** *92270*
***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Located in the Magnesia Falls area of Rancho Mirage, this Vernacular Modern residence was erected circa 1940. The south-facing rectangular house has a flat roof and is constructed of concrete block. Corners are rounded in the Streamline Moderne manner. Windows are steel-framed fixed and multi-pane casement. Desert landscaping and mature fruit trees border an unpaved circular driveway. Tall date palms rise from the rear of the property. The house appears original and in good condition.

***P3b. Resource Attributes:** (list attributes and codes) *HP2. Single-family Property*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
Southwest elevation
August 2002

***P6. Date Constructed/Age and Sources:** ■historic
Circa 1940.

***P7. Owner and Address:**
Joseph C. Wacker
71274 Mirage Road
Rancho Mirage, CA 92270

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**
Intensive Survey .

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ☐Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #_____
HRI#_____

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *5S1*

***Resource Name or #:** *Knox Residence*

B1. Historic Name: *Unknown*
B2. Common Name: *Knox Residence*
B3. Original Use: *Single-family Residence* B4. Present Use: *Single-family Residence*
***B5. Architectural Style:** *Vernacular Modern*
***B6. Construction History:** (Construction date, alterations, and date of alterations): *Constructed circa 1940. Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973. October 29, 1987. Reroof.*

***B7. Moved?** ■No ☐Yes ☐Unknown **Date:**_____ **Original Location:**_____
***B8. Related Features:**

None.

B9a. Architect: *Unknown* b. Builder: *Unknown*

***B10. Significance: Theme** *Agricultural and Early Residential Period* **Area** *Rancho Mirage*
Period of Significance: *1924-1950* **Property Type:** *Single-family Residence* **Applicable Criteria:** *C*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The Knox Residence is significant as one of the oldest houses in Rancho Mirage, representative of a particular design and type particularly associated with the Rancho Mirage area in the years immediately before and after World War II. Constructed circa 1940, the house was not listed in the Palm Springs directories until1954, when the owner was Mrs. Frances Knox, a saleswoman. This is a good example of a type of 1930s and 1940s residence that appears in the early Rancho Mirage neighborhoods of Clancy Lane, Magnesia Falls, and San Jacinto Drive. It is a basic Vernacular Modern building constructed of concrete block with a flat roof and virtually no applied ornamentation. Somewhat unusual are the rounded corners of the concrete block that suggest the Streamline Moderne style of the 1930s. The residence appears original and in good condition. Because of its association with the earliest period in Rancho Mirage's history as a community, the property appears eligible for designation under an existing or proposed local ordinance, but does not appear eligible for listing in the National Register of Historic Places (a "5S1" National Register Status Code).

B11. Additional Resource Attributes: (List attributes and codes)_____
***B12. References:**

Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.
1954 Palm Springs Directory.
City of Rancho Mirage Building Permits.

B13. Remarks:

***B14. Evaluator:** *Peter Moruzzi, Teresa Grimes, Leslie Heumann*

***Date of Evaluation:** *September 23, 2002*

(This space reserved for official comments.)

Sketch Map

Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City, Rancho Mirage Date: 2021 Map Scale: 1;24000
Address: 71-365 Sahara Road City: Rancho Mirage Zip: 92270
UTM Zone: 11S 553794.74 m E 3733984.38 m N
APN: 684210005

Date Constructed: 1949
Ownership and Address: Gregg H & Teresa H Thompson Revocable Trust, Gregg H Thompson, Teresa H Thompson; 71365 Sahara Road, Rancho Mirage, CA 92270

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The 71-365 Sahara Road property was constructed in 1949. In 2002, Leslie Heumann and Associates described the property as a one-story Vernacular Modern house with a medium-pitched, hipped roof. The residence has a rectangular plan with an attached garage. The front door has a wide wood surround with large picture windows at either side. The windows are largely not visible due to vegetation, however, since the prior survey, decorative fixed shutters have been added to the windows at the front elevation. The roof cladding has been replaced since the 2002 survey.

Permits provided by the City include:
- Plumbing work in 2002 (Permit No. B0201033)
- Electrical work in 2007 (Permit No. B0700647)
- Solar installation in 2023 (Permit No. B2300781)

See Continuation Sheet for Additional Information.



View of northeast (front) elevation. (71-365 Sahara Road_2)

Updated Primary Record Information Continued:



View of northeast (front) elevation. (71-365 Sahara Road_1)



View of northeast (front) elevation. (71-365 Sahara Road_3)

Updated Building, Structure, Object Information Continued:

The prior 2002 survey evaluated the residence as status code 5S3: Appears to be individually eligible for local listing or designation through survey evaluation. The prior survey found the home was historically significant as representative of the early residential development of Rancho Mirage. The current survey finds the residence is associated with the theme of the Early Agricultural and Residential Period (1924-1951), but does not possess individual documented significance in relation to the theme. It is also associated with the new Rancho Mirage Architectural Styles (1934-1980s) theme and but it is not considered a significant representative example of a known architectural style in the community. The current survey found that the dwelling does not retain a sufficient level of integrity for individual eligibility at the national or state level. There have been additional alterations to the residence since the prior survey, in addition to the previously documented alterations; the home no longer maintains integrity for significance at the local level. Alterations include, several additions, the change from a flat to pitched roof, and decorative, fixed shutters. The home no longer resembles its original form, and as such, no longer maintains significance as an example of an early Rancho Mirage home. As such, the current survey evaluates the residence as status code 6Z.

The home has not been found individually eligible under NRHP/CRHR A/1, as it has not been associated with significant events or patterns of events in local, regional, state, or national history; not individually eligible under Criterion B/2, as it has not been identified as having an association with an important person; not individually eligible under Criterion C/3, as it does not embody the distinctive characteristics of a type, period, or method of construction; and not individually eligible under Criterion D/4/D, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state, or national history. The home is associated with the early residential history of Rancho Mirage, but no longer maintains integrity to convey this association. The residence is not considered eligible under Local Criterion 1-8. The home does not maintain integrity to the historic period.

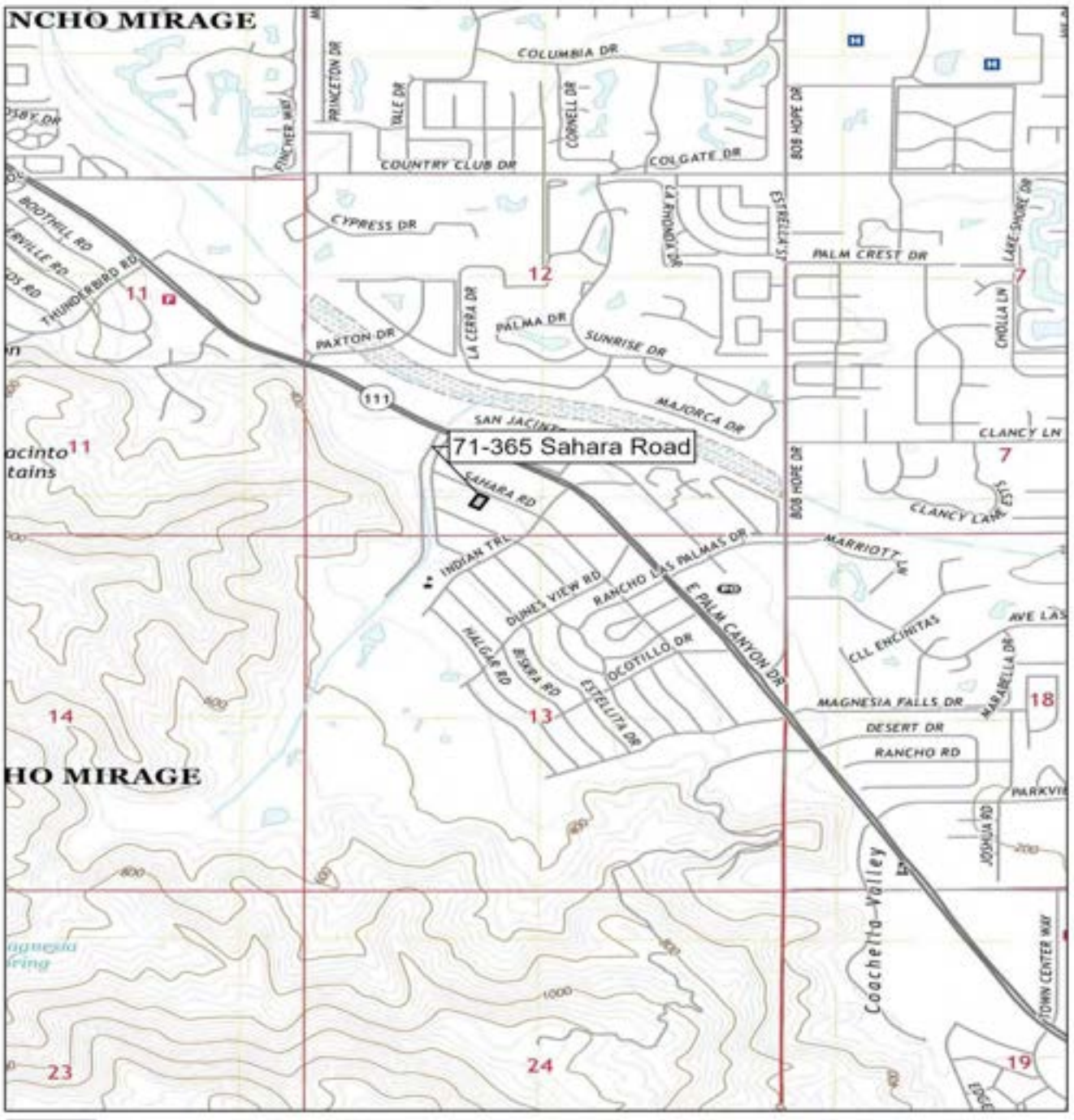
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Garvey Residence
Page 4 of 4

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings:
Other Listings: Urbana Survey No.: 93

*Map Name: Cathedral City, Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

 Resource name(s) or number (assigned by recorder) *Garvey Residence*

P1. Other Identifier:

***P2. Location:** ☐Not for Publication ■Unrestricted ***a. County** *Riverside*

***b. USGS 7.5' Quad** **Date:**

***c. Address** *71-365 Sahara Road* **City** *Rancho Mirage* **Zip** *92270*

***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Erected in 1949, this northwest-facing, rectangular, one-story Vernacular Modern house is crowned with a medium-pitched, hipped roof. Exposed rafters are visible beneath deep eaves. The 1,545 square foot, two bedroom, two bathroom residence is constructed of flattened concrete blocks. Windows are mostly steel-framed fixed and casement, although non-original aluminum-framed windows are located near the west corner of the façade. An enclosed two car garage is at the east end of the house. The front entrance is flanked on either side by horizontal window bands. The non-original front door is paneled with a single rectangular light. An interior concrete block chimney emerges along the ridgeline. A curved concrete driveway occupies much of the area between the house and street. Landscaping consists of rocks, desert plants, and mature trees. In 1976, a workshop and storage room were added, and in 1987, the roof was altered from flat to pitched. The house appears to be in good condition.

***P3b. Resource Attributes:** (list attributes and codes) *HP2. Single-family Property*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
Northeast elevation
August 2002

***P6. Date Constructed/Age and Sources:** ■historic
1949/ Source: Metroscan

***P7. Owner and Address:**
Gregg H. and Teresa H. Thompson
71365 Sahara Road
Rancho Mirage, CA 92270

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**
Intensive Survey.

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ☐Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #_____
HRI#_____

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *5S3*

***Resource Name or #:** *Garvey Residence*

B1. Historic Name: *Unknown*
B2. Common Name: *Garvey Residence*
B3. Original Use: *Single-family Residence* B4. Present Use: *Single-family Residence*

***B5. Architectural Style:** *Vernacular Modern*

***B6. Construction History:** (Construction date, alterations, and date of alterations): *Constructed in 1949.*
Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.
April 15, 1976. Workshop and storage room. Value: $11,040.
April 20, 1979. Addition to dwelling. Value: $21,048.
April 16, 1987. Roof removal from flat to pitched. Value: $23,500.
July 12, 1993. Pool.
May 14, 1999. Add 44 square feet to single family dwelling.

***B7. Moved?** ■**No** ☐**Yes** ☐**Unknown** **Date:**_____ **Original Location:**_____

***B8. Related Features:**

None.

B9a. Architect: *Unknown* b. Builder: *Unknown*

***B10. Significance: Theme** *Agricultural and Early Residential Era* **Area** *Rancho Mirage*
Period of Significance: *1924-1950* **Property Type:** *Single-family Residence* **Applicable Criteria:** *A*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

Constructed in 1949, the Garvey Residence is important in documenting the early residential development of Rancho Mirage even with the considerable alterations to the building. Mr. L. C. and Mary Garvey were listed as owners in 1953, the first year that Rancho Mirage listings appeared in the Palm Springs Directory. Mr. Garvey was a dentist. This house is noteworthy in that it represents a broad pattern of development that was important in the history of Rancho Mirage. The house is located in the Magnesia Falls area, one of the earliest neighborhoods in Rancho Mirage. Although the resource does not appear eligible for listing in the National Register of Historic Places or for designation under an existing or proposed local ordinance, it is local interest (a "5S3" National Register Status Code).

B11. Additional Resource Attributes: (List attributes and codes)_____

***B12. References:**

Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.
1953 Palm Springs Directory.
City of Rancho Mirage Building Permits.

B13. Remarks:

Sketch Map

***B14. Evaluator:** *Peter Moruzzi, Teresa Grimes, Leslie Heumann*

***Date of Evaluation:** *September 23, 2002*

(This space reserved for official comments.)

Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City, Rancho Mirage Date: 2021 Map Scale: 1;24000
Address: 71-431 Sahara Road City: Rancho Mirage Zip: 92270
UTM Zone: 11S 553886.54 m E 3733922.47 m N
APN: 684210008

Date Constructed: 1937
Ownership and Address: Nidia S Miller; 71431 Sahara Road, Rancho Mirage, CA 92270

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The 71-431 Sahara Road was constructed circa 1937. In 2002, Leslie Heumann and Associates described the residence as a one-story rectangular home with a cross-gabled roof. The projecting shed roof, centered between the two front gables, covers the original front porch which is now enclosed by stucco walls and horizontal picture windows. The course is constructed with concrete blocks with a squared bay at the west end of the front elevation. The home features steel-framed, multi-pane, fixed and casement windows. The residence has an attached garage. There is a flat-roofed addition east of the garage. Sun shades have been added across the central windows at the front elevation. There is a low rock wall planter surrounding the front elevation. There does not appear to have been any alterations to the residence since the 2002 survey.

Permits provided by the City include:
- Electrical work in 2007 (Permit No. B0700648)
- Mechanical/HVAC work in 2017 (Permit No. B1700690)
- Reroof dwelling in 2019 (Permit No. B1900309)

See Continuation Sheet for Additional Information.



View of northeast (front) elevation. (71-431 Sahara Road_1)

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S2
Other Listings: Urbana Survey No.: 94
☒ Update ☒ Continuation Sheet

Updated Primary Record Information Continued:



View of northeast (front) elevation. (71-431 Sahara Road_3)

Updated Building, Structure, Object Information Continued:

The prior 2002 survey evaluated the property as status code 5S1: Individual property that is listed or designated locally. The correct status code that should have been assigned in 2002 is 5S3: appears to be individually eligible for local listing or designation through survey evaluation. The prior survey found the residence was historically significant was one of the early model homes offered by developer-builder Louis Blankenhorn and company managing director, Laurence Macomber, in the Magnesia Falls neighborhood. The current survey finds the residence is associated with the theme of the Early Agricultural and Residential Period (1924-1951), but it does not possess individual documented significance in relation to this theme. It is also associated with the new Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community. The 2024 evaluation found that the property should be assigned the 5S2 status code - individual property that is eligible for local listing or designation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

The home has not been found individually eligible under NRHP/CRHR A/1, as it has not been associated with significant events or patterns of events in local, regional, state, or national history; not individually eligible under Criterion B/2, as it has not been identified as having an association with an important person; and not individually eligible under Criterion D/4/D, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state, or national history. The residence is not considered eligible under Local Criterion 2, 4-6, and 8.

The home is one of few homes dating to before World War II. Post-WWII, Rancho Mirage experienced a development boom; homes from before this era are rarer. The single-family residence is considered eligible under NRHP/CRHR Criterion C/3 as the property individually embodies the distinctive characteristics of a Tract Ranch style home constructed within Rancho Mirage in the 1930s. The property is also eligible under Local Register Criteria 1 and 7 as it is representative of a tract ranch style home that embodies an outstanding attention to architectural design, detail, craftsmanship, and use of materials. Further, it is considered eligible under Local Criterion 3, for representing the growth of the city, as early model homes in the Magnesia Falls neighborhood. As the dwelling has not been substantially altered, it maintains adequate integrity from the historic period to convey its significance.

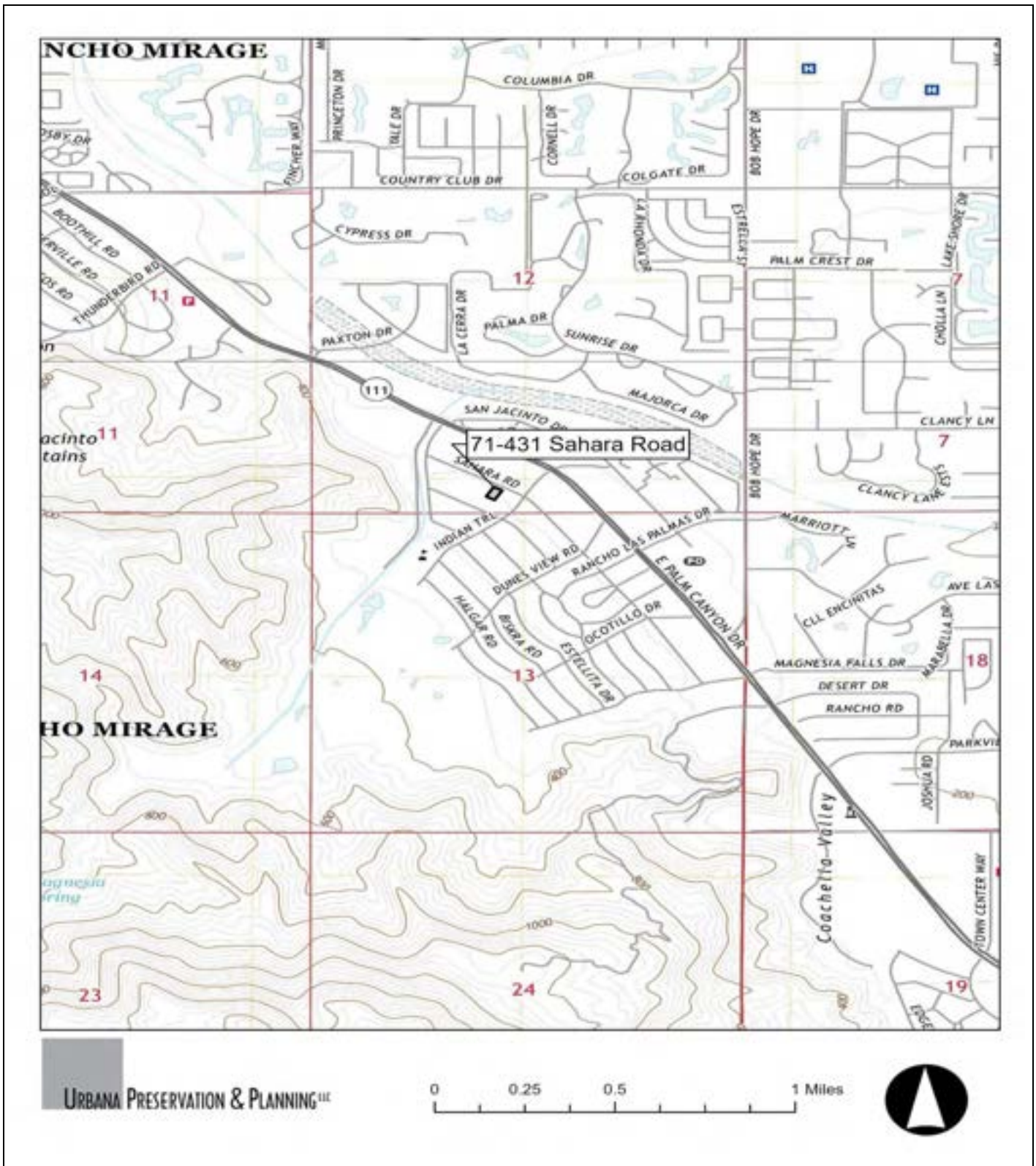
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Van Pelt and Lind Spec House
Page 3 of 3

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S2
Other Listings:
Other Listings: Urbana Survey No.: 94

*Map Name: Cathedral City, Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



URBANA PRESERVATION & PLANNING LLC

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Page _1_ of _3_ **Resource name(s) or number** (assigned by recorder) *71-431 Sahara Road*

P1. Other Identifier:

***P2. Location:** ☐Not for Publication ■Unrestricted ***a. County** *Riverside*

***b. USGS 7.5' Quad** **Date:**

***c. Address** *71-431 Sahara Road* **City** *Rancho Mirage* **Zip** *92270*

***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Designed by architects Van Pelt and Lind circa 1937, this rectangular one-story residence is covered with a cross-gabled roof. Centered between the two front gables, a projecting shed roof covers an original front porch that is now enclosed by stucco walls and horizontal picture windows. The northeast-facing house is primarily constructed of concrete block. The squared bay on the west end of the façade, featuring a hipped metal roof and steel-framed, multi-pane, fixed and casement windows, is balanced by an attached, enclosed, single-car garage on the opposite end. East of the garage, a flat-roofed addition is faced with vertical boards. An interior chimney emerges from the rear, south slope of the side-gabled roof. A low rock wall borders the dirt driveway and the house. Desert landscaping, including various sized rocks and palms, enhances the setting. The metal garage door, main entrance door, and exterior lampposts are not original. The house appears to be in good condition.

***P3b. Resource Attributes:** (list attributes and codes) *HP2. Single-family Property*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
Northeast elevation
August 2002

***P6. Date Constructed/Age and Sources:** ■historic
Circa 1937

***P7. Owner and Address:**
Robert K. Miller
71431 Sahara Road
Rancho Mirage, CA 92270

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**
Intensive Survey.

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *5S1*

***Resource Name or #:** *71-431 Sahara Road*

B1. Historic Name: *Unknown*
B2. Common Name: *71-431 Sahara Road*
B3. Original Use: *Single-family Residence* B4. Present Use: *Single-family Residence*
***B5. Architectural Style:** *Vernacular Modern*
***B6. Construction History:** (Construction date, alterations, and date of alterations): *Constructed circa 1937. Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973. August 13, 1993. Reroof.*

***B7. Moved?** ■**No** □**Yes** □**Unknown** **Date:**_____ **Original Location:**_____
***B8. Related Features:**

None.

B9a. Architect: *Van Pelt and Lind* b. Builder: *Louis M. Blankenhorn*

***B10. Significance: Theme** *Agricultural and Early Residential Era* **Area** *Rancho Mirage*
Period of Significance: *1924-1950* **Property Type:** *Single-family Residence* **Applicable Criteria:** *A*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

This property is historically significant as one of the early model homes offered by developer-builder Louis Blankenhorn and company managing director, Laurence Macomber, in the newly subdivided Magnesia Falls area. Constructed circa 1937, the house resembles the one pictured in an advertisement in the Pasadena Star-News on February 27th of that year. Boasting that the area offered "one hour more sunshine" than Palm Springs, the house was one of three built in what an accompanying article described as "Early American" in style. The article credited architects Van Pelt and Lind as the designers. Between 1935 and 1937, the Palm Springs office of the Pasadena-based architectural firm Van Pelt and Lind was staffed by local designers John Porter Clark and Albert Frey. Given that Frey returned to New York for almost two years starting in 1937, the Rancho Mirage residences can be most likely attributed to Clark.

(See Continuation Sheet 3 of 3.)

B11. Additional Resource Attributes: (List attributes and codes)_____
***B12. References:**

Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.
1953 Palm Springs Directory.
California Arts and Architecture, advertisement, February 1937.
Joseph Rosa, Albert Frey, Architect. New York, Rizzoli International Publications, 1989. p. 36.
Pasadena Star News, February 27, 1937, advertisement. p. 10.
Pasadena City Hall, Planning Department, Historical Resources Room. Van Pelt and Lind file.
City of Rancho Mirage Building Permits.

B13. Remarks:

***B14. Evaluator:** *Peter Moruzzi, Teresa Grimes, Leslie Heumann*

***Date of Evaluation:** *September 23, 2002*

Sketch Map

***B10. Significance (continued):**

Other models in the Magnesia Falls tract were prominently featured in advertisements to entice people to consider Rancho Mirage as a second home community in the desert. The houses ranged from four to six rooms and the minimum lot size was one-half acre. Magnesia Falls can be considered to be the earliest tract development in Rancho Mirage as these properties by developer-builder Louis Blankenhorn were built on speculation and not as custom homes. The 1953 Palm Springs directory lists the owners of this house as N. C. and Hazel K. Beckley. This was the first year that Rancho Mirage was listed in the directory.

Garrett Van Pelt, Jr. FAIA and George Lind were partners in their Pasadena-based architectural firm from 1928 until 1941, following Van Pelt's highly successful earlier association with Pasadena architects Sylvanus Marston and Edgar Maybury. During this period they designed numerous buildings in Los Angeles County, but also had a satellite office in Palm Springs managed by John Porter Clark. Clark had worked in Van Pelt and Lind's Pasadena office prior to settling in Palm Springs. Swiss architect and Le Corbusier disciple Albert Frey had met Clark while completing his first building in Palm Springs in 1934 and joined him in the Van Pelt and Lind office. According to author Joseph Rosa, "All the work that Clark and Frey did together, from 1935 to 1937, was under the firm name of Van Pelt and Lind Architects, since neither Clark nor Frey was licensed at the time."

Although windows have been replaced and the front porch enclosed, the house appears to be otherwise intact and in good condition. As one of the original houses in the Blankenhorn tract in Magnesia Falls and characteristic of the type of ranch house purchased as a second home in Rancho Mirage prior to World War II, the property reflects a significant period of development in the history of Rancho Mirage. The property appears eligible for designation under an existing or proposed local ordinance, but does not appear eligible for listing in the National Register of Historic Places (a "5S1" National Register Status Code).

(This space reserved for official comments.)

Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City, Rancho Mirage Date: 2021 Map Scale: 1;24000
Address: 71-533 Sahara Road City: Rancho Mirage Zip: 92270
UTM Zone: 11S 554028.30 m E 3733811.11 m N
APN: 684234003

Date Constructed: 1950
Ownership and Address: Jason R Swearengin; 71533 Sahara Road, Rancho Mirage, CA 92270

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The 71-533 Sahara Road property was originally constructed in 1950 as a one-story, symmetrical, Vernacular Modern house. In 2002, Leslie Heumann and Associates described the residence as a rectangular building constructed of concrete blocks with steel-framed fixed and casement windows. Since the 2002 survey, the residence was completely remodeled in circa 2005. The residence, constructed in a contemporary Pueblo Revival style, features a flat roof and is clad in smooth stucco. The two-story residence has a terraced front facade with large wooden accents. At the front elevation there are two large picture windows with a central double door. The building has an attached two car garage. Due to the alterations, the residence no longer maintains integrity.

Relevant permits provided by the City include:
- Sewer work in 2003 (Permit No. B0302347)
- Addition/Remodel in 2004 (Permit No. B0400509)
- block wall construction in 2005 (Permit No. B0500945)
- Electrical work in 2007 (Permit No. B0700653)
- block wall construction in 2019 (Permit No. B1900664)

See Continuation Sheet for Additional Information.



View of east (front) elevation. (71-533 Sahara Road_5)

Updated Primary Record Information Continued:



View of east (front) elevation. (71-533 Sahara Road_2)

Updated Building, Structure, Object Information Continued:

A prior survey evaluated the property as 5S3: appears to be individually eligible for local listing or designation through survey evaluation. The prior survey described the residence as architecturally noteworthy as a representative example of a basic Vernacular Modern home, as seen in early Rancho Mirage neighborhoods. The current survey finds the residence is associated with the theme of the Early Agricultural and Residential Period (1924-1951), but it does not possess individual documented significance in relation to this theme. It is also associated with the new Rancho Mirage Architectural Styles (1934-1980s) theme but is not considered a significant representative example of a known architectural style in the community. Since the 2002 survey, the residence has been substantially remodelled or demolished. Circa 2005, the home was replaced with a contemporary Pueblo Revival style single-family home, and no longer resembles the original home. As such, the current survey evaluated the property as a 6Z status code: Found ineligible for NR, CR or Local designation through survey evaluation. The home does not maintain integrity to the historic era.

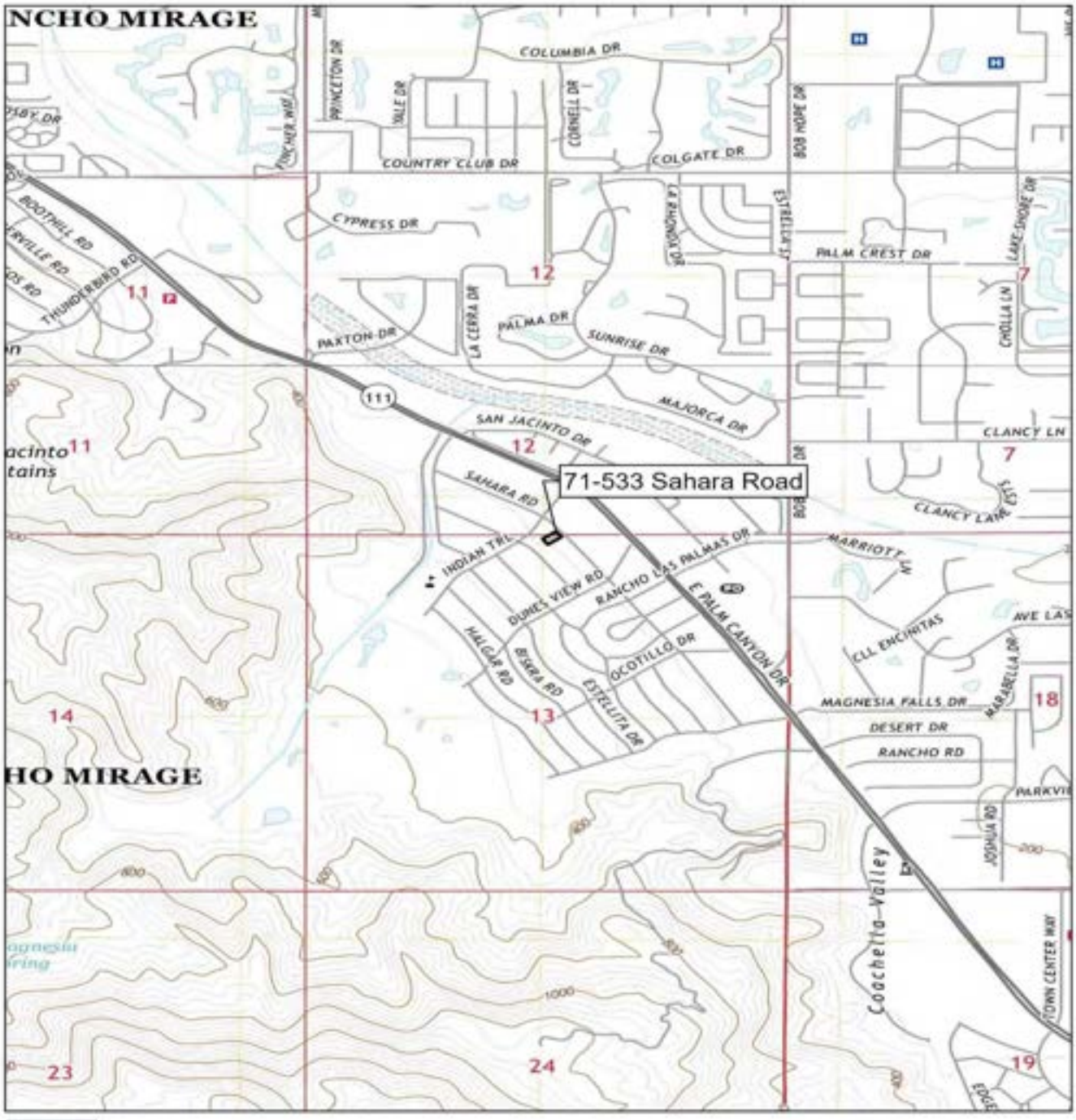
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Goode Residence
Page 4 of 4

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings:
Other Listings: Urbana Survey No.: 95

*Map Name: Cathedral City, Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Page _1_ of _2_ **Resource name(s) or number** (assigned by recorder) *Goode Residence*

P1. Other Identifier:

***P2. Location:** ☐Not for Publication ■Unrestricted ***a. County** *Riverside*

***b. USGS 7.5' Quad** **Date:**

***c. Address** *71-533 Sahara Road* **City** *Rancho Mirage* **Zip** *92270*

***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This one-story, symmetrical, Vernacular Modern house was built in 1950. The rectangular northeast-facing residence is capped with a low-pitched, almost flat, side-gabled roof and covered in red tiles (which may not be original). Exposed rafters are visible beneath deep eaves. Constructed of concrete block, the 1,460 square foot residence has two bedrooms and 1.5 bathrooms. Windows are steel-framed fixed and casement, most with transoms. A metal security door fronts the non-original paneled wood front entrance door. Visible air handling equipment on the roof, a wrought iron entrance sconce, and a wood fence west of the building are also not original. There is an exterior concrete block chimney located on the east elevation. A circular concrete driveway surrounds basic landscaping, including mature Washingtonia filifera palms and a pine tree. Other than the noted alterations, the house appears original and in good condition.

***P3b. Resource Attributes:** (list attributes and codes) *HP2. Single-family Property*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
Northeast elevation
August 2002

***P6. Date Constructed/Age and Sources:** ■historic
1950/ Source: Metroscan

***P7. Owner and Address:**
Jason R. and Melody L. Swearengin
71533 Sahara Road
Rancho Mirage, CA 92270

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**
Intensive Survey.

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ☐Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #_____
HRI#_____

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *5S3*

***Resource Name or #:** *Goode Residence*

B1. Historic Name: *Unknown*
B2. Common Name: *Goode Residence*
B3. Original Use: *Single-family Residence* B4. Present Use: *Single-family Residence*
***B5. Architectural Style:** *Vernacular Modern*
***B6. Construction History:** (Construction date, alterations, and date of alterations): *Constructed in 1950. Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973. February 14, 1984. Reroof.*

***B7. Moved?** ■**No** □**Yes** □**Unknown** **Date:**_____ **Original Location:**_____
***B8. Related Features:**

None.

B9a. Architect: *Unknown* b. Builder: *Unknown*

***B10. Significance: Theme** *Agricultural and Early Residential Era* **Area** *Rancho Mirage*
Period of Significance: *1924-1950* **Property Type:** *Single-family Residence* **Applicable Criteria:** *C*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

This property is architecturally noteworthy as a representative example of a type of residence that appears in the early Rancho Mirage neighborhoods of Clancy Lane, Magnesia Falls, and San Jacinto Drive. It is a basic Vernacular Modern building constructed of concrete block with a nearly flat roof, steel casement windows, and no applied ornamentation. Built by an unknown architect and/or builder in 1950, the house is typical of this type that was apparently unique to the Rancho Mirage area in the years immediately before and after World War II. The 1954 owners are listed as Cephas W. and Ola B. Goode. Mr. Goode was a rancher. There was no listing for this address in the Palm Springs directory prior to 1954. Although the resource does not appear eligible for listing in the National Register of Historic Places or for designation under an existing or proposed local ordinance, it is of local interest (a "5S3" National Register Status Code).

B11. Additional Resource Attributes: (List attributes and codes)_____
***B12. References:**

Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.
1954 Palm Springs Directory.
City of Rancho Mirage Building Permits.

B13. Remarks:

Sketch Map

***B14. Evaluator:** *Peter Moruzzi, Teresa Grimes, Leslie Heumann*

***Date of Evaluation:** *September 23, 2002*

(This space reserved for official comments.)

Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City Date: 2021 Map Scale: 1;24000
Address: 69-850 Highway 111 City: Rancho Mirage Zip: 92270
UTM Zone: 11S 551511.13 m E 3736632.15 m N APN: 689040017
Date Constructed: 1957
Ownership and Address: Desert Braemar Inc; 69850 Highway 111, Rancho Mirage, CA 92270
Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The Desert Braemar Apartments, addressed as 69-850 Highway 111, were built by Paul Broman and Richard Hanousek in 1957. The property consists of 18 detached buildings, and approximately 100 units. In 2002, Leslie Heumann and Associates described the property as a Vernacular Modern multi-family property. The property features one and two story units, each with an exterior patio. The buildings feature low-pitched hipped and gable roofs with open rafters and deep overhangs. Each building features a mix of window types, including aluminum frame fixed and tripartite horizontal sliding sash. The buildings are clad in stucco, with accent materials such as vertical wood board siding, and slumpstone walls and exterior chimneys. The two story units feature a centralized exterior, metal frame staircase. A minimalist metal railing surrounds the second floor units. Low slumpstone planter box walls provide privacy at the first floor unit patios. The buildings are connected via sidewalks, with the private road, Breamar Drive, going through the property. A private pool is at the center of the property.

Relevant permits provided by the City include:
- 147 sq.ft. addition to the living room at Unit #9 in 2000 (Permit No. B0000302)
- Garage No. 1 reroofed in 2000 (Permit No. B0000521)
- 147 sq.ft. addition to the living room at Unit #1 in 2000 (Permit No. B0000573)
- 80 sq.ft. laundry room addition at Unit #40 in 2000 (Permit No. B0000991)
- Installation of 200-sq.ft. patio enclosure at Space #58 in 2001 (Permit No. B0100239)
- 250-sq.ft. master bedroom addition (unit not listed) in 2002 (Permit No. B0200845)
- Reconfigure existing garage and addition of 416-sq.ft. to garage at Unit #31 in 2003 (Permit No. B0300615)
- Reconfigure existing garage and addition of 416-sq.ft. to garage at Unit #32 in 2003 (Permit No. B0300616)
- Garage conversion into den and dining room at Space #32 in 2003 (Permit No. B0300715)
- Installation of 5-ft. wide door at Unit #59 in 2003 (Permit No. B0301097)
- 192-sq.ft. addition to den at Unit #63 in 2005 (Permit No. B0500479)
- 214-sq.ft. addition to living room and new garage at Unit #4 in 2005 (Permit No. B0500565)
- 224-sq.ft. addition to the bedroom at Unit #15 in 2006 (Permit No. B0600746)
- 224-sq.ft. addition to the bedroom at Unit #215 in 2006 (Permit No. B0600745)
- 147-sq.ft. addition at Unit #10 in 2008 (Permit No. B0800327)
- Reroof at Carport #2 in 2009 (Permit No. B0900672)
- Reroof of Carport #3 in 2009 (Permit No. B0900673)
- Reroof of Carport #1 in 2010 (Permit No. B1000315)
- Addition of 165-sq.ft. covered patio and 30-ft. block wall at Unit #38 in 2011 (Permit No. B1100688)
- Remodel kitchen and bathroom, and replace windows at Unit #37 in 2012 (Permit No. B1200388)
- 200-sq.ft. bedroom addition at Unit #7 in 2014 (Permit No. B1400410)
- Reroof rear addition at Unit #46 in 2018 (Permit No. B1801512)
- Replace front windows at Unit #36 in 2019 (Permit No. B1900485)
- Replace two windows at front of condo (unit not listed) in 2020 (Permit No. B2000159)
- Retrofit three windows and one patio door at Unit #24 in 2022 (Permit No. B2200665)
- Retrofit two windows and one patio door at Unit #125 in 2022 (Permit No. B2201551)
- Retrofit three windows at Unit #18 in 2024 (Permit No. B2400545)
- Retrofit four windows (unit not listed) in 2024 (Permit No. B2401247)

See Continuation Sheet for Additional Information.

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S2
Other Listings: Urbana Survey No.: 96
☒ Update ☒ Continuation Sheet

Updated Primary Record Information Continued:



View north of Unit 6. (IMG_7936)



IMG_7889

Updated Primary Record Information Continued:



IMG_7894



IMG_7905

Updated Primary Record Information Continued:



IMG_7909



IMG_7924

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S2
Other Listings: Urbana Survey No.: 96
☒ Update ☒ Continuation Sheet

Updated Primary Record Information Continued:



IMG_7951

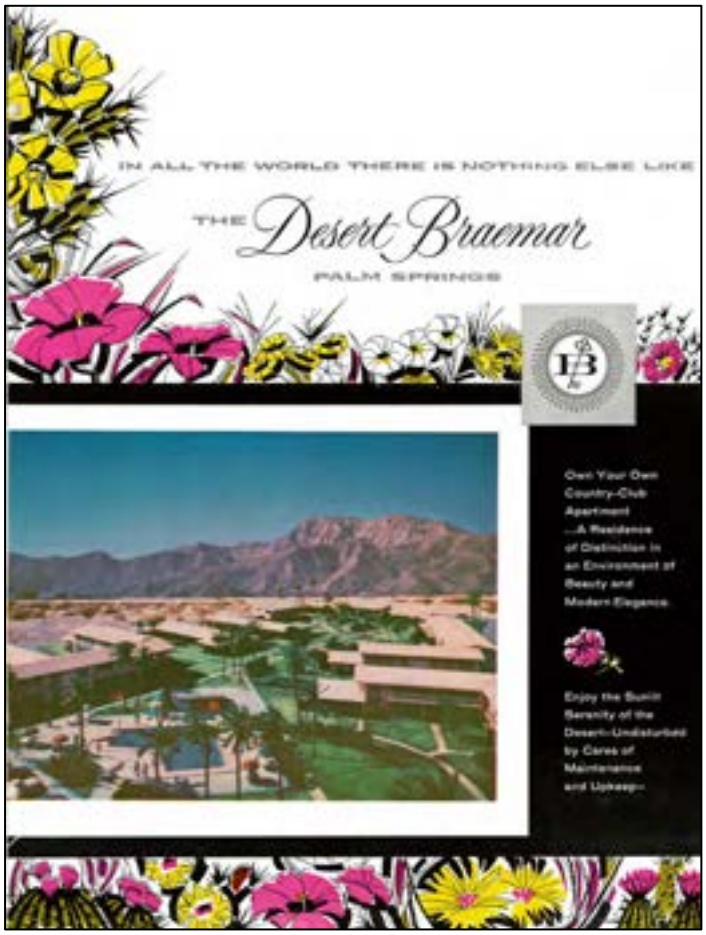


IMG_7968

Updated Primary Record Information Continued:



March 1957 Cover of Palm Springs Villager (Desert Braemar Villager March 1957)



1957 Desert Braemar Advertisement (Desert Braemar full page ad)

Updated Building, Structure, Object Information Continued:

A prior survey evaluated the subject property as status code 5S1 - Individual property that is listed or designated locally. The correct status code that should have been assigned in 2002 is 5S3: appears to be individually eligible for local listing or designation through survey evaluation. The current survey found the subject property is associated with the theme of Residential Subdivisions and Cooperatives (1951-1973). It is also associated with the new Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community. The 2024 evaluation found that the property should be assigned the 5S2 status code - individual property that is eligible for local listing or designation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

The Desert Braemar Apartments are not individually eligible under NRHP/CRHR Criterion B/2, as the property has not been identified as having an association with an important person; and is not individually eligible under Criterion D/4, as further study of the property would not appear to yield information which could be considered important in local, regional, state or national history.

The Desert Braemar Apartments, built in 1957, were the largest multi-family one- and two-story apartment complex in Rancho Mirage at the time of construction. The concept of cooperative apartment ownership, now classified as condominiums, were new in the Coachella Valley at the time of their construction. The property is considered eligible under NRHP/CRHR Criterion A/1, as it is associated with a unique era of development in Rancho Mirage. Cooperative housing communities were new and rare property types at the time of construction, both in Rancho Mirage and the surrounding area. They represent a special timeframe of development in Rancho Mirage and the Coachella Valley during the post war era. The property is eligible under Local Criterion 3, as it is representative of the evolution and development of the city. The Apartments are also eligible under NRHP/CRHR C/3 as a rare example of a Desert Modernist multi-family condominium complex. Furthermore, the property is eligible under Local Criterion 1. There have been small additions to several of the units throughout the complex, in addition to several window replacements at various units. These alterations are notable, but do not appear to have significantly altered the overall design and form of the property. All units retain the ability to convey their significance as potential district contributors. As the property has not been substantially altered as a whole, it maintains adequate integrity from the historic period to convey its significance.

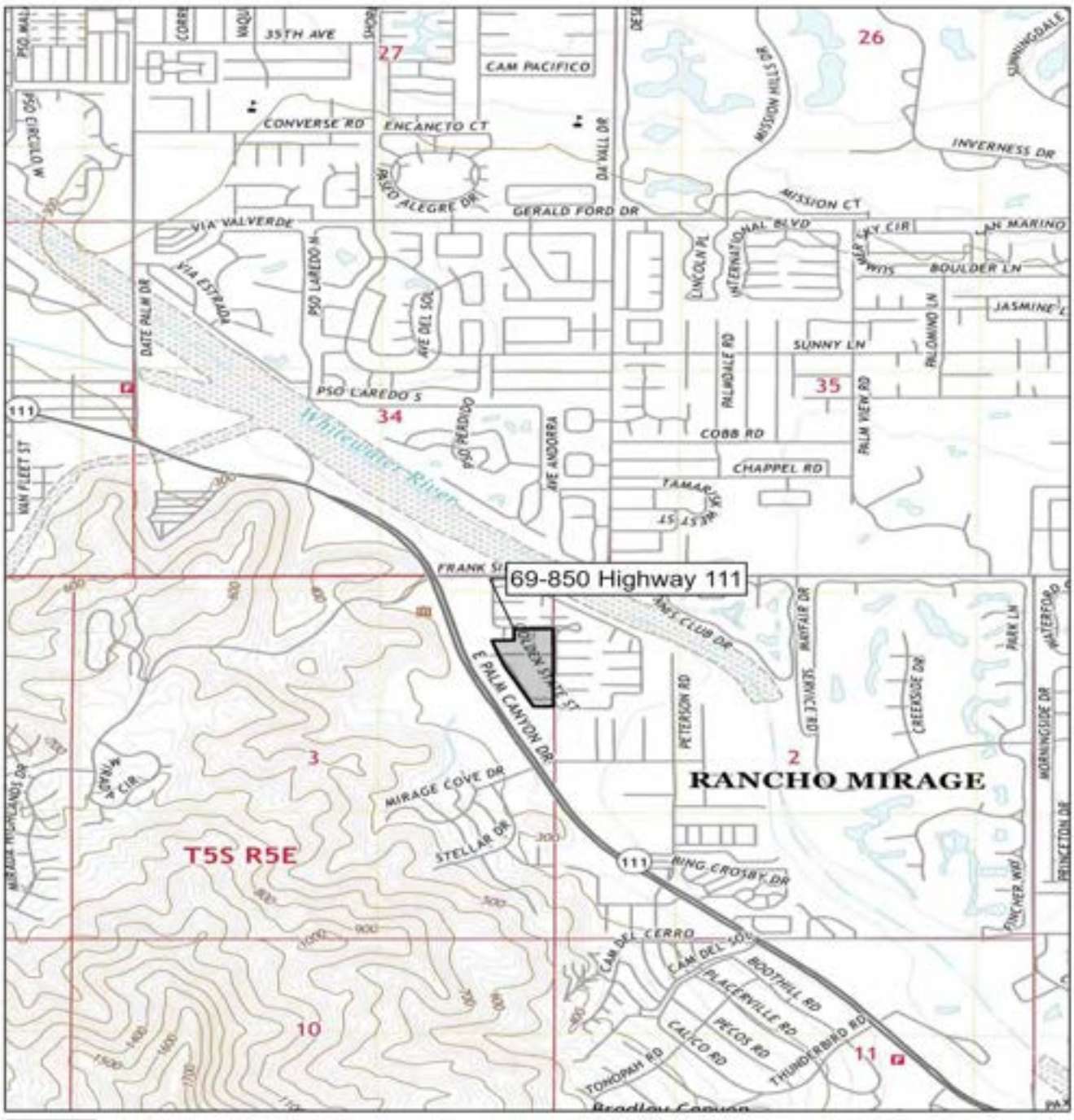
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Desert Braemar Apartments
Page 8 of 8

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S2
Other Listings:
Other Listings: Urbana Survey No.: 96

*Map Name: Cathedral City *Scale: 1:24,000 *Map Date: 2021



URBANA PRESERVATION & PLANNING LLC

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

 Resource name(s) or number (assigned by recorder) *Desert Braemar Apartments*

P1. Other Identifier:

***P2. Location:** ☐Not for Publication ■Unrestricted ***a. County** *Riverside*

***b. USGS 7.5' Quad** **Date:**

***c. Address** *69-860 Highway 111* **City** *Rancho Mirage* **Zip** *92270*

***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

The Desert Braemar Cooperative Apartment complex was constructed in 1957 and consists of approximately 100 units in one- and two-story buildings spread across a multi-acre property adjacent to Highway 111. Individual units include one, two, or three bedrooms. Each building is capped with a low-pitched hipped roof with rafters visible beneath deep overhangs. Medium-smooth stucco and vertical boards sheathe the exteriors. Windows are aluminum-framed fixed, sliding, jalousie, or casement, with sliding glass doors opening to patios or balconies. Ribbon and corner windows predominate in the one-story buildings. Continuous second floor wrought iron balustrades angle inward with a horizontal grid pattern. Slumpstone is used for low walls enclosing patio spaces and for recessed entry porch walls and first floor stairwells. Floating staircases have wrought iron handrails and concrete aggregate steps. Some of the buildings are one-story with ten-foot ceilings and picture

(See Continuation Sheet 3 of 3.)

***P3b. Resource Attributes:** (list attributes and codes) *HP3. Multiple-family Property*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
Southeast and Southwest elevations August 2002

***P6. Date Constructed/Age and Sources:** ■historic
1957/ Source: Palm Springs Villager

***P7. Owner and Address:**
Multiple.

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**
Intensive Survey .

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #_____
HRI#_____

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *5S1*

***Resource Name or #:** *Desert Braemar Apartments*

B1. Historic Name: *Desert Braemar Apartments*
B2. Common Name: *Same*
B3. Original Use: *Multiple-family Property*
B4. Present Use: *Multiple-family Property*

***B5. Architectural Style:** *Vernacular Modern*

***B6. Construction History:** (Construction date, alterations, and date of alterations): *Constructed in 1957.*
Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.
May 21, 1990. Addition to clubhouse.
April 30, 1998. Front Entrance Sign.

***B7. Moved?** ■No ☐Yes ☐Unknown **Date:**_____ **Original Location:**_____

***B8. Related Features:**

None.

B9a. Architect: *Unknown*
b. Builder: *Paul Broman and Richard Hanousek*

***B10. Significance: Theme** *Country Club Era* **Area** *Rancho Mirage*
Period of Significance: *1951-1973* **Property Type:** *Multiple-family Residence* **Applicable Criteria:** *C*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The Desert Braemar Apartments are architecturally significant as an early and well executed example of an important building type in Rancho Mirage, the cooperative apartment complex. Built by Paul Broman and Richard Hanousek in 1957, the complex was the focus of much local interest. The March, 1957 issue of The Palm Springs Villager was mostly devoted to the new Desert Braemar, describing it as "a showplace of the finest modern architectural design and construction, with 100 deluxe apartments in rambling, colorful buildings." This was one of several " Braemar Plan" developments in the southwest that offered cooperative apartment ownership "without worrying about maintenance problems and upkeep chores." Known today as condominiums, the concept was novel in 1957 for the Coachella Valley. This was the largest multi-family one- and two-story apartment complex constructed in Rancho Mirage and perhaps in the Coachella Valley up to that time. Remarkably, the generous grounds and plan remain intact with no new infill. Buildings and grounds are meticulously maintained, appearing quite similar to historic photos of the property from 1957. The property appears eligible for designation under an existing or proposed local ordinance, but does not appear eligible for listing in the National Register of Historic Places (a "5S1" National Register Status Code).

B11. Additional Resource Attributes: (List attributes and codes)_____

***B12. References:**

Alan Hess and Andrew Danish, Palm Springs Weekend, San Francisco, Chronicle Books, 2001.
Palm Springs Villager, March 1957.
City of Rancho Mirage Building Permits.

B13. Remarks:

Sketch Map

***B14. Evaluator:** *Peter Moruzzi, Teresa Grimes, Leslie Heumann*

(This space reserved for official comments.)

***Date of Evaluation:** *September 23, 2002*

***P3a. Description (continued):**

window grids of square glazing with aluminum mullions. Here, shed porch roofs shade main entrances flanked by narrow sidelights, although many of the original wood doors have been replaced. Other one-story buildings have standard-height ceilings and ribbon windows. The spacious grounds offer several swimming pools, lawn bowling, and shuffleboard, and are lushly landscaped with enormous lawns, shaped hedges, flowering bushes, and trees of citrus, olive, date palm, Washingtonia filifera, and fan palm. Soon after completion of the first phase, an additional 90 units were built around quads of similar plan and layout. The buildings and grounds appear original and in excellent condition.

Updated Primary Record Information (DPR 523A):

USGS 7.5′ Quad: Rancho Mirage Date: 2021 Map Scale: 1;24000
Address: 71-785 Sahara Road City: Rancho Mirage Zip: 92270
UTM Zone: 11S 554456.08 m E 3733223.11 m N
APN: 684353002

Date Constructed: 1937
Ownership and Address: Matthew G & Madeleine A Tarnay 2000 Trust, Madeleine A Tarnay, Lan Anh T Do, Christopher Tarnay; 2529 Nearcliff Street, Torrance, CA 90505

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The 71-785 Sahara Road residence, designed by architects Van Pelt and Lind, was constructed in 1937 as a one-story Ranch Modern home. In 2002, Leslie Heumann and Associates described the residence as a a rectangular building with a central side gable flanked with perpendicular shed roofs. In 2002, the residence was described as original and in excellent condition, and was identified as the best remaining example of the Blankenhorn tract in Magnesia Falls. Based on aerial images, the residence underwent significant alterations in 2017. Changes include the removal of the front porch, the addition of a large front gable above a recessed front entrance, the addition of an attached garage at the front elevation, and window replacements at the front elevation. The roof was replaced during the 2017 renovation. The residence no longer resembles the residence as it appeared during the 2002 survey or originally. The residence is clad in smooth white stucco. There appears to be six sash windows and four fixed windows at the front elevation. The attached garage is at the southeast corner of the home.

Relevant permits provided by the City include:
- Plumbing work in 2007 (Permit No. B0700953)
- Electrical work in 2007 (Permit No. B0700832)
- Sewer work in 2016 (Permit No. B1600883)
- Addition/Remodel in 2017 (Permit No. B1700120)
- Addition/Remodel in 2019 (Permit No. B1900403)
- Addition/Remodel in 2020 (Permit No. B2000362)
- Spa construction in 2020 (Permit No. B2020531)
- Solar installation in 2023 (Permit No. B2300057)

See Continuation Sheet for Additional Information.

Updated Primary Record Information Continued:



View of northeast (front) elevation. (71-785 Sahara Road)

Updated Building, Structure, Object Information Continued:

A prior survey evaluated the property as 3S: appears eligible for NR as an individual property through survey evaluation. The prior survey found the property historically significant as one of the early model homes offered by developer-builder Louis Blankenhorn and company managing director, Laurence Macomber, in the newly subdivided Magnesia Falls area. The home was constructed in 1937, and was prominently featured in advertisements for the area.

On May 11, 2004, the home was designated at the local level by the City of Rancho Mirage. However, in 2011, the City removed this designation. This removal was not made official until October 21, 2019, when the Rancho Mirage City Council formally removed the historic designation for this home due to extensive alterations.

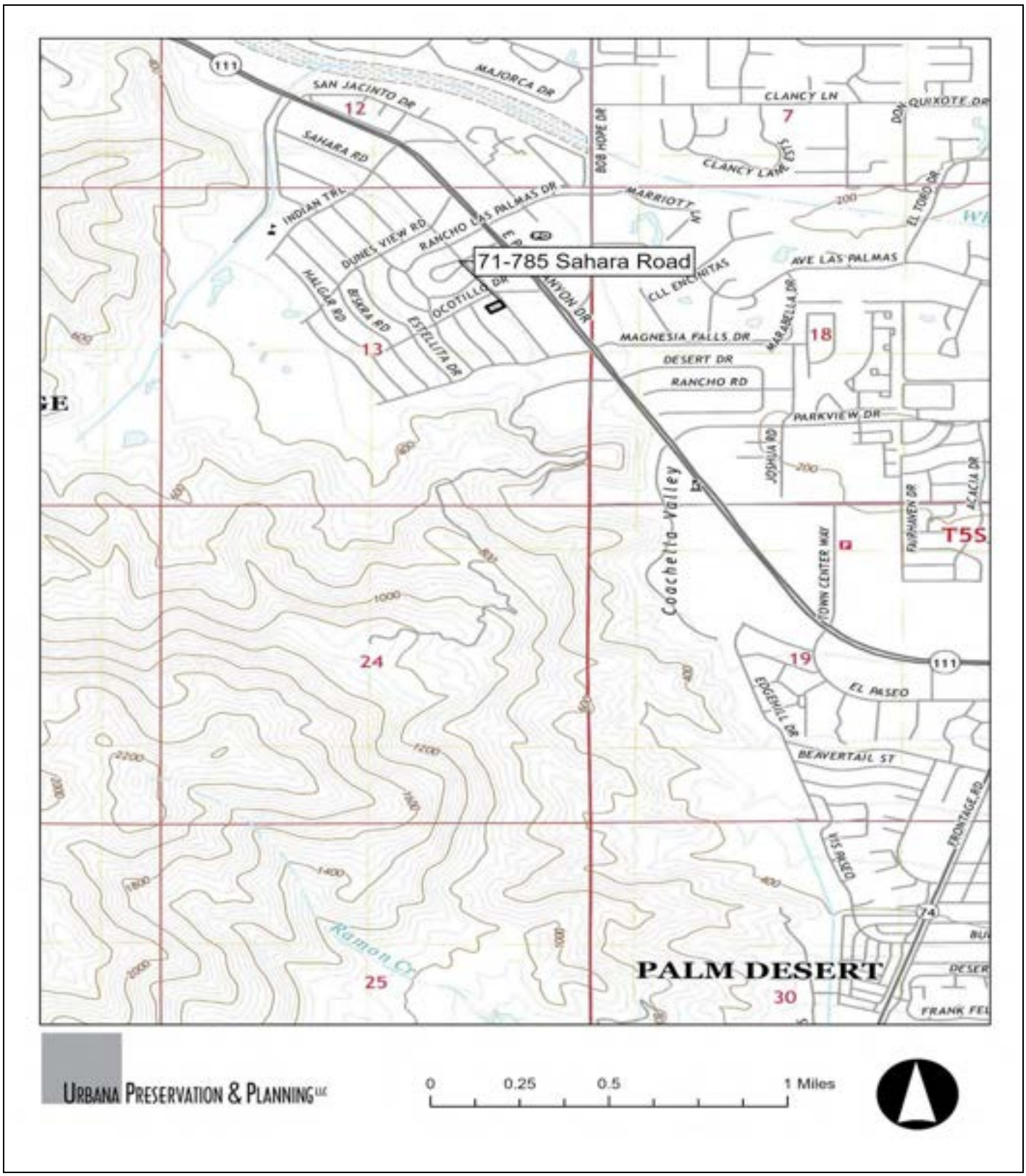
The current survey finds the residence is associated with the theme of the Early Agricultural and Residential Period (1924-1951), but it does not possess individual documented significance in relation to this theme. It is also associated with the new Rancho Mirage Architectural Styles (1934-1980s) theme but it is not considered a significant representative example of a known architectural style in the community. Since the 2002 survey, the residence has been substantially remodeled. Circa 2017, the home underwent a substantial renovation, and no longer resembles the original design. As such, the current survey evaluated the property as a 6Z status code: found ineligible for NR, CR or Local designation through survey evaluation. The home does not maintain integrity to the historic era.

LOCATION MAP

Resource Name: 71-785 Sahara Road

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings:
Other Listings: Urbana Survey No.: 97

*Map Name: Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



URBANA PRESERVATION & PLANNING LLC

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Page _1_ of _3_ **Resource name(s) or number** (assigned by recorder) *71-785 Sahara Road*

P1. Other Identifier:
***P2. Location:** ☐Not for Publication ■Unrestricted
***a. County** *Riverside*
***b. USGS 7.5' Quad** **Date:**
*c. **Address** *71-785 Sahara Road* **City** *Rancho Mirage* **Zip** *92270*
*e. **Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Attributed to Van Pelt and Lind, architects, this rectangular, one-story Ranch Modern house was built in 1937. The north-facing, 1,986 square foot residence has three bedrooms and 1.75 bathrooms and sits on .55 acres. The unusual roof configuration consists of a central side gable flanked perpendicular shed roofs. The house is of concrete block construction with board-and-batten and stucco sheathing. Windows are steel-framed, multi-pane fixed and casement with some non-original sliders. Square wood posts support the projecting roof that shelters a wide front porch and the main entrance. The front door is paneled wood. A squared bay with hipped metal hood is east of the center porch. A thick, tapered exterior chimney clad in stucco is located on the east elevation. The concrete driveway is bordered by long hedge. Lush vegetation of oleander, olive trees, mature palms, and a broad center lawn dominates the expansive front yard, obscuring the house from the street. With the exception of several window replacements and thicker roof shingles than in the historic photographs, the house appears original and in excellent condition.

***P3b. Resource Attributes:** (list attributes and codes) *HP2. Single-family Property*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
Northeast elevation
August 2002

***P6. Date Constructed/Age and Sources:** ■historic
1937/ Source: Pasadena Star News

***P7. Owner and Address:**
Robert L. Davis
71785 Sahara Road
Rancho Mirage, CA 92270

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**
Intensive Survey.

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *3S*

***Resource Name or #:** *71-785 Sahara Road*

B1. Historic Name: *Unknown*
B2. Common Name: *71-785 Sahara Road*
B3. Original Use: *Single-family Residence* B4. Present Use: *Single-family Residence*
***B5. Architectural Style:** *Ranch*
***B6. Construction History:** (Construction date, alterations, and date of alterations): *Constructed in 1937.*
Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.
Januar 25, 1982. Remodel. Value: $5,800.

***B7. Moved?** ■No ☐Yes ☐Unknown **Date:**_____ **Original Location:**_____
***B8. Related Features:**

None.

B9a. Architect: *Van Pelt and Lind (attributed)* b. Builder: *Louis M. Blankenhorn*

***B10. Significance: Theme** *Agricultural and Early Residential Era* **Area** *Rancho Mirage*
Period of Significance: *1924-1950* **Property Type:** *Single-family Residence* **Applicable Criteria:** *A*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

This property is historically significant as one of the early model homes offered by developer-builder Louis Blankenhorn and company managing director, Laurence Macomber, in the newly subdivided Magnesia Falls area. Constructed in 1937, the house was prominently featured in an advertisement in the Pasadena Star-News on February 27th of that year. Boasting that the area offered "one hour more sunshine" than Palm Springs, the house was one of three built in what an accompanying article described as "Early American" in style. The article credited architects Van Pelt and Lind as the designers. Between 1935 and 1937, the Palm Springs office of the Pasadena-based architectural firm Van Pelt and Lind was staffed by local designers John Porter Clark and Albert Frey. Given that Frey returned to New York for almost two years starting in 1937, the Rancho Mirage residences can be most likely attributed to Clark.

(See Continuation Sheet 3 of 3.)

B11. Additional Resource Attributes: (List attributes and codes)_____
***B12. References:**

Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.
Joseph Rosa, Albert Frey, Architect. New York, Rizzoli International Publications, 1989. p. 36.
Pasadena Star News, February 27, 1937. p.10. Advertisement.
California Arts and Architecture, February 1937, advertisement.
1957 Palm Springs Directory.
Pasadena City Hall, Planning Department, Historical Resources Room. Van Pelt and Lind file.
City of Rancho Mirage Building Permits.

B13. Remarks:

***B14. Evaluator:** *Peter Moruzzi, Teresa Grimes, Leslie Heumann*

(This space reserved for official comments.)

Sketch Map

***Date of Evaluation:** *September 23, 2002*

***B10. Significance (continued):**

The Pasadena Star-News noted that this model was being offered "tastefully furnished." Hoping to entice people to consider Rancho Mirage as a second home community in the desert, the advertisements proclaimed that the development possessed the "finest water system in the valley". The houses ranged from four to six rooms and the minimum lot size was one-half acre. Magnesia Falls can be considered to be the earliest tract development in Rancho Mirage as these properties by developer-builder Louis Blankenhorn were built on speculation and not as custom homes. The Palm Springs Directory first lists this address in 1957, when F. H. and Diana Armstrong were the owners.

Garrett Van Pelt, Jr. FAIA and George Lind were partners in their Pasadena-based architectural firm from 1928 until 1941. During this period they designed numerous buildings in Los Angeles County, but also had a satellite office in Palm Springs managed by John Porter Clark. Clark had worked in Van Pelt and Lind's Pasadena office prior to settling in Palm Springs. Swiss architect and Le Corbusier disciple Albert Frey had met Clark while completing his first building in Palm Springs in 1934 and joined him in the Van Pelt and Lind office. According to author Joseph Rosa, "All the work that Clark and Frey did together, from 1935 to 1937, was under the firm name of Van Pelt and Lind Architects, since neither Clark nor Frey was licensed at the time."

The 71-785 Sahara Road house is mostly original and in good condition. It is the best remaining example of the Blankenhorn tract in Magnesia Falls and highly reflective of the type of ranch house purchased as a second home in Rancho Mirage prior to World War II. The property appears eligible for separate listing in the National Register of Historic Places (a "3S" National Register Status Code). In addition, the property would be eligible for separate listing or designation under an existing or proposed local ordinance.

Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City, Rancho Mirage Date: 2021 Map Scale: 1;24000
Address: 71-995 Vista Del Rio City: Rancho Mirage Zip: 92270
UTM Zone: 11S 554704.88 m E 3734773.83 m N
APN: 684112002

Date Constructed: 1958
Ownership and Address: Timothy D Esser; PO Box 1636, Cathedral City, CA 92235

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The 71-995 Vista Del Rio residence, designed by architect Richard R. Leitch, was constructed in 1958. The home is one of 39 residences built in the Tierra Del Sol tract in the Thunderbird Country Club. In 2002, Leslie Heumann and Associates described the residence as a Modern style, one-story residence with a low-pitched, front-gabled roof. The home more specifically resembles a Contemporary style tract home. The roof has visible rafters with a deep overhang. The exterior is clad in vertical board siding and stucco. The residence has a post-and-beam, attached carport at the front elevation. There does not appear to have been any visible alterations to the residence since the 2002 survey, except exterior paint.

Permits provided by the City include:
- Reroof of dwelling in 2006 (Permit No. B0600021)
- Electrical work in 2009 (Permit No. B0900114)
- block wall construction in 2010 (Permit No. B1000875)

See Continuation Sheet for Additional Information.



View of east (front) elevation. (71-995 Vista Del Rio_4)

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S2
Other Listings: Urbana Survey No.: 98
☒ Update ☒ Continuation Sheet

Updated Primary Record Information Continued:



View of east (front) elevation. (71-995 Vista Del Rio_1)

Updated Building, Structure, Object Information Continued:

The prior 2002 survey evaluated the property as status code 5S1: Individual property that is listed or designated locally. The correct status code that should have been assigned in 2002 is 5S3: appears to be individually eligible for local listing or designation through survey evaluation. The prior survey found the residence was historically significant as one of the best preserved of the Modern style homes in the Tierra Del Sol residential development. The current survey found that the dwelling is associated with the theme of Residential Subdivisions and Cooperatives (1951-1973), but it does not possess individual documented significance in relation to this theme. It is also associated with the new Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community. The 2024 evaluation found that the property should be assigned the 5S2 status code - individual property that is eligible for local listing or designation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

The home has not been found individually eligible under NRHP/CRHR A/1, as it has not been associated with significant events or patterns of events in regional, state, or national history; not individually eligible under Criterion B/2, as it has not been identified as having an association with an important person; and not individually eligible under Criterion D/4, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state, or national history. The residence is not considered eligible under Local Criteria 2-6 and 8.

The home is considered as one of the 39 homes built in the Tierra Del Sol tract. The home is one of the only remaining unaltered homes in the tract. The Tierra Del Sol tract represents the development of middle-income Contemporary style tract homes. This home represents this era of residential development in Rancho Mirage. The single-family residence is considered eligible under NRHP/CRHR Criterion C/3 as the property individually embodies the distinctive characteristics of a Contemporary style home constructed within Rancho Mirage in the 1950s. The property is also eligible under Local Register Criteria 1 and 7 as it is representative of a Contemporary style home that embodies an outstanding attention to architectural design, detail, craftsmanship, and use of materials. As the dwelling has not been substantially altered, it maintains adequate integrity from the historic period to convey its significance.

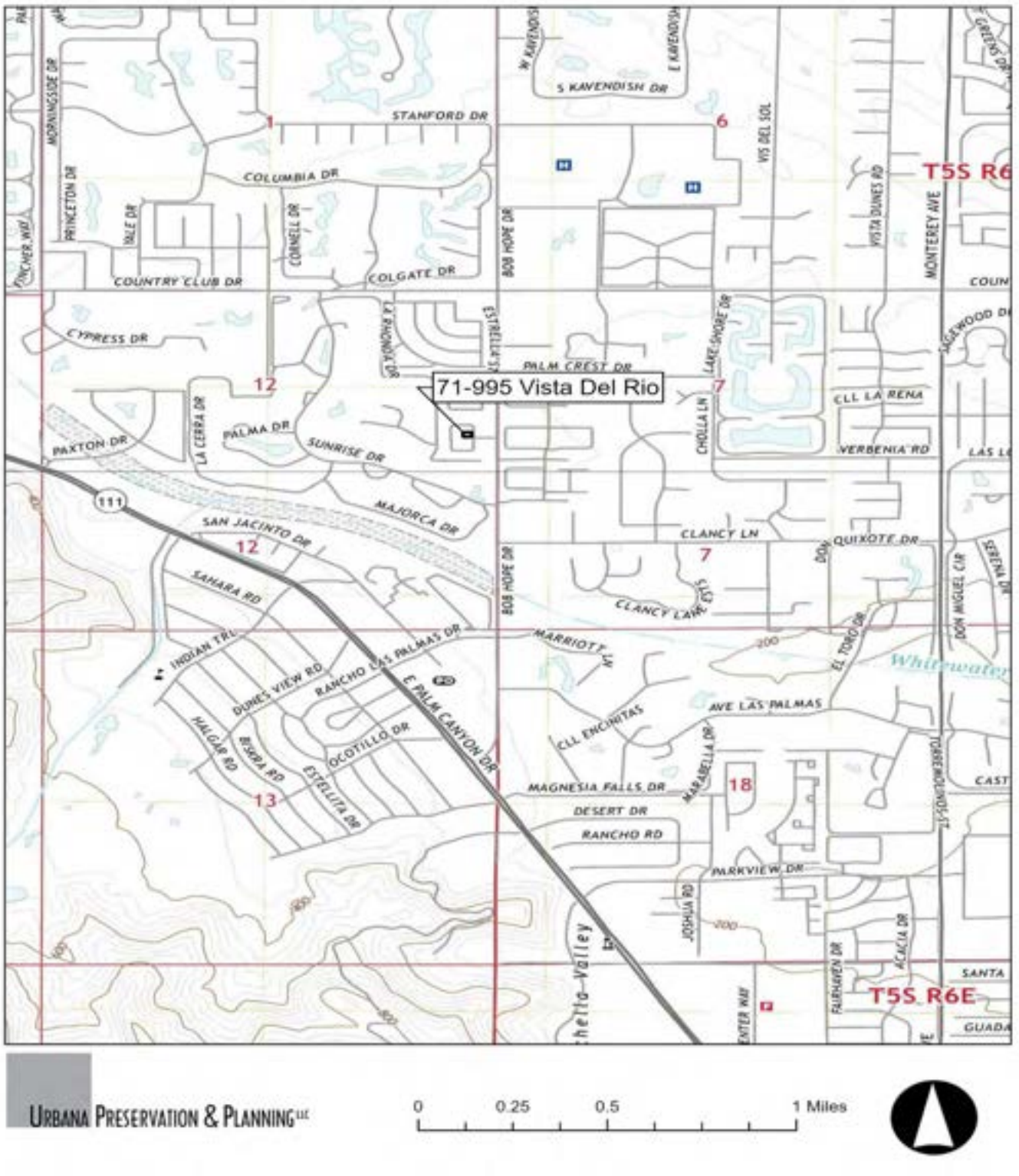
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Boscacci Residence
Page 3 of 3

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S2
Other Listings:
Other Listings: Urbana Survey No.: 98

*Map Name: Cathedral City, Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

 Resource name(s) or number (assigned by recorder) *Boscacci Residence*

P1. Other Identifier:

***P2. Location:** ☐Not for Publication ■Unrestricted ***a. County** *Riverside*

***b. USGS 7.5' Quad** **Date:**

***c. Address** *71-995 Vista Del Rio* **City** *Rancho Mirage* **Zip** *92270*

***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Architect Richard R. Leitch designed this one-story residence in 1958 as one of 39 residences built in the Tierra Del Sol tract in the Thunderbird Country Club area. The east-facing house, covered by a low-pitched, front-gabled roof, was constructed on a .17 acre lot. The house features visible rafters beneath deep overhangs and exteriors sheathed in vertical boards and medium-smooth stucco. Windows are a combination of steel-framed fixed, casement, and clerestories. Ceiling-to-floor sliding glass doors are at the rear of the house. A post-and-beam double carport projects towards the street; the north half has been enclosed. A concrete path leads to the non-original glass door entrance located towards the south end of the façade. South of the concrete driveway, a gently sloping mound is landscaped with gravel, low shrubs, and mature trees. There is no swimming pool because pool and recreation facilities are communally shared and owned. Except for the noted changes, the house appears original and in excellent condition.

***P3b. Resource Attributes:** (list attributes and codes) *HP2. Single-family Property*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
East elevation
August 2002

***P6. Date Constructed/Age and Sources:** ■historic
1958/ Source: Metroscan

***P7. Owner and Address:**
Fran V. Esser
71995 Vista Del Rio
Rancho Mirage, CA 92270

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**
Intensive Survey.

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *5S1*

***Resource Name or #:** *Boscacci Residence*

B1. Historic Name: *Boscacci Residence*
B2. Common Name: *Same*
B3. Original Use: *Single-family Residence*
B4. Present Use: *Single-family Residence*

***B5. Architectural Style:** *Modern*

***B6. Construction History:** (Construction date, alterations, and date of alterations): *Constructed in 1958. Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973. January 10, 1992. Reroof.*

***B7. Moved?** ■No ☐Yes ☐Unknown **Date:**_____ **Original Location:**_____

***B8. Related Features:**
None.

B9a. Architect: *Richard R. Leitch (of Pasadena)*
b. Builder: *Desert Sun Development Corp.*

***B10. Significance: Theme** *Country Club Era* **Area** *Rancho Mirage*
Period of Significance: *1951-1973* **Property Type:** *Single-family Residence* **Applicable Criteria:** *A*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

This property is architecturally significant for its Modern design by Richard Leitch and as an example of a property type particularly associated with Rancho Mirage. Arnold and Rita Boscacci were the original owners of the house, which was constructed in 1958. Architect Richard R. Leitch A.I.A. of Pasadena received a special award from the American Institute of Architects in 1958 for the architectural design and residential planning of the Tierra Del Sol cooperative development of 39 homes. The project was located on ten acres of land east of the Thunderbird Country Club. An advertisement in Palm Springs Villager described the residences as "Twenty-first Century 'Solar Contemporary' designed homes." There were various customizable plans of one, two, and three bedrooms and lanais "PLUS Roman Sunken Tubs adjoining private Sun Bathing Patios." House prices began at $18,500 and the option of "exciting interpretations of modern furnishings and décor by the internationally known decorator, C. Tony Pereira" was offered. Inspired by "desert living", interior colors were mostly

(See Continuation Sheet 3 of 3.)

B11. Additional Resource Attributes: (List attributes and codes)_____

***B12. References:**

Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.
Interview with Richard R. Leitch FAIA, October 28, 2002.
Palm Springs Villager advertisement, March 1958. p. 29.
1958 Palm Springs Directory.
1959 Palm Springs Directory.
City of Rancho Mirage Building Permits.

B13. Remarks:

Sketch Map

***B14. Evaluator:** *Peter Moruzzi, Teresa Grimes, Leslie Heumann*

***Date of Evaluation:** *September 23, 2002*

(This space reserved for official comments.)

***B10. Significance (continued):**

monochromatic with color accents. All houses came fenced and landscaped. Some exteriors had redwood siding and mosaic tile. The Tierra Del Sol tract provided a cooperatively-owned recreational area including swimming pool, dressing rooms, and volleyball court all enclosed by masonry walls and glass screens.

According to Leitch, industrialist Robert McCulloch and a partner financed the Tierra Del Sol development. McCulloch was a resident and member of the adjacent Thunderbird Country Club who met Leitch through their respective golfer wives. Leitch said McCulloch was interested in "getting his feet wet" in residential tract development prior to embarking on his ambitious Lake Havasu project in Arizona. McCulloch, other investors, and Leitch each took one of the Tierra Del Sol houses upon completion. Leitch's house was at 71-990 and McCulloch's at 71-962 Vista Del Rio. "It was a playhouse for McCulloch," Leitch said. The communal recreation area, "new at the time," was the first of a large number of Planned Unit Developments (PUDs) that Leitch became associated with. The PUD was the forerunner of condominiums.

This is a property type apparently unique to Rancho Mirage in the Coachella Valley area. Privately owned single-family residences sharing grounds and a swimming pool is an unusual permutation of a multi-family residential complex. Additional examples include Tamarisk Fairway on 10th (1969-1970) and Tamarisk Ranchos I and II (1958 and 1961) near the Tamarisk Country Club, and, near the Thunderbird Country Club, the cluster between Early Times Road and Country Club Drive (1957), and Thunderbird Palms (circa 1961).

Due to alterations of the 39 houses constructed in the tract, the Tierra Del Sol development does not possess the integrity to be considered a historic district. However, the Boscacci Residence is the most original and best preserved of the homes and is an excellent example of this type of middle-income Modern tract house built in what became the City of Rancho Mirage. The house is representative of the development of Rancho Mirage in the late 1950s and early 1960s as a viable community of second homes for middle-income buyers. The property appears eligible for designation under an existing or proposed local ordinance, but does not appear eligible for listing in the National Register of Historic Places (a "5S1" National Register Status Code).

Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City, Rancho Mirage Date: 2021 Map Scale: 1;24000
Address: 72-026 Clancy Lane City: Rancho Mirage Zip: 92270
UTM Zone: 11S 554863.71 m E 3734277.16 m N
APN: 682110004

Date Constructed: 1951
Ownership and Address: Lennon Tommi Lynne Living Trust; 25 Camisa Lane, Palm Desert CA, 92260

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The 72-026 Clancy Lane residence was constructed in 1951. In 2002, Leslie Heumann and Associates described the residence as a Vernacular Modern home with a rectangular plan and wood frame construction. The residence has a flat roof with deep overhangs, with a recessed front porch The roof overhang is supported by square wood posts. The residence is clad in vertical board siding with a low brick accent along the foundation. The residence has an attached carport. The non-original air conditioner at the roof has been replaced since the 2002 survey. There does not appear to have been any other significant alterations to the residence since the 2002 survey, except exterior paint.

Permits were not available for the subject property.

See Continuation Sheet for Additional Information.



View of south (front) elevation. (72-026 Clancy Lane_2)

Updated Primary Record Information Continued:



View of south (front) elevation. (72-026 Clancy Lane_1)

Updated Building, Structure, Object Information Continued:

The prior 2002 survey evaluated the property as status code 5S3: Appears to be individually eligible for local listing or designation through survey evaluation. The prior survey found the subject property was historically significant as an example of a housing type dating from the early years of Rancho Mirage's development. The home was constructed in 1951, at the end of the first era of residential development in Rancho Mirage, immediately prior to the Post-World War II development boom that characterized the second phase of development. The current survey found that the dwelling is associated with the theme of the Early Agricultural and Residential Period (1924-1951), but does not possess individual documented significance in relation to this theme. It is also associated with the new Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community. The 2024 evaluation found that the property should be assigned the 5S2 status code - individual property that is eligible for local listing or designation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

Updated Building, Structure, Object Information Continued:

The home has not been found individually eligible under NRHP/CRHR A/1, as it has not been associated with significant events or patterns of events in regional, state, or national history; not individually eligible under Criterion B/2, as it has not been identified as having an association with an important person; and not individually eligible under Criterion D/4, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state, or national history.

The home is representative of the transition period between the first and second residential periods in Rancho Mirage. The first residential period spanned from approximately 1924 to 1951. The homes built during this era were more modest in size and style compared to the homes constructed in later years. Beginning around 1951, the second era of residential development began in Rancho Mirage. Around this time the city experienced a development increase with both country club communities and residential subdivisions and tracts being constructed. The homes constructed in this period were typically larger, and incorporated Modern design details, compared to homes seen in earlier years. The subject property features a modest, rectangular form, with few architectural details, typical of the early residential period in Rancho Mirage. However, the home features details that are typical of the Modern homes constructed in the later residential period, including a flat and low-pitched shed roof, large exterior chimney, and attached carport. The home is an example of a Custom Ranch style home, taking on Modern elements.

The single-family residence is considered eligible under NRHP/CRHR Criterion C/3 as the property individually embodies the distinctive characteristics of a Custom Ranch style home with Modern elements, constructed within Rancho Mirage in the 1950s, representing the transition between styles. The property is also eligible under Local Register Criteria 1 and 7 as it is representative of a Custom Ranch home with Modern elements that embodies an outstanding attention to architectural design, detail, craftsmanship, and use of materials, and that represents the transition between styles. As the dwelling has not been substantially altered, it maintains adequate integrity from the historic period to convey its significance.

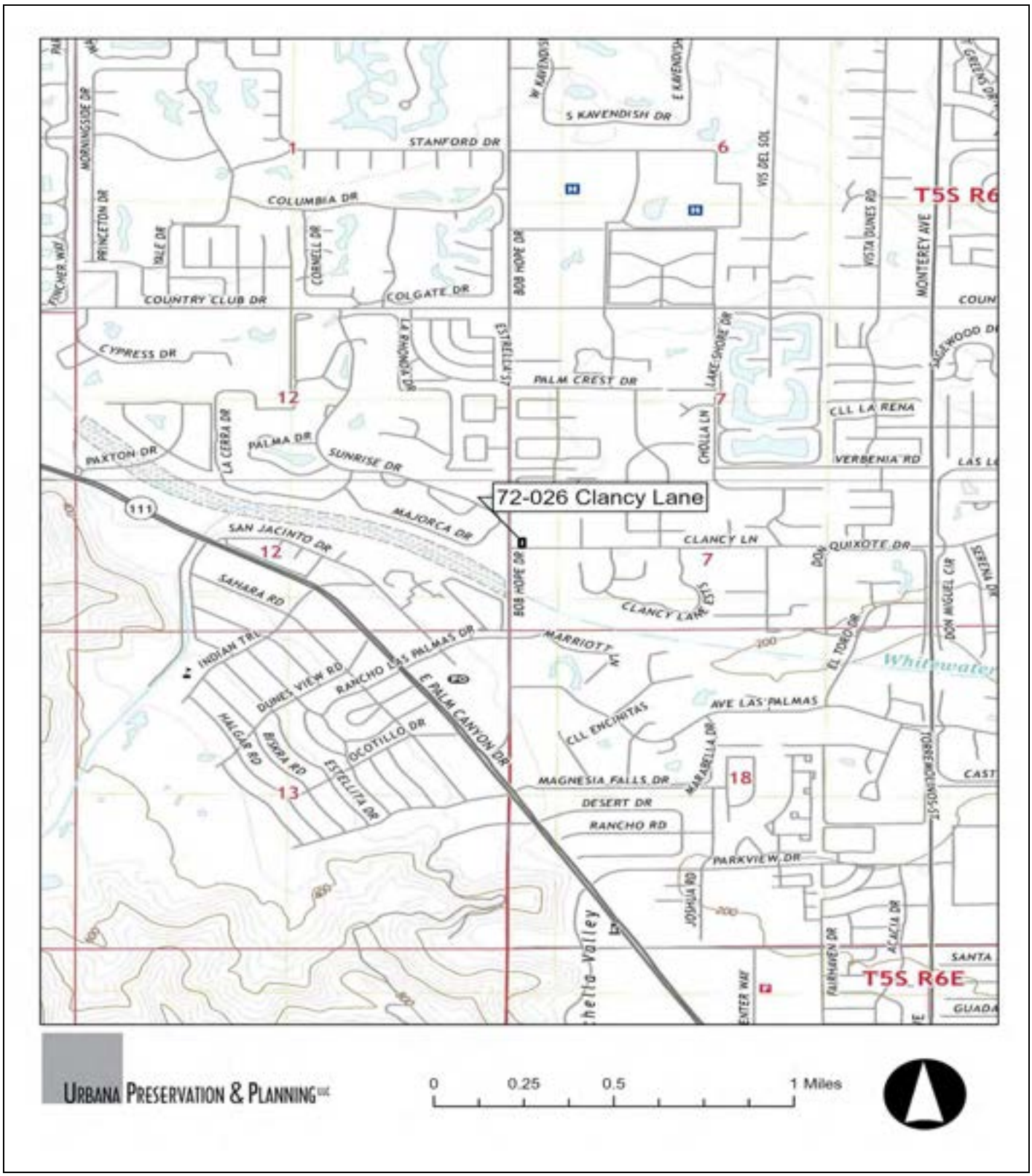
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Tower Residence
Page 4 of 4

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S2
Other Listings:
Other Listings: Urbana Survey No.: 99

*Map Name: Cathedral City, Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



URBANA PRESERVATION & PLANNING LLC

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Page _1_ of _2_ **Resource name(s) or number** (assigned by recorder) *Tower Residence*

P1. Other Identifier:

***P2. Location:** ☐Not for Publication ■Unrestricted ***a. County** *Riverside*

***b. USGS 7.5' Quad** **Date:**

***c. Address** *72-026 Clancy Lane* **City** *Rancho Mirage* **Zip** *92270*

***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Erected in 1951, this south-facing Vernacular Modern house is one-story with a flat roof along the front and a shed roof towards the rear. The 1,024 square foot rectangular house has two bedrooms and 1.75 bathrooms and is of wood frame construction. Narrow vertical boards sheathe the south-facing residence, which features a low textured brick wall along the foundation and horizontal boards on either side of the entrance. Windows are steel-framed casement with plain sills. The primary roof has deep eaves shading the recessed front entrance porch, whose flat roof overhang is supported by a pair of square wood posts. The wood-framed and glazed front door has opaque glass sidelights. An attached single carport is located on the west side of the house. The property is landscaped with a broad front lawn and several mature trees. A large non-original air conditioner sits atop the flat roof. The house appears original and in good condition.

***P3b. Resource Attributes:** (list attributes and codes) *HP2. Single-family Property*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
South elevation
August 2002

***P6. Date Constructed/Age and Sources:** ■historic
1951/ Source: Metroscan

***P7. Owner and Address:**
Lennon 1994 Trust
73067 Haystack Road
Palm Desert, CA 92260

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**
Intensive Survey .

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *5S3*

***Resource Name or #:** *Tower Residence*

B1. Historic Name: *Tower Residence*
B2. Common Name: *Same*
B3. Original Use: *Single-family Residence*
B4. Present Use: *Single-family Residence*

***B5. Architectural Style:** *Vernacular Modern*

***B6. Construction History:** (Construction date, alterations, and date of alterations): *Constructed in 1951.*
Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.
There were no building permits found for this property.

***B7. Moved?** ■No ☐Yes ☐Unknown **Date:**_____ **Original Location:**_____

***B8. Related Features:**

None.

B9a. Architect: *Unknown*
b. Builder: *Unknown*

***B10. Significance: Theme** *Agricultural and Early Residential Era* **Area** *Rancho Mirage*
Period of Significance: *1924 - 1950* **Property Type:** *Single-family Residence* **Applicable Criteria:** *A*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The Tower Residence is of architectural note as an example of a housing type dating from the early years of Rancho Mirage's development. According to city records, the house was added to the property tax books in 1951, just at the end of the first phase of the community's history and the beginning of the country club era. As of 1957, when the address first appeared in Palm Springs directories, Stanley Tower was the owner of the property. The building is a relatively original and intact example of early 1950s residences that were built in the original subdivisions in the Clancy Lane and Magnesia Falls areas of Rancho Mirage. It is a basic Vernacular Modern building with a flat roof, steel casement windows, and minimal applied ornamentation. While the house does not appear eligible for designation under a local ordinance or for listing in the National Register of Historic Places, it is of some local interest (a "5S3" National Register Status Code).

B11. Additional Resource Attributes: (List attributes and codes)_____

***B12. References:**

City of Rancho Mirage Building Permits
Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.
1957 Palm Springs Directory.

B13. Remarks:

***B14. Evaluator:** *Peter Moruzzi, Teresa Grimes, Leslie Heumann*

***Date of Evaluation:** *September 23, 2002*

(This space reserved for official comments.)

Sketch Map

Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City, Rancho Mirage Date: 2021 Map Scale: 1;24000
Address: 72-551 Clancy Lane City: Rancho Mirage Zip: 92270
UTM Zone: 11S 555685.63 m E 3734168.81 m N
APN: 682260001

Date Constructed: Pre-1939
Ownership and Address: Wendy Hope Heckmann Trust, Wendy Hope Heckmann; 72551 Clancy Lane, Rancho Mirage, CA 92270

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The Rancho Manana Stables are located west of the main residence at 72-551 Clancy Lane property. While the main residence on the property was constructed in 1987, the stable building dates to pre-1939. The stables were constructed in a Colonial Revival style. The building is clad in board and batten with Z-patterned shutters. The building was evaluated by Leslie Heumann and Associates in 2002. At the time, the construction year was thought to be circa 1950, based on the Colonial Revival architectural details. Aerial images show that the structure was constructed pre-1939. It appears that the structure underwent construction to the roof, and likely to other parts of the structure, between 1953 and 1959. The structure is set back far on the property, and a portion is not visible due to mature trees. However, it does not appear that there has been any significant alterations to the structure since the 2002 survey. Permit records did not indicate any work completed at the stables.

See Continuation Sheet for Additional Information.



View of north elevation. (72-551 Clancy Lane_3)

Updated Primary Record Information Continued:



View of north elevation. (72-551 Clancy Lane_1)

Updated Building, Structure, Object Information Continued:

The 2002 survey identified a construction year of circa 1950. However, a review of aerial images shows the structure dates to pre-1939, with alterations in the 1950s. The prior survey evaluated the property as status code 5S1: Individual property that is listed or designated locally. The correct status code that should have been assigned in 2002 is 5S3: appears to be individually eligible for local listing or designation through survey evaluation. The current survey finds the stables are associated with the theme of the Early Agricultural and Residential Period (1924-1951). It is also associated with the new Rancho Mirage Architectural Styles (1934-1980s) theme but is not considered a significant representative example of a known architectural style in the community. The 2024 evaluation found that the property should be assigned the 5S2 status code - individual property that is eligible for local listing or designation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

Updated Building, Structure, Object Information Continued:

The property, originally known as Rancho Manana, appears to have been originally owned by John Warburton and Lucille Morrison, who moved onto the property in 1937. The Warburtons grew dates and grapefruits on the property, which was located across the highway from the newly established Rancho Mirage development (later known as Magnesia Falls Cove) (Palm Springs Limelight-News, November 13, 1937, Page 13). John Warburton was identified as an actor (The Desert Sun, May 26, 1939, Page 1). Warburton and Morrison had divorced by 1948, with the later retaining ownership of Rancho Manana. In 1948, she married New York banker, Howard Burdick (The Desert Sun, Jan 16, 1948, Page 7). The original home at the Rancho Manana was an adobe home and was seen as one of the standout homes in the area; it was the second home of the family, who primarily resided in Bel Air (Palm Springs News and Palm Springs Limelight News, May 15, 1951, Page 10). The property was sold in 1959. At the time the property was listed as a 30 acre ranch with a large adobe home, caretaker's cottage, box stalls and corrals, 10 acres of irrigated pasture, and 15 acres of dates (The Desert Sun, Mar 05, 1959, Page 14). The property was purchased by Bill and Jan Doty. Bill Doty was a designer (The Desert Sun, Oct 02, 1959, Page 7). By 1971, the property was owned by William Currin. In 1971, the property sustained significant fire damage (The Desert Sun, May 04, 1971,Page 2). In 1972, Currin subdivided the property and obtained permits for the construction of 20 homes on the property (Palm Desert Post, Jun 29, 1972, Page 1). The main residence was removed and reconstructed circa 1987.

The stables date to the first period of development in Rancho Mirage. They were constructed while the property was owned by John Warburton and Lucille Morrison, who were identified as the original owners of the property. At the time of construction, the property totaled 30 acres and was a producing ranch. The stables date to the agricultural era of Rancho Mirage's history. The main residence of the property dates to the contemporary era, and the larger, historic-era property has since been subdivided; the stables are the only element dating to this early agricultural period. The stables were renovated in the 1950s, but maintain integrity of location, feeling, and association. The stables are considered eligible under Local Criterion 1 as it reflects a special element of a historical period - the early agricultural era of Rancho Mirage. The stables maintain minor integrity to the historic era.

The property has not been found individually eligible under Criterion B/2, as it has not been identified as having an association with an important person; not individually eligible under Criterion C/3, as it does not embody the distinctive characteristics of a type, period, or method of construction; and not individually eligible under Criterion D/4, as further study of the property would not appear to yield information which could be considered important in local, regional, state, or national history. The property is not considered eligible under Local Criteria 3-8.

The property is found eligible under NRHP/CRHR Criterion A/1 as a rare example of Rancho Mirage's early agricultural history. Much of the agricultural lands that were originally present in the city have been subdivided and developed. The stables, set on a large, minimally developed lot, represent the early era of Rancho Mirage's history when much of the city was divided into large ranch properties. Many of these properties, including the subject property, maintained stables and equestrian facilities. The subject property is also eligible under Local Criterion 1 and 2 as it reflects a special element of a way of life important to the city and as a use which was once common and is now rare. As the dwelling has not been substantially altered, it maintains adequate integrity from the historic period to convey its significance.

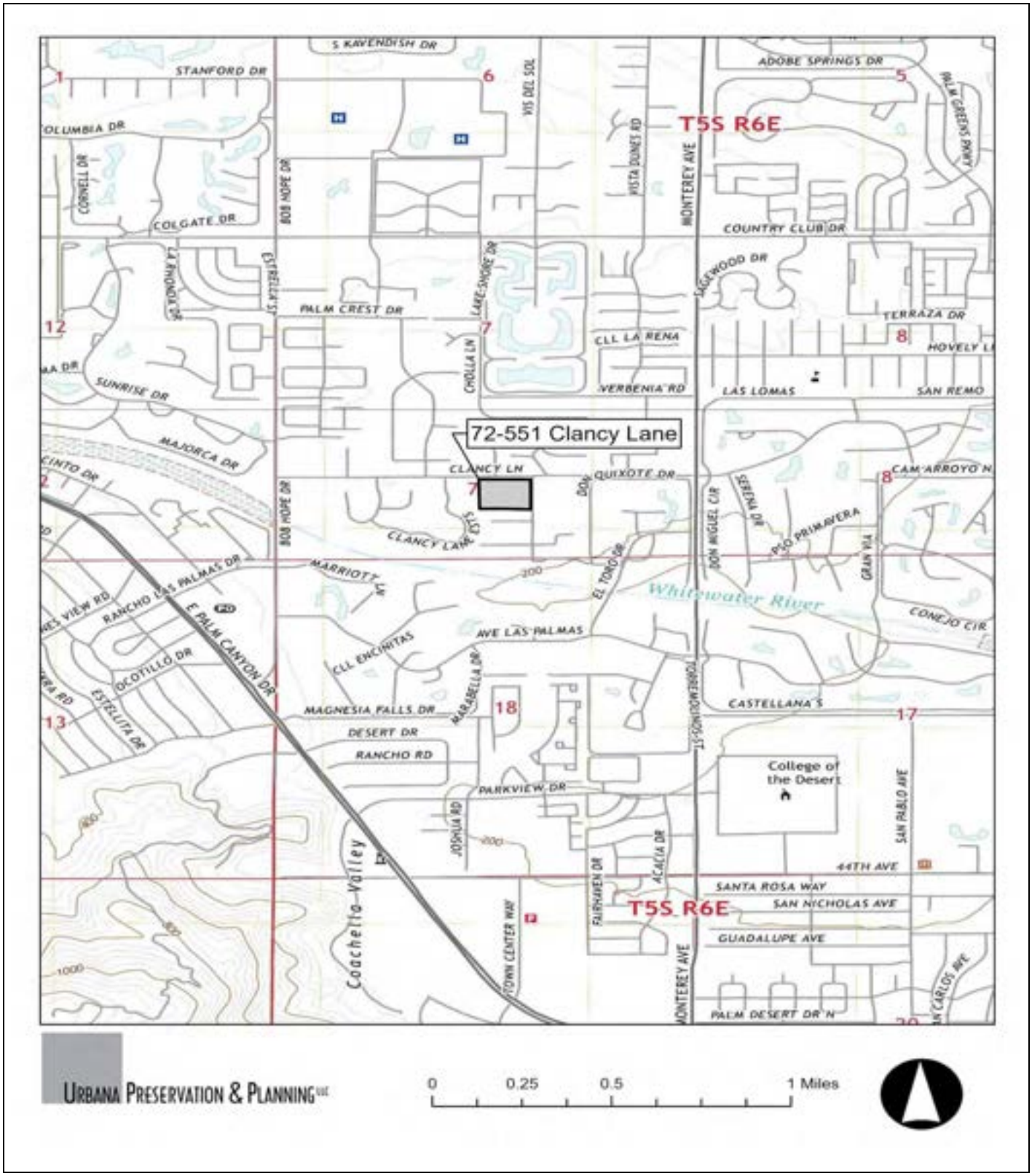
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Rancho Manana Stables
Page 4 of 4

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S2
Other Listings:
Other Listings: Urbana Survey No.: 100

*Map Name: Cathedral City, Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

 Resource name(s) or number (assigned by recorder) *Rancho Manana Stables*

P1. Other Identifier:

***P2. Location:** ☐Not for Publication ■Unrestricted ***a. County** *Riverside*

***b. USGS 7.5' Quad** **Date:**

***c. Address** *72-551 Clancy Lane (also 72-549 Clancy Lane)* **City** *Rancho Mirage* **Zip** *92270*

***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Rancho Manana Stables is the structure located west of the main residence and consists of a long, rectangular, one-story building with a combination medium-pitched, side-gabled and flat roof. Although the main house was constructed in 1987, the existing stables appear to pre-date the residence by several decades. Cladding is board and batten. Fenestration consists of rectangular openings with "Z"-patterned flanking wood shutters. A pair of square cupolas with horizontal vents and pyramidal metal caps sits at opposite ends of the ridgeline. Enclosed by wood rail fence, the deep setback on the north side of the property contains a large expanse of clipped grass with several mature trees. Although possibly altered in subsequent years, the structure retains its integrity of location, setting, feeling, association, materials and workmanship.

***P3b. Resource Attributes:** (list attributes and codes) *HP33. Farm/Ranch*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
North elevation
August 2002

***P6. Date Constructed/Age and Sources:** ■historic
Circa 1950

***P7. Owner and Address:**
Richard J. and Mary M. Heckmann
72551 Clancy Lane
Rancho Mirage, CA 92270

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**
Intensive Survey .

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #_____
HRI#_____

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *5S1*

***Resource Name or #:** *Rancho Manana Stables*

B1. Historic Name: *Unknown*
B2. Common Name: *Rancho Manana Stables (also Clancy Lane South Stables)*
B3. Original Use: *Stables* B4. Present Use: *Stables*

***B5. Architectural Style:** *Colonial Revival Influence*

***B6. Construction History:** (Construction date, alterations, and date of alterations): *Constructed circa 1950.*
Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.
May 18, 1987. New Single Family Residence. Value: $600,000.
January 22, 1988. Swimming pool and spa.

***B7. Moved?** ■**No** ☐**Yes** ☐**Unknown** **Date:**_____ **Original Location:**_____

***B8. Related Features:**

None.

B9a. Architect: *Unknown* b. Builder: *Unknown*

***B10. Significance: Theme** *Agricultural and Early Residential Era* **Area** *Rancho Mirage*
Period of Significance: *1924 - 1950* **Property Type:** *Farm/Ranch* **Applicable Criteria:** *A*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

*Dated to circa 1950 on the basis of its traditional Colonial Revival styling, the Rancho Manana stables are historically noteworthy as physical evidence of the character of Rancho Mirage during its first decades as a community. Beginning in 1924-1925, property in the region was purchased, subdivided, and homesteaded primarily with the intention of pursing agriculture or establishing one of the then-popular "dude ranches" for vacationing city dwellers. In this pre-golf era, the dominant outdoor sport of the Palm Springs area was horseback riding. The Thunderbird Ranch (predecessor the Thunderbird Country Club) and the polo field at the Desert Air Hotel (both no longer extant) were other manifestations of this enthusiasm. The Rancho Manana Stables recalls this earlier equestrian identity of Rancho Mirage and appear eligible for listing under an existing or proposed local ordinance, although not for listing in the National Register of Historic Places (a "5S1" National Register Status Code).**

** No documentary resources regarding the stables were located. Further research may substantiate or disprove these conclusions.*

B11. Additional Resource Attributes: (List attributes and codes)_____

***B12. References:**

City of Rancho Mirage Building Permits
Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.

B13. Remarks:

***B14. Evaluator:** *Peter Moruzzi, Leslie J. Heumann, Teresa Grimes*

(This space reserved for official comments.)

Sketch Map

***Date of Evaluation:** *September 23, 2002*

Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City Date: 2021 Map Scale: 1;24000
Address: 37-084 Palm View Road City: Rancho Mirage Zip: 92270
UTM Zone: 11S 552609.60 m E 3737822.21 m N
APN: 674260016

Date Constructed: 1971
Ownership and Address: Christopher Fellows, Craig Bassam; 881 Ponus RDG, New Canaan, CT 06840

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The 37-084 Palm View Road residence, designed by architect Crombie Taylor, was constructed in 1970. In 2002, Leslie Heumann and Associates described the residence as an International style home with a "U"-shaped form. The home has a flat roof with stucco exterior. The building has a recessed front entrance and attached garage. The building features large vertical panels with large fixed windows. It appears that since the 2002 survey, the tinted fixed windows immediately adjacent to the front entryway at the front elevation, have been removed. The exterior has also been painted since the prior survey effort.

Permits provided by the City include:
- Reroof the dwelling in 2007 (Permit No. B0700215)
- Electrical work in 2007 (Permit No. B0701304)
- Addition/Remodel in 2007 (Permit No. B0701043)

See Continuation Sheet for Additional Information.



View of south elevation. (37-084 Palm View Road_2)

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S2
Other Listings: Urbana Survey No.: 101
☒ Update ☒ Continuation Sheet

Updated Primary Record Information Continued:



View of south elevation. (37-084 Palm View Road_1)



View of north elevation. (37-084 Palm View Road_3)

Updated Building, Structure, Object Information Continued:

The prior 2002 survey evaluated the property as status code 5S1: Individual property that is listed or designated locally. The correct status code that should have been assigned in 2002 is 5S3: appears to be individually eligible for local listing or designation through survey evaluation. The prior survey found the residence was architecturally significant as an International style, and as an example of the work or architect Crombie Taylor. The current survey more specifically asserts that the home embodies the distinctive characteristics of a Post and Beam style residence. The current survey also found the residence is associated with the theme of the Country Club Era (1951-1973), but does not retain integrity relating to this theme, and the theme of Rancho Mirage Architectural Styles (1934-1980s). The current survey found that the dwelling retains a sufficient level of integrity for individual eligibility at the national, state, and local level. The 2024 evaluation found that the property should be assigned the 5S2 status code - individual property that is eligible for local listing or designation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

The residence was designed by Crombie Taylor in 1970. Taylor was an architect, professor, and preservationist. He was born in Pennsylvania and earned architectural degrees at Penn State and Princeton University. He began teaching at Georgia Tech. In 1944, he began teaching at the Institute of Design in Chicago, with a focus on expanding the European Bauhaus school of modern architecture and design. He was the acting director of the program from 1951 to 1954. In 1954, Taylor left the school to practice architecture. Most of his design work was located in Chicago, the most notable being the Hull House Uptown Center. His designs were known for being simple and elegant. In the 1950s, Taylor rediscovered and reproduced stencil designs by 19th century designer Louis H. Sullivan. Taylor was a champion of Sullivan's work, working throughout his career to restore several Sullivan designed buildings, and to recover and exhibit Sullivan's trademark stencil designs. Taylor began teaching at the University of Southern California in 1962, working there until his retirement in 1985. He passed away in 1999 (Myrna Oliver, "Crombie Taylor; Preservationist, USC Design Educator," Los Angeles Times, June 1, 1999).

The subject property appears to be a modest example of an Post and Beam style residence, which has had some alterations. The International style has a period of significance from 1925 to 1955, having originated in Europe. The style is defined by square and rectangular building footprints with strong right angles. The subject property is a late example of the style, having been constructed in 1970. The home is a modest example of the style. The home features character defining features of the style including a flat roof, large expanses of windowless surfaces, lack of applied ornament, large bands of windows, and a stucco and glass exterior.

The home has not been found individually eligible under NRHP/CRHR A/1, as it has not been associated with significant events or patterns of events in regional, state, or national history; not individually eligible under Criterion B/2, as it has not been identified as having an association with an important person; and not individually eligible under Criterion D/4, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state, or national history. The residence is not considered eligible under Local Criteria 2-6 and 8.

The residence is considered eligible as an example of the work of Crombie Taylor, and as a late example of the Post and Beam style. The single-family residence is considered eligible under NRHP/CRHR Criterion C/3 as the property individually embodies the distinctive characteristics of an International style home constructed within Rancho Mirage in the 1970s. The property is also eligible under Local Register Criteria 1 and 7 as it is representative of an Post and Beam style home that embodies an outstanding attention to architectural design, detail, craftsmanship, and use of materials. The home is also eligible under Local Criterion 4 as an example of the work of Crombie Taylor. As the dwelling has not been substantially altered, it maintains adequate integrity from the historic period to convey its significance.

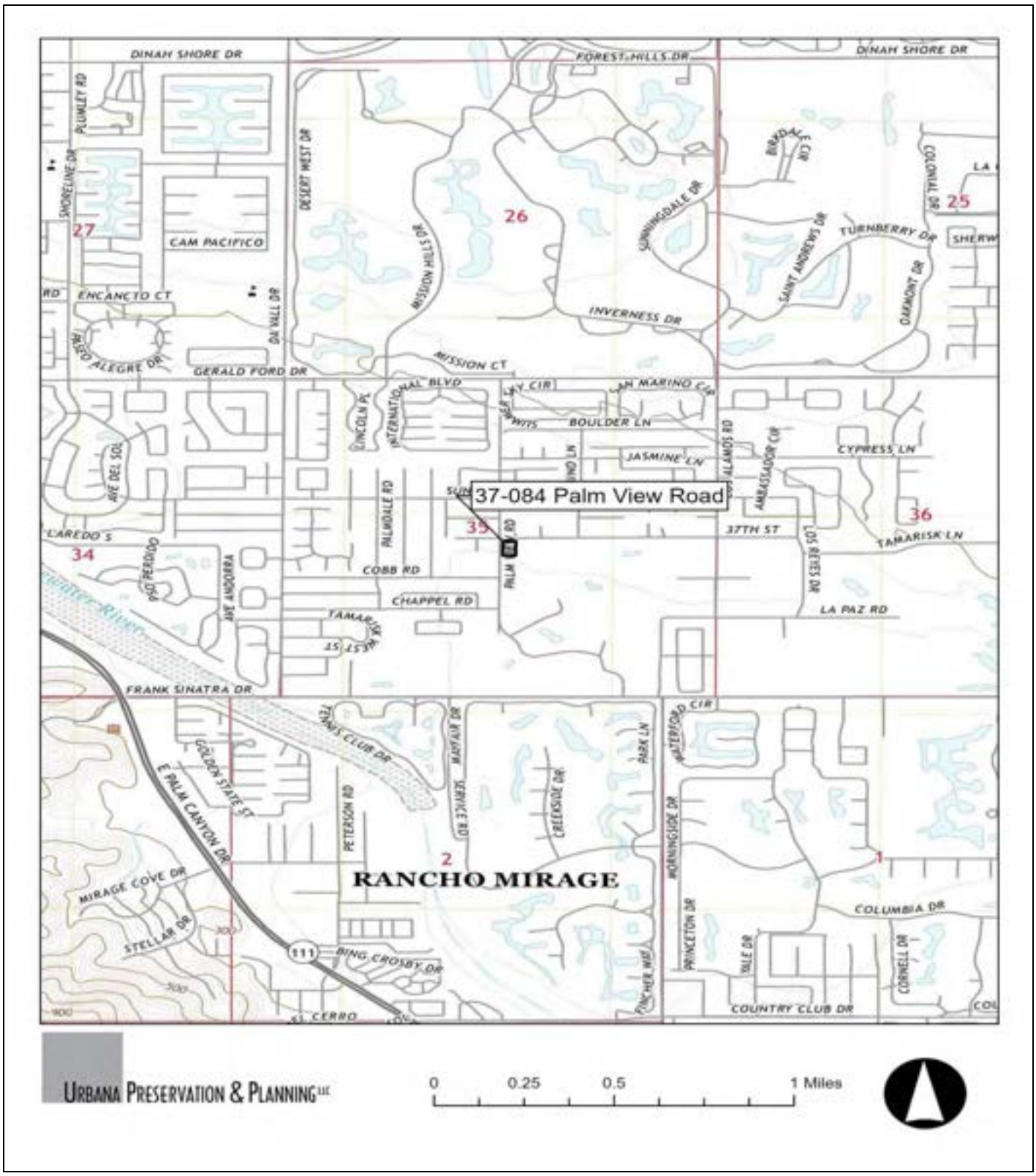
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Rosenbaum Residence
Page 4 of 4

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S2
Other Listings:
Other Listings: Urbana Survey No.: 101

*Map Name: Cathedral City *Scale: 1:24,000 *Map Date: 2021



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

 Resource name(s) or number (assigned by recorder) *37-084 Palm View Drive*

P1. Other Identifier:

***P2. Location:** ☐Not for Publication ■Unrestricted ***a. County** *Riverside*

***b. USGS 7.5' Quad** **Date:**

***c. Address** *37-084 Palm View Drive* **City** *Rancho Mirage* **Zip** *92270*

***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

USC Architectural Professor Crombie Taylor designed this International Style Modern residence circa 1970. The "U"-shaped, flat-roofed house faces south and occupies a .88 acre parcel located on the northwest corner of Palm View Drive and Tamarisk Lane. The primary, east-facing elevation opens onto the 3rd fairway of the Tamarisk Country Club golf course. Medium-smooth stucco finishes the exteriors. Windows are aluminum-framed fixed and sliding, with numerous sliding glass doors. From the street, horizontal and vertical rectangular panels, projecting flat overhangs, clerestory windows, and the recessed entrance emphasize the rectilinear theme. The concrete driveway bordered by green lawns is also sharply angled. Travertine veneer edges the raised stoop and much of the raised concrete foundation. The east elevation is composed entirely of floor-to-ceiling glass. The west elevation, partially visible behind a low concrete block wall, features narrow windows between stuccoed panels. Aerial photography indicates that a rectangular pool is located between the projecting wings of the "U". Mature olive trees surround much of the property. The building appears original and in excellent condition.

***P3b. Resource Attributes:** (list attributes and codes) *HP2. Single-family Property*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
South elevation
August 2002

***P6. Date Constructed/Age and Sources:** ■historic
Circa 1970

***P7. Owner and Address:**
Craig J. Bassam
1380 Ponus Ridge
New Canaan, CT 06840

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**
Intensive Survey .

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ☐Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #_____
HRI#_____

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *5S1*

***Resource Name or #:** *37-084 Palm View Drive*

B1. Historic Name: *Unknown*
B2. Common Name: *37-084 Palm View Drive*
B3. Original Use: *Single-family Residence* B4. Present Use: *Single-family Residence*
***B5. Architectural Style:** *International Style*
***B6. Construction History:** (Construction date, alterations, and date of alterations): *Constructed circa 1970. Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973. October 26, 1995. Reroof.*

***B7. Moved?** ■No ☐Yes ☐Unknown **Date:**_____ **Original Location:**_____
***B8. Related Features:**

None.

B9a. Architect: *Crombie Taylor* b. Builder: *Unknown*

***B10. Significance: Theme** *Country Club Era* **Area** *Rancho Mirage*
Period of Significance: *1951-1973* **Property Type:** *Single-family Residence* **Applicable Criteria:** *C*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

This house is architecturally significant for its International Style design by Crombie Taylor. Constructed circa 1970, the residence may have been commissioned by a Mr. and Mrs. Rosenbaum of Chicago, although this has not been verified. Crombie Taylor was a renowned professor of architecture at USC who was known primarily for his efforts at promoting and preserving the work of famous Chicago-based architect Louis Sullivan. This is the only identified building that Taylor designed in the Coachella Valley. The residence is clearly an International Style design in its rectilinearity, flat roof, window bands, and unadorned surfaces. Unlike architect William Cody's Desert Modern designs, this house has shallow overhangs without post supports, no covered walkways, and an exclusively stucco finish (Cody often used slumpstone, board and batten, and natural rock sheathing, as well as stucco). The house harkens back to architect Albert Frey's early International Style buildings in Palm Springs from the 1930s such as the Kocher-Samson building and Villa Hermosa hotel. In Rancho Mirage, the 1958 Firestone Residence by William Pereira in the Thunderbird Country Club is the only other pure, unmodified International Style house in the city. The property appears eligible for designation under an existing or proposed local ordinance, but does not appear eligible for listing in the National Register of Historic Places (a "5S1" National Register Status Code).

B11. Additional Resource Attributes: (List attributes and codes)_____
***B12. References:**

Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.
City of Rancho Mirage Building Permits.
USGS Aerial Photos.
Internview with Tony Merchell, November 17, 2002.

B13. Remarks:

Sketch Map

***B14. Evaluator:** *Peter Moruzzi, Teresa Grimes, Leslie Heumann*

***Date of Evaluation:** *September 23, 2002*

(This space reserved for official comments.)

Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City Date: 2021 Map Scale: 1;24000
Address: 40-105 Sand Dune Road City: Rancho Mirage Zip: 92270
UTM Zone: 11S 553973.42 m E 3735425.01 m N
APN: 684020032

Date Constructed: 1953
Ownership and Address: Beverly J Smith Family Trust, Stephen Amos Smith; 36 S Portola Road, Laguna Beach, CA 92651

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The 40-105 Sand Dune Road, designed by architect William Cody, was constructed in 1953. The residence is located on the fairway of the Thunderbird Country Club golf course. In 2002, Leslie Heumann and Associates described the residence as a one-story, "L"-shaped Desert Modernist style home. The exterior of the house is clad in slumpstone and vertical board siding. The home has a recessed front porch and a large interior chimney that intersects the roofline. The home has an attached garage. The rear elevation appears to have a wide roof overhang which creates a covered patio space along the rear elevations. One original casement window is visible. Much of the residence is not visible due to vegetation, however, there does not appear to have been any significant alterations to the residence since the 2002 survey.

Permits provided by the City include:
- Mechanical/HVAC work in 2010 (Permit No. B1000386)
- Addition/Remodel in 2013 (Permit No. B1300383)

See Continuation Sheet for Additional Information.



View of north elevation. (40-105 Sand Dune Road_3)

Updated Primary Record Information Continued:



View of north elevation. (40-105 Sand Dune Road_3)


View of north elevation. (40-105 Sand Dune Road_4)

Updated Primary Record Information Continued:



View of south elevation. (40-105 Sand Dune Road_6)

Updated Building, Structure, Object Information Continued:

The prior 2002 survey evaluated the property as status code 5S1: Individual property that is listed or designated locally. The correct status code that should have been assigned in 2002 is 5S3: appears to be individually eligible for local listing or designation through survey evaluation. The prior survey found the residence was architecturally significant as an early example of architect William Cody's Desert Modern style. The current survey found that the dwelling is associated with the theme of the Country Club Era (1951-1973). It is also associated with the new Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community. The current survey found that the dwelling retains a sufficient level of integrity for individual eligibility at the national, state, and local level. The 2024 evaluation found that the property should be assigned the 5S2 status code - individual property that is eligible for local listing or designation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

Updated Building, Structure, Object Information Continued:

The home was constructed in 1953 by William Cody. William Francis Cody (1916-1978) was born in Dayton, Ohio, in 1916. Cody's family relocated to California in 1930. While attending Beverly Hills High School, Cody designed and built stages for school plays prior to his graduation in 1932. Following high school, he graduated from Santa Monica Junior College in 1939 and enrolled in the College of Architecture and Fine Arts at the University of Southern California. He graduated from USC in 1942. During his time at Santa Monica Junior College and USC, Cody worked for architects, Heath Wharton and Asa Hudson. Following his graduation, Cody worked for several engineering and architecture firms in California, including Cliff May whom he worked for in 1944. In 1945, Cody's firm was hired to alter the Desert Inn in Palm Springs. Following the Desert Inn project, Cody began working independently in California and Arizona by 1946.

In 1946, William F. Cody moved to Palm Springs permanently and received his first independent commission to design the Del Marcos Hotel, which earned him an award in 1949 from the California chapter of the American Institute of Architects. In 1947, he was hired to convert the Thunderbird Dude Ranch, originally constructed in 1936, to the Thunderbird Country Club. His work at Thunderbird led to future commissions at other clubhouses, recreational facilities, and residential developments, at locations throughout Palm Desert, such as the Eldorado Country Club, Tamarisk Country Club, the Racquet Club, the Tennis Club, and the Seven Lakes Clubhouse. In Palm Springs, Cody was one of the architects, with Wexler & Harrison and Philip Koenig, to design the Spa Bathhouse and Spa Hotel. In 1952, Cody designed the Horizon Hotel.

In the Coachella Valley, he was responsible for several notable Modern style residential designs including the Perlberg, Shamel, and Abernathy residences in Palm Springs. Throughout his career, he designed commercial and residential properties throughout California, Arizona, Texas, Cub, and Mexico. He was inducted into the College of Fellows of the AIA in 1965. Some of his final projects included St. Theresa's Catholic Church in 1968 and the Palm Springs Library Center in 1972. In 1973, he suffered a severe stroke which caused him to end his architectural career. He died in 1978 and today is considered one of the most important architects in the Desert Modernism movement. The subject property is considered an early example of his work. It features character defining elements of Cody's Desert Modern style, including the use of slumpstone, the low-pitched roof, deep overhangs, and a shielded front elevation.

The dwelling has not been found individually eligible under NRHP/CRHR Criterion A/1, as it has not been associated with significant events or patterns of events in local, regional, state, or national history; not individually eligible under NRHP/CRHR Criterion B/2, as it has not been identified as having an association with an important person; and not individually eligible under Criterion D/4, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state or national history. The residence is not considered eligible under Local Criteria 2-6 and 8.

The single-family residence is considered eligible under NRHP/CRHR Criterion C/3 as the property individually embodies the distinctive characteristics of a Desert Modernist style home constructed by William Cody within Rancho Mirage in the 1950s. The property is also eligible under Local Register Criteria 1 and 7 as it is representative of a Desert Modernist style home that embodies an outstanding attention to architectural design, detail, craftsmanship, and use of materials. The home is also eligible under Local Criterion 4 as an example of the work of Cody. As the dwelling has not been substantially altered, it maintains adequate integrity from the historic period to convey its significance.

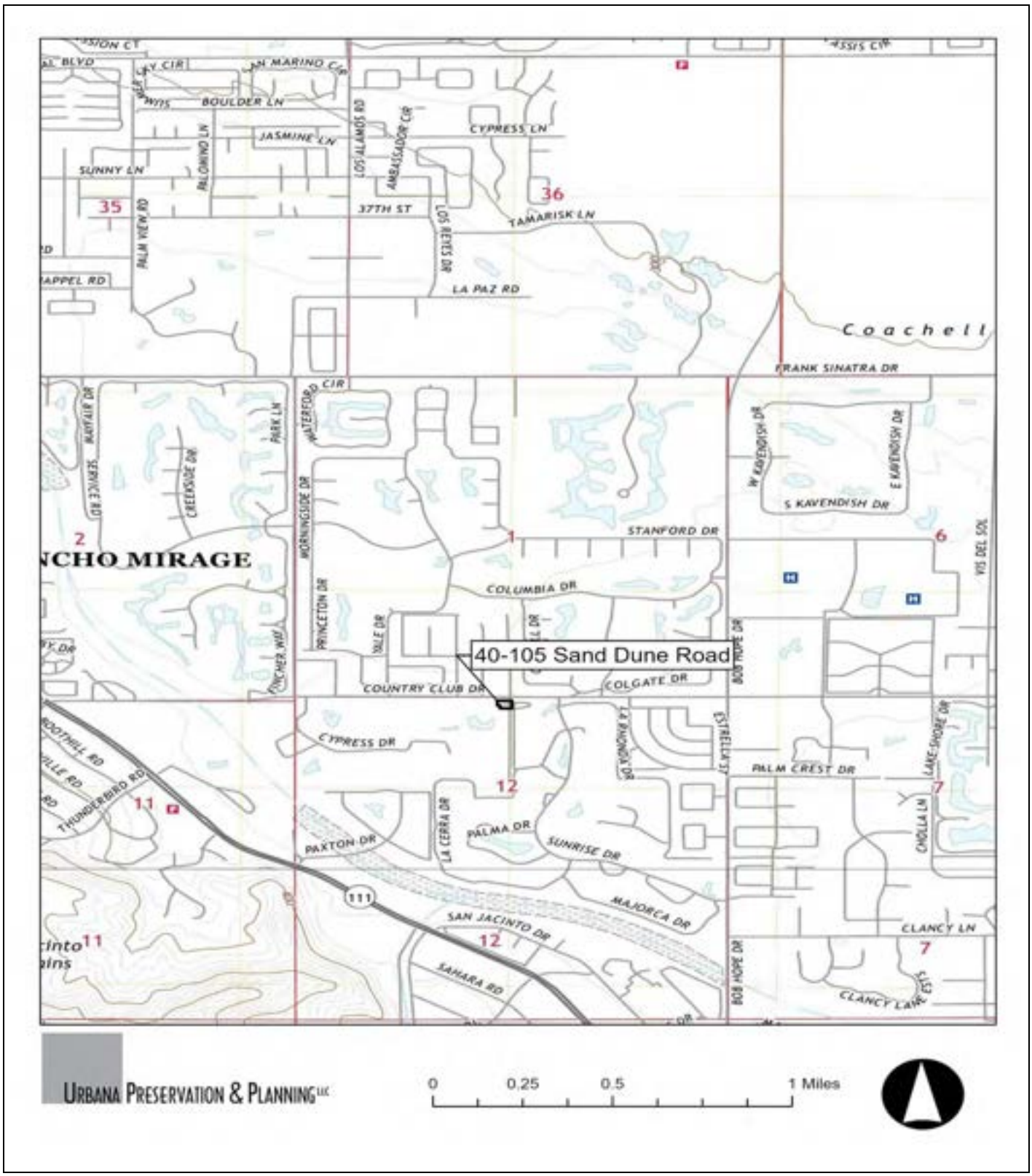
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Dyer Residence
Page 5 of 5

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S2
Other Listings:
Other Listings: Urbana Survey No.: 102

*Map Name: Cathedral City *Scale: 1:24,000 *Map Date: 2021



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

 Resource name(s) or number (assigned by recorder) *Dyer Residence*

P1. Other Identifier:

***P2. Location:** ☐Not for Publication ■Unrestricted ***a. County** *Riverside*

***b. USGS 7.5' Quad** **Date:**

***c. Address** *40-105 Sand Dune Road* **City** *Rancho Mirage* **Zip** *92270*

***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

The Dyer Residence was designed in 1953 by architect William Cody with its west-facing elevation oriented towards the fairways of the Thunderbird Country Club golf course. In the country club areas of Rancho Mirage the houses are oriented towards the rear for spectacular golf course views. The one-story, "L"-shaped house is crowned with a medium-pitched hipped roof with deep eaves. Set on .53 acres at the southwest corner of Country Club Drive and Sand Dune Road, the house is 3,051 square feet, with four bedrooms and 3.25 bathrooms. Exteriors are clad in slumpstone and vertical boards. Windows are steel-framed fixed and casement with sliding glass doors opening to the rear swimming pool. The roof is cantilevered over the entrance porch located at the northeast corner of the house. The porch is notched at a 45-degree angle and shades a low slumpstone planter in which sits not only a ficus tree but also the exterior slumpstone chimney that rises to penetrate the roof. Extensive, lush landscaping surrounds the property and consists of lawns, hedges, citrus and olive trees, and mature Washingtonia filifera and fan palms. The house appears original and in excellent condition.

***P3b. Resource Attributes:** (list attributes and codes) *HP2. Single-family Property*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
East elevation
August 2002

***P6. Date Constructed/Age and Sources:** ■historic
1953/ Source: Metroscan

***P7. Owner and Address:**
Beverly J. Smith

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**
Intensive Survey.

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *5S1*

***Resource Name or #:** *Dyer Residence*

B1. Historic Name: *Dyer Residence*
B2. Common Name: *Same*
B3. Original Use: *Single-family Residence* B4. Present Use: *Single-family Residence*

***B5. Architectural Style:** *Modern*

***B6. Construction History:** (Construction date, alterations, and date of alterations): *Constructed in 1953.*
Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.
No building permits were found subsequent to 1973.

***B7. Moved?** ■No ☐Yes ☐Unknown **Date:**_____ **Original Location:**_____

***B8. Related Features:**

None.

B9a. Architect: *William Cody* b. Builder: *Unknown*

***B10. Significance: Theme** *Country Club Era* **Area** *Rancho Mirage*
Period of Significance: *1951-1973* **Property Type:** *Single-family Residence* **Applicable Criteria:** *C*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

This property is architecturally significant as a William Cody-designed house that illustrates an early phase in the evolution of the Desert Modern style for which he, and E. Stewart Williams, became known. Built in 1953 for Joseph Dyer, the residence incorporates a number of features commonly associated with Cody, including the use of slumpstone, a low-pitched (almost flat) roof, deep overhangs, and shielded street presence with only clerestories providing light. The notched entrance porch is a clever means of providing access from north and east sides, given the corner location.

William F. Cody FAIA (1916-1978) was born in Dayton, Ohio and raised in Los Angeles. While attending architecture school at the University of Southern California in the late 1930s and early 1940s, Cody was also working for architect Cliff May,

(See Continuation Sheet 3 of 3.)

B11. Additional Resource Attributes: (List attributes and codes)_____

***B12. References:**

Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.
William Cody Project/Building List. William Cody archives, California Polytechnic San Luis Obispo.
Adele Cygelman, Palm Springs Modern, New York, Rizzoli International Publications, 1999. pp. 112-115.
1953 Palm Springs Directory.

B13. Remarks:

***B14. Evaluator:** *Peter Moruzzi, T. Grimes, L. Heumann*

(This space reserved for official comments.)

Sketch Map

***Date of Evaluation:** *September 23, 2002*

***B10. Significance (continued):**

gaining experience in the adaptation of ranch and hacienda style houses to modern floor plans and construction techniques. Suffering from asthma, and believing that the Palm Springs area offered opportunity and prominent clients, Cody moved to Palm Springs in 1944-45 and set up practice. One of his first projects, the Del Marcos Hotel of 1946, won an AIA "creditable mention" award as an example of new resort hotel architecture for its "ingenious plan, which appears complicated but is actually orderly and thoughtful." Author and critic Alan Hess writes, "Greater thinness and more striking elegance became the single-minded focus of his ongoing design." Despite a reputation for carousing, Cody was exceptionally focused on the details of his designs and pushing the boundaries of his materials. His well-known and innovative early buildings, along with friendships with influential members of the Thunderbird, Tamarisk, and Eldorado Country Clubs, resulted in commissions to design (or in the case of Thunderbird, remodel) the clubhouses of all three locations. In addition, Cody designed a large number of residences in the country club areas, many along the fairways of the new resort concept of golf course living, a concept that Cody himself helped devise.

Author Adele Cygelman writes, "Joints and door frames seemingly disappeared into walls. He merged living rooms into terraces and gardens. Roofs jutted out twelve feet to shield the walls of glass. Pattern and texture came from tile floors, carved wood panels, and concrete-block screens with geometric motifs, all of which were meticulously designed by Cody to match each other precisely at the seams and angles where the planes met." Like other Coachella Valley architects, Cody designed churches, gas stations, motels, restaurants, offices, a mobile home park, shopping centers, even a carwash. "Yet a distinct character can be seen in all of them," says Hess. "It is a restless energy that brings a liveliness to his plans, elevations and details. The radical thinness of Cody roofs or the daring reach of a cantilever are clearly the result of a wrestling match between the architect and the materials and the laws of physics; that energy and striving remains in the building." Hess concludes, "The fact that Cody could take an established vocabulary and style and reinterpret it so vividly ranks him among the best of mid-century California designers."

This property appears eligible for designation under an existing or proposed local ordinance, but does not appear eligible for listing in the National Register of Historic Places (a "5S1" National Register Status Code).

Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City Date: 2021 Map Scale: 1;24000
Address: 70-889 Tamarisk Lane City: Rancho Mirage Zip: 92270
UTM Zone: 11S 553210.33 m E 3737849.79 m N
APN: 674270005

Date Constructed: 1960
Ownership and Address: Tamarisk PSD; 545 5th Avenue, Suite 1103, New York, NY 10017

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The 70-889 Tamarisk Lane residence was constructed circa 1970 in the Tamarisk Country Club golf course. In 2002, Leslie Heumann and Associates described the residence as a one-story, Desert Modern home with a flat roof and L-shaped plan. The roof has a deep overhang with varying roof heights. The exterior is clad in stucco with many floor-to-ceiling fixed windows. The front elevation in slightly recessed, with the northeast wing extended forward to create a sheltered entrance. The front entrance features a large double door with large fixed windows above and adjacent. Since the 2002 survey, the residence has been reroofed with a thick, rectangular roofline with boxed eaves. The screened sunroom at the rear elevation appears to have been removed circa 2021.

Permits provided by the City include:
- Plumbing work in 2003 (Permit No. B0301262)
- Electrical work in 2006 (Permit No. B0601240)
- Encroachment construction in 2011 (Permit No. E1100216)
- Sewer work in 2020 (Permit No. B2000916)
- Addition/Remodel in 2021 (Permit No. B2100775)
- Spa construction in 2021 (Permit No. B2101880)
- Solar installation in 2021 (Permit No. B2101558)
- block wall construction in 2021 (Permit No. B2101995)
- Plumbing work in 2021 (Permit No. B2101629)
- Reroof of dwelling in 2021 (Permit No. B2100789)
- block wall construction in 2021 (Permit No. B2101011)

See Continuation Sheet for Additional Information.

Updated Primary Record Information Continued:



View of north (front) elevation. (70-889 Tamarisk Lane_2)



View of south (rear) elevation. (70-889 Tamarisk Lane_4)

Updated Primary Record Information Continued:



View of south (rear) elevation. (70-889 Tamarisk Lane_6)

Updated Building, Structure, Object Information Continued:

The prior 2002 survey evaluated the property as status code 5S3: Appears to be individually eligible for local listing or designation through survey evaluation. The prior survey found the subject property was architecturally significant as an example of the Desert Modern style. The current survey found that the dwelling is associated with the theme of the Country Club Era (1951-1973) and the theme of Rancho Mirage Architectural Styles (1934-1980s). The 2024 evaluation found that the property should be assigned the 5S2 status code - individual property that is eligible for local listing or designation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

The residence is significant as an example of the Desert Modernist style. The development of country clubs coincided with the construction of custom residential and commercial properties within their boundaries. Booming post-war development within these country clubs helped shape what is now commonly referred to as 'Desert Modernism', a distinct subtype of the International style of architecture that incorporated modern materials, techniques, and floor plans with the unique requirements of building within a desert environment. The typical characteristics of Desert Modernism included large expanses of floor-to-ceiling glass walls sheltered by deep overhangs extending from flat roofs and flowing interior floor plans that merged gracefully with the outdoors. Often oriented to the rear, where most decorative flourishes could be visible from the fairways of the country clubs, Desert Modernist houses in Rancho Mirage often had a rear swimming pool and expansive golf course views and multiple points of outdoor access while front elevations were often constructed to be unassuming and often shielded for privacy, with only clerestories and obscured glass panels adjacent to the entries providing light. These houses were often light, with roofs floating above glass walls and clerestories, and ceilings supported by thin steel or wood posts. In addition to glass, exterior materials included stucco, wood, slumpstone, and natural rock that often mirrored the desert environment. The subject property features character defining features of the style including: a flat roof, floor-to-ceiling glass walls, deep overhangs, and the interaction of the indoor/outdoor spaces.

The home has not been found individually eligible under NRHP/CRHR A/1, as it has not been associated with significant events or patterns of events in regional, state, or national history; not individually eligible under Criterion B/2, as it has not been identified as having an association with an important person; and not individually eligible under Criterion D/4, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state, or national history. The residence is not considered eligible under Local Criteria 2-6 and 8.

The single-family residence is considered eligible under NRHP/CRHR Criterion C/3 as the property individually embodies the distinctive characteristics of a Desert Modernist style home constructed within Rancho Mirage in the 1960s. The property is also eligible under Local Register Criteria 1 and 7 as it is representative of a Desert Modernist style home that embodies an outstanding attention to architectural design, detail, craftsmanship, and use of materials. The dwelling has had some alterations, but it maintains adequate integrity from the historic period to convey its significance.

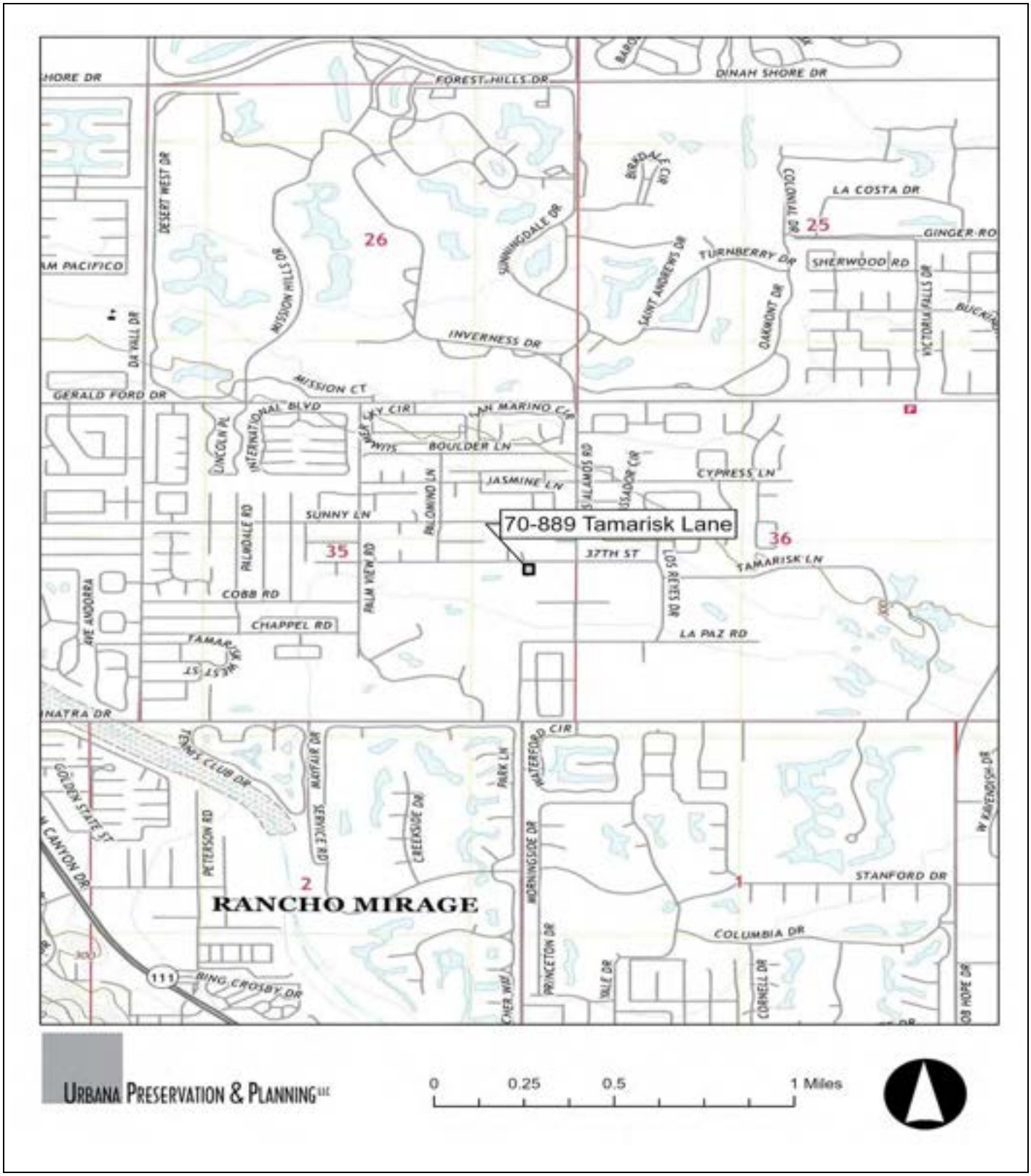
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Goldstein Residence
Page 5 of 5

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S2
Other Listings:
Other Listings: Urbana Survey No.: 103

*Map Name: Cathedral City *Scale: 1:24,000 *Map Date: 2021



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Page _1_ of _2_ **Resource name(s) or number** (assigned by recorder) *Goldstein Residence*

P1. Other Identifier:

***P2. Location:** ☐Not for Publication ■Unrestricted ***a. County** *Riverside*

***b. USGS 7.5' Quad** **Date:**

***c. Address** *70-889 Tamarisk Lane (orig. 37th Avenue)* **City** *Rancho Mirage* **Zip** *92270*

***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This circa 1970, one-story, Desert Modern residence faces north, with its primary (rear) elevation overlooking the fairways of the Tamarisk Country Club golf course. The flat-roofed building is generally "L"-shaped in plan. Deep overhangs shade medium-smooth stucco sheathing of the exterior walls. Windows are fixed, sliding, and clerestory in type. A circular driveway leads to a recessed front entrance porch. The roof of the center section of the house is raised a few feet above the primary roof, with clerestories facing the street and a screened ceiling and walls at the rear. A pair of screen doors opens to concrete steps leading down to the swimming pool. Desert landscaping appears in both front and rear, with gravel, large boulders, and many varieties of cacti, palms, and other vegetation. The house is in excellent condition.

***P3b. Resource Attributes:** (list attributes and codes) *HP2. Single-family Property*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
South elevation
August 2002

***P6. Date Constructed/Age and Sources:** ■historic
Circa 1970

***P7. Owner and Address:**
George J. Goldstein
70889 Tamarisk Lane
Rancho Mirage, CA 92270

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**
Intensive Survey.

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ☐Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #_____
HRI#_____

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *5S3*

***Resource Name or #:** *Goldstein Residence*

B1. Historic Name: *Goldstein Residence*
B2. Common Name: *Same*
B3. Original Use: *Single-family Residence* B4. Present Use: *Single-family Residence*
***B5. Architectural Style:** *Desert Modern*
***B6. Construction History:** (Construction date, alterations, and date of alterations): *Constructed circa 1970.*
Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.
March 8, 1982. Reroof.
March 2, 1990. Reroof.

***B7. Moved?** ■**No** ☐**Yes** ☐**Unknown** **Date:**_____ **Original Location:**_____
***B8. Related Features:**

None.

B9a. Architect: *Unknown* b. Builder: *Unknown*

***B10. Significance: Theme** *Country Club Era* **Area** *Rancho Mirage*
Period of Significance: *1951-1973* **Property Type:** *Single-family Residence* **Applicable Criteria:** *C*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

This property is architecturally noteworthy as an example of the Desert Modern style in its flat roof, floor-to-ceiling glass walls, deep overhangs, and indoor/outdoor access. It is also one of a dwindling number of residences along the Tamarisk Country Club golf course to retain a fairly characteristic Modern appearance. Apparently a house had been erected at this address by at least 1961, when the Palm Springs directory listed George J. Goldstein as the owner. However, the appearance of the house in 2002 suggests that that home was either substantially remodeled or replaced in the early 1970s. No building permits were located to confirm this supposition. Nonetheless, the property is evocative of the design principles of mid-century modern design. Although the resource does not appear eligible for listing in the National Register of Historic Places or for designation under an existing or proposed local ordinance, it is of local interest (a "5S3" National Register Status Code).

B11. Additional Resource Attributes: (List attributes and codes)_____
***B12. References:**

Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.
1961 Palm Springs "Yellow Book" Directory.
City of Rancho Mirage Building Permits.

B13. Remarks:

Sketch Map

***B14. Evaluator:** *Peter Moruzzi, Teresa Grimes, Leslie Heumann*

***Date of Evaluation:** *September 23, 2002*

(This space reserved for official comments.)

Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City, Rancho Mirage Date: 2021 Map Scale: 1;24000
Address: 71-284 San Gorgonio Road City: Rancho Mirage Zip: 92270
UTM Zone: 11S 553694.54 m E 3733958.11 m N
APN: 684210016

Date Constructed: 1948
Ownership and Address: Linda Joy Ward; PO Box 2314, Mill Valley, CA 94942

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The 71-284 San Gorgonio Road was constructed in 1948 in the Magnesia Falls Cove neighborhood. The residence has a rectangular, one-story form, constructed in the Spanish Modern style. The building is constructed on concrete blocks with at least a portion of the exterior clad in board and batten siding. The home has a low-pitched side gable roof clad with red tiles. The residence has an attached garage at the west side of the building. In 2002, Leslie Heumann and Associates described the residence as having multi-pane steel casement windows, and a full-width front porch supported by square wood posts, and visible rafters at the roof. During the 2024 survey, heavy vegetation obscured much of the residence. Based on aerial images, it appears that there has not been significant alterations to the residence since the 2002 survey.

Permits provided by the City include:
- Electrical work in 2007 (Permit No. B0700657)
- Mechanical/HVAC work in 2013 (Permit No. B1300050)
- Sewer work in 2020 (Permit No. B2020411)

See Continuation Sheet for Additional Information.



View of southwest (front) elevation. (71-284 San Gorgonio Road_2)

Updated Primary Record Information Continued:



View of southwest (front) elevation. (71-284 San Gorgonio Road_2)



View of southwest (front) elevation. (71-284 San Gorgonio Road_1)

Updated Building, Structure, Object Information Continued:

The prior 2002 survey evaluated the property as status code 5S1: Individual property that is listed or designated locally. The correct status code that should have been assigned in 2002 is 5S3: appears to be individually eligible for local listing or designation through survey evaluation. The prior survey found the residence was historically and architecturally significant as an example of the early development of Rancho Mirage and as a rare example of an early Spanish Colonial Revival style home. The current survey found that the dwelling is associated with the theme of the the Early Agricultural and Residential Period (1924-1951) and Rancho Mirage Architectural Styles (1934-1980s). The current survey found that the dwelling retains a sufficient level of integrity for individual eligibility at the national, state, and local level. The 2024 evaluation found that the property should be assigned the 5S2 status code - individual property that is eligible for local listing or designation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

The residence was constructed 1948 in the Magnesia Falls Cove neighborhood. The home was constructed in the early period of residential development in Rancho Mirage. The Magnesia Falls Cove neighborhood was the first small tract development in Rancho Mirage. In 1934, the land that would become Magnesia Falls Cove was purchased by a Louis MacLaughlin "Mac" Blankenhorn, a Pasadena businessman, realtor, and land developer. He began selling lots and "modern attractive small homes," in the area, with the earliest streets being Sahara, Mirage, Veldt, and Tunis. This early development was known as Rancho Mirage. By 1937, six homes had been constructed, with two in progress, and telephone lines had been laid. The stock market crash and depression of the 1930s led to slow development of the area, however, by April of 1937, there were enough residents to charter the Rancho Mirage Community Association and for Magnesia Falls Cove to become a postal stop. These early homes were smaller than the more modern residences that would be constructed in later periods. Advertisements from 1937 described the style as "Early American;" they were typically adobe or had Spanish Colonial Revival elements. Development largely stalled until after World War II.

Post World War II, development rapidly increased. In 1944, Hollywood lawyer, A. Ronald Button, purchased approximately 1,900 acres in the Magnesia Falls Cove area. By the late 40s, over 100 homes were under construction. In 1956, Button's brother-in-law, TV media star and developer Art Linkletter, began developing 137 more homes. The homes built in this era were marketed as luxury homes, and were largely "modern ranch homes and long gabled cottages." Into the late 1950s, development continued, with many more residences, two hotels, and a community pool being built. In 1957, Button-Linkletter, sold the remaining land to developers Harold Garfield and Arthur Desser. They would go on to develop the remaining lots and the commercial center across from Magnesia Falls Cove. There are currently around 550 homes in Magnesia Falls Cove and White Sun neighborhoods ("Magnesia Falls Cove Was Known as 'Rancho Mirage,' Magnesia Falls Cove Community Association; Tracy Conrad, "History: Intrepid Mac and Ruth Blankenhorn invented Rancho Mirage," Desert Sun, April 24, 2022).

The subject property is an example of a Spanish Colonial Revival style home built in Rancho Mirage. The style was popularized in Southern California, and was most prevalent from 1915 to 1940. It was one of the most popular building styles in Southern California in the 1920s and 1930s. The subject property features several character defining features of the style, including a low pitched roof covered in rounded tiles, a narrow front porch beneath the roof overhang, and narrow wood posts supporting the porch.

The home has not been found individually eligible under NRHP/CRHR A/1, as it has not been associated with significant events or patterns of events in local, regional, state, or national history; not individually eligible under Criterion B/2, as it has not been identified as having an association with an important person; and not individually eligible under Criterion D/4, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state, or national history. The residence is not considered eligible under Local Criteria 2-8.

The home is one of few homes dating to the early development of Rancho Mirage. After the introduction of country club communities to the area, development significantly increased; homes from before this era are rarer. The home maintains significance as a rare example of a Spanish Colonial Revival style home. The single-family residence is considered eligible under NRHP/CRHR Criterion C/3 as the property individually embodies the distinctive characteristics of a Spanish Colonial Revival style home constructed within Rancho Mirage in the 1960s. The property is also eligible under Local Register Criteria 1 as it is representative of a Spanish Colonial Revival style home that reflects a specific historical period in the city. As the dwelling has not been substantially altered, it maintains adequate integrity from the historic period to convey its significance.

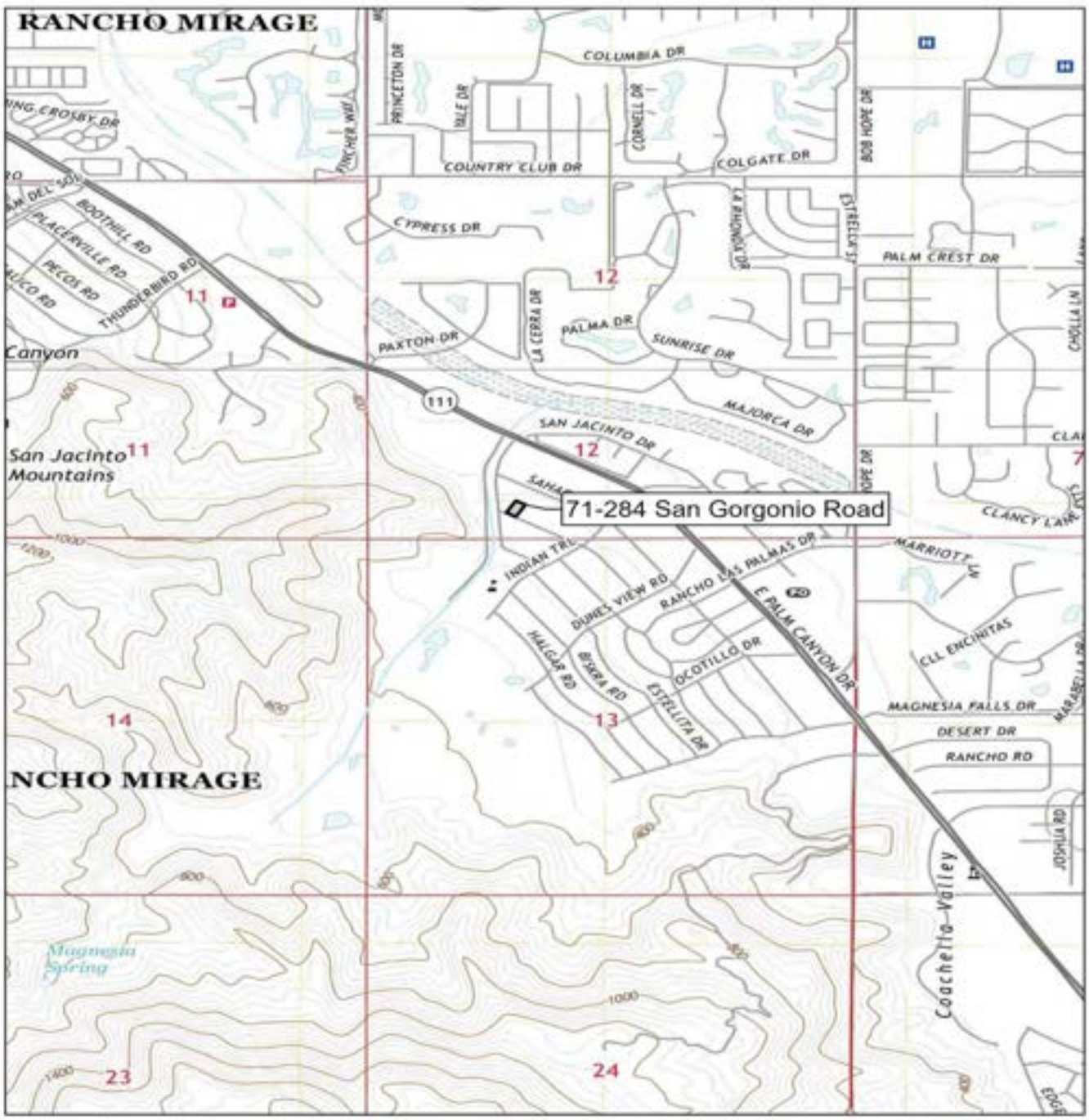
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Grafton Residence
Page 4 of 4

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S2
Other Listings:
Other Listings: Urbana Survey No.: 104

*Map Name: Cathedral City, Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



URBANA PRESERVATION & PLANNING LLC

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

 Resource name(s) or number (assigned by recorder) *Grafton Residence*

P1. Other Identifier:

***P2. Location:** ☐Not for Publication ■Unrestricted ***a. County** *Riverside*

***b. USGS 7.5' Quad** **Date:**

***c. Address** *71-284 San Gorgonio Road* **City** *Rancho Mirage* **Zip** *92270*

***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This rectangular, one-story Spanish Modern residence was built circa 1948 of concrete block construction. Red tiles cover the low-pitched side-gabled roof, which has rafters visible beneath deep overhangs along the southwest-facing facade. Windows are multi-pane steel casement. Square wood posts support the porch roof, which shades the full-width of the façade including the entrance. An attached double car garage is located on the west end of the building. Gravel borders the circular concrete driveway. Landscaping is a mix of oleander, citrus, olive trees, bougainvillea, Washingtonia filifera, fan and date palms, and many varieties of cactus. The house appears original and in excellent condition.

***P3b. Resource Attributes:** (list attributes and codes) *HP2. Single-family Property*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
Southwest elevation
August 2002

***P6. Date Constructed/Age and Sources:** ■historic
Circa 1948.

***P7. Owner and Address:**
Jay Ward
71284 San Gorgonio Road
Rancho Mirage, CA 92270

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**
Intensive Survey.

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ☐Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #_____
HRI#_____

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *5S1*

***Resource Name or #:** *Grafton Residence*

B1. Historic Name: *Unknown*
B2. Common Name: *Grafton Residence*
B3. Original Use: *Single-family Residence* B4. Present Use: *Single-family Residence*
***B5. Architectural Style:** *Spanish Modern*
***B6. Construction History:** (Construction date, alterations, and date of alterations): *Constructed circa 1948.*
Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.
No building permits for exterior of interior modifications were found for 1973 – 2002.

***B7. Moved?** ■**No** □**Yes** □**Unknown** **Date:**_____ **Original Location:**_____
***B8. Related Features:**

None.

B9a. Architect: *Unknown* b. Builder: *Unknown*

***B10. Significance: Theme** *Agricultural and Early Residential Era* **Area** *Rancho Mirage*
Period of Significance: *1924-1950* **Property Type:** *Single-family Residence* **Applicable Criteria:** *A, C*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

This house is historically and architecturally significant as a document of an early phase in the development of Rancho Mirage and as one of the few examples of Spanish-influenced housing from that period. Constructed circa 1948, the house was owned by Mr. H. W. Grafton in 1953, the first year that Rancho Mirage addresses were listed in the Palm Springs directory. Of the essentially three styles of houses built in the Magnesia Falls area before and immediately after World War II (the other two being Vernacular Modern and Ranch), the Spanish-influenced style was the least common. The Magnesia Falls area was developed after Clancy Lane and its associated ranches and farms were established in the late 1920s and the 1930s. While this property appears to be a custom house, Magnesia Falls was also the location of the first small tract development in Rancho Mirage, improved with Van Pelt and Lind designs for developer Louis Blankenhorn. Combining a low-pitched, side-gabled, red tile roof derived from the Spanish style with concrete block construction and steel casement windows, the house typifies the hybrid design characteristic of the period. The property appears eligible for designation under an existing or proposed local ordinance, but does not appear eligible for listing in the National Register of Historic Places (a "5S1" National Register Status Code).

B11. Additional Resource Attributes: (List attributes and codes)_____
***B12. References:**

Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.
1953 Palm Springs Directory.
City of Rancho Mirage Building Permits.

B13. Remarks:

***B14. Evaluator:** *Peter Moruzzi, Teresa Grimes, Leslie Heumann*

(This space reserved for official comments.)

Sketch Map

***Date of Evaluation:** *September 23, 2002*

Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City, Rancho Mirage Date: 2021 Map Scale: 1;24000
Address: 71-312 San Gorgonio Road City: Rancho Mirage Zip: 92270
UTM Zone: 11S 553761.87 m E 3733924.98 m N
APN: 684210014

Date Constructed: 1949
Ownership and Address: Whittle Investors Palm Springs; 260 S Los Robles Ave, Ste 303, Pasadena, CA 91101

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The 71-312 San Gorgonio Road residence was constructed in 1949. The home has a U-shaped form with two freestanding sections connected by a double carport/breezeway. The home has an in-ground pool at the front of the property. The home is constructed of concrete blocks. It has a flat roof with a wide overhang. The residence features a large, non-original aluminum sliding door at the front elevation. At the front elevation, there is a large multi-pane casement window, and one large tri-part window. There is one entrance door at the front elevation. In 2002, Leslie Heumann and Associates described the residence as a Vernacular Modern home. Since the 2002 survey, the tripartite window was installed, replacing a multi-pane casement window. There does not appear to have been any other alterations since the 2002 survey.

Permits provided by the City include:
- Electrical work in 2007 (Permit No. B0700659)
- Sewer work in 2013 (Permit No. B1300006)
- Electrical work in 2018 (Permit No. B1800720)

See Continuation Sheet for Additional Information.

Updated Primary Record Information Continued:



View of southwest (front) elevation. (71-312 San Gorgonio Road_1)



View of southwest (front) elevation. (71-312 San Gorgonio Road_2)

Updated Primary Record Information Continued:



View of southwest (front) elevation. (71-312 San Gorgonio Road_3)

Updated Building, Structure, Object Information Continued:

The prior 2002 survey evaluated the property as status code 5S3: Appears to be individually eligible for local listing or designation through survey evaluation. The prior survey found the residence was architecturally significant as an example of an early residence constructed in the Magnesia Falls Cove neighborhood. The home was previously described as a Vernacular Modern residence; it most closely resembles the Tract Ranch style. The current survey found the residence is associated with the Early Agricultural and Residential Period (1924-1951) and Rancho Mirage Architectural Styles (1934-1980s). The 2024 evaluation found that the property should be assigned the 5S2 status code - individual property that is eligible for local listing or designation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

Updated Building, Structure, Object Information Continued:

The residence was constructed 1949 in the Magnesia Falls Cove neighborhood. The home was constructed in the early period of residential development in Rancho Mirage. The Magnesia Falls Cove neighborhood was the first small tract development in Rancho Mirage. In 1934, the land that would become Magnesia Falls Cove was purchased by a Louis MacLaughlin "Mac" Blankenhorn, a Pasadena businessman, realtor, and land developer. He began selling lots and "modern attractive small homes," in the area, with the earliest streets being Sahara, Mirage, Veldt, and Tunis. This early development was known as Rancho Mirage. By 1937, six homes had been constructed, with two in progress, and telephone lines had been laid. The stock market crash and depression of the 1930s led to slow development of the area, however, by April of 1937, there were enough residents to charter the Rancho Mirage Community Association and for Magnesia Falls Cove to become a postal stop. These early homes were smaller than the more modern residences that would be constructed in later periods. Advertisements from 1937 described the style as "Early American;" they were typically adobe or had Spanish Colonial Revival elements. Development largely stalled until after World War II.

Post World War II, development rapidly increased. In 1944, Hollywood lawyer, A. Ronald Button, purchased approximately 1,900 acres in the Magnesia Falls Cove area. By the late 40s, over 100 homes were under construction. In 1956, Button's brother-in-law, TV media star and developer Art Linkletter, began developing 137 more homes. The homes built in this era were marketed as luxury homes, and were largely "modern ranch homes and long gabled cottages." Into the late 1950s, development continued, with many more residences, two hotels, and a community pool being built. In 1957, Button-Linkletter, sold the remaining land to developers Harold Garfield and Arthur Desser. They would go on to develop the remaining lots and the commercial center across from Magnesia Falls Cove. There are currently around 550 homes in Magnesia Falls Cove and White Sun neighborhoods ("Magnesia Falls Cove Was Known as 'Rancho Mirage,' Magnesia Falls Cove Community Association; Tracy Conrad, "History: Intrepid Mac and Ruth Blankenhorn invented Rancho Mirage," Desert Sun, April 24, 2022).

The residence is an example of a Tract Ranch style home. The residence features several character defining features of the style including an asymmetrical facade, a low pitched gable roof, casement windows, windows with no trim, and an attached carport. The home is a simplistic example of a tract home, but features more unique details than a standard tract ranch. The home features a U-shaped plan, a carport set between the two wings of the home, and an emphasis on the interaction between the indoor and outdoor space.

The home has not been found individually eligible under NRHP/CRHR A/1, as it has not been associated with significant events or patterns of events in local, regional, state, or national history; not individually eligible under Criterion B/2, as it has not been identified as having an association with an important person; and not individually eligible under Criterion D/4, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state, or national history. The residence is not considered eligible under Local Criteria 2-8.

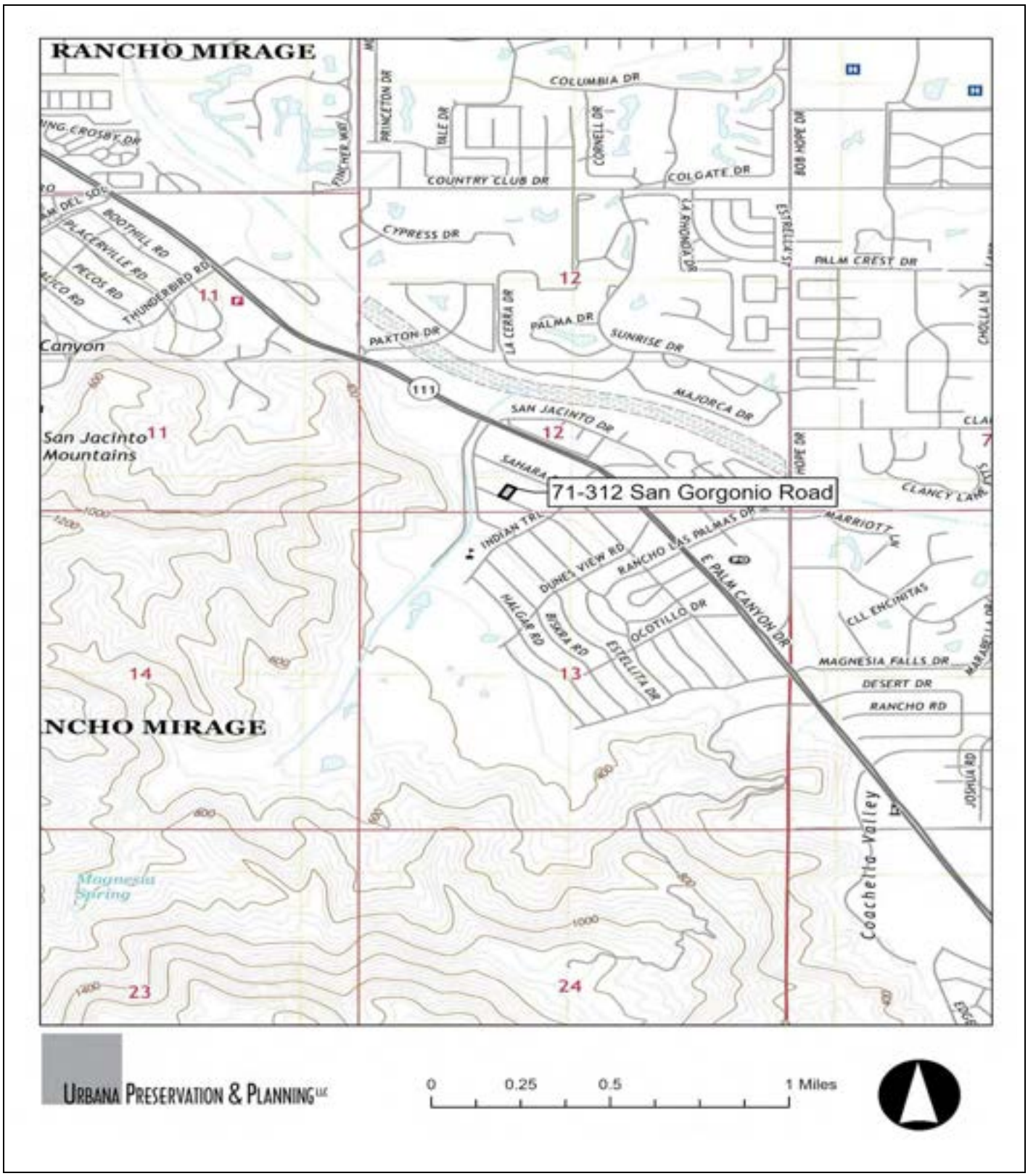
The home maintains local significance. The home is one of few homes dating to the early development of Rancho Mirage. After the introduction of country club communities to the area, development significantly increased; homes from before this era are rarer. The single-family residence is considered eligible under NRHP/CRHR Criterion C/3 as the property individually embodies the distinctive characteristics of a modest Tract Ranch style home constructed within Rancho Mirage in the 1940s. The property is also eligible under Local Register Criteria 1 as it is representative of a Tract Ranch style home that represents the homes being developed prior to the post-WWII housing boom. As the dwelling has not been substantially altered, it maintains adequate integrity from the historic period to convey its significance.

LOCATION MAP

Resource Name: Whittle Residence

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S2
Other Listings:
Other Listings: Urbana Survey No.: 105

*Map Name: Cathedral City, Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Page _1_ of _2_ **Resource name(s) or number** (assigned by recorder) *71-312 San Gorgonio Road*

P1. Other Identifier:

***P2. Location:** ☐Not for Publication ■Unrestricted ***a. County** *Riverside*

***b. USGS 7.5' Quad** **Date:**

***c. Address** *71-312 San Gorgonio Road* **City** *Rancho Mirage* **Zip** *92270*

***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Erected in 1949, this southwest-facing, flat-roofed house is of concrete block construction. The residence is 1,548 square feet, contains two bedrooms and 1.75 bathrooms, and is set on .55 acres. Windows are multi-pane steel casement. Spanned by a continuous roof, the "L"-shaped building is segmented into two freestanding sections connected by a double carport/breezeway. The roof and interior chimney have been covered with insulating foam. A non-original aluminum-framed sliding glass door and a single, screened door in the west wing of the house open to a concrete patio and rectangular swimming pool. The entrance to the east wing is within the carport. Slender steel posts support the carport roof. South of the concrete driveway, desert sand is dotted with smoke trees, oleander, and cacti, while the north side is landscaped with lawns and hedges. The house is mostly original and in excellent condition.

***P3b. Resource Attributes:** (list attributes and codes) *HP2. Single-family Property*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
Southwest elevation
August 2002

***P6. Date Constructed/Age and Sources:** ■historic
1949/ Source: Metroscan

***P7. Owner and Address:**
Whittle Investors Palm Springs
301 E. Colorado Blvd. #800
Pasadena, CA 91101

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**
Intensive Survey.

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ☐Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #_____
HRI#_____

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *5S3*

***Resource Name or #:** *71-312 San Gorgonio Road*

B1. Historic Name: *Unknown*
B2. Common Name: *71-312 San Gorgonio Road*
B3. Original Use: *Single-family Residence* B4. Present Use: *Single-family Residence*
***B5. Architectural Style:** *Vernacular Modern*
***B6. Construction History:** (Construction date, alterations, and date of alterations): *Constructed in 1949.*
Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.
No building permits for exterior of interior modifications were found for 1973 – 2002.

***B7. Moved?** ■**No** □**Yes** □**Unknown** **Date:**_____ **Original Location:**_____
***B8. Related Features:**

None.

B9a. Architect: *Unknown* b. Builder: *Unknown*

***B10. Significance: Theme** *Agricultural and Early Residential Era* **Area** *Rancho Mirage*
Period of Significance: *1924-1950* **Property Type:** *Single-family Residence* **Applicable Criteria:** *C*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The property is architecturally noteworthy as a relatively intact and characteristic example of a type of residence that was constructed during the early phase of development of one Rancho Mirage's oldest neighborhoods, Magnesia Falls. It is a basic Vernacular Modern building constructed of concrete block with a flat roof and no applied ornamentation. It was constructed in 1949 by an unknown architect and/or builder. The first year that this property appears in local directories is 1961, when the owners were listed as Harold F. and Ruth Whittle. Although the resource does not appear eligible for listing in the National Register of Historic Places or for designation under an existing or proposed local ordinance, it is of local interest (a "5S3" National Register Status Code).

B11. Additional Resource Attributes: (List attributes and codes)_____
***B12. References:**

Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.
1961 Palm Springs "Yellow Book" Directory.
City of Rancho Mirage Building Permits.

B13. Remarks:

Sketch Map

***B14. Evaluator:** *Peter Moruzzi, Teresa Grimes, Leslie Heumann*

***Date of Evaluation:** *September 23, 2002*

(This space reserved for official comments.)

Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City Date: 2021 Map Scale: 1;24000
Address: 70-770 Frank Sinatra Drive City: Rancho Mirage Zip: 92270
UTM Zone: 11S 553015.97 m E 3737102.48 m N
APN: 674340011

Date Constructed: 1960
Ownership and Address: Matt C Bailey, Alicia A Bailey; 70770 Frank Sinatra Drive, Rancho Mirage, CA 92270

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The 70-770 Frank Sinatra Drive residence was constructed in 1961 by Robert Marx with the MarVal Construction Company for the original owner, Ben Smith, in Tamarisk Country Club. The residence has an L-shaped plan, located facing the 17th tee of the golf course. In 2002, Leslie Heumann and Associates described the residence as a Vernacular Modern home. The home most closely resembles a Contemporary style home. The exterior is clad in stucco with square, concrete block accent walls throughout. The residence has a butterfly shed roof with open eaves. At the front elevation there is a recessed front porch. There is a wide, stucco clad exterior chimney at the front elevation. There is an attached carport at the front elevation. There does not appear to have been significant alterations to the residence since the 2002 survey.

Permits provided by the City include:

- Reroof of dwelling in 2000 (Permit No. B0001423)
- Sewer work in 2012 (Permit No. B1200876)
- block wall construction in 2013 (Permit No. B1301079)
- Reroof of dwelling in 2019 (Permit No. B1900255)
- Solar installation in 2019 (Permit No. B1801938)

See Continuation Sheet for Additional Information.

Updated Primary Record Information Continued:



View of the south (front) elevation. (70-770 Frank Sinatra Drive_1)



View of the south (front) elevation. (70-770 Frank Sinatra Drive_2)

Updated Building, Structure, Object Information Continued:

The prior 2002 survey evaluated the property as status code 5S3: Appears to be individually eligible for local listing or designation through survey evaluation. The prior survey found the residence was architecturally significant as a notable example of a Vernacular Modern residence within the Tamarisk Country Club. The home mostly closely resembles a Contemporary style home. The current survey found that the residence is associated with the theme of the Country Club Era (1951-1973) and the theme of Rancho Mirage Architectural Styles (1934-1980s). The 2024 evaluation found that the property should be assigned the 5S2 status code - individual property that is eligible for local listing or designation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

The residence features several character defining features of the Contemporary style, including a butterfly roof form, large windows, stucco siding and glass walls, and exposed roof beams. The home is set within the Tamarisk Country Club, located at the 17th tee, constructed in 1960. The Tamarisk Country Club was constructed in 1952.

The home has not been found individually eligible under NRHP/CRHR A/1, as it has not been associated with significant events or patterns of events in local, regional, state, or national history; not individually eligible under Criterion B/2, as it has not been identified as having an association with an important person; and not individually eligible under Criterion D/4, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state, or national history. The residence is not considered eligible under Local Criteria 2-6 and 8.

The single-family residence is considered eligible under NRHP/CRHR Criterion C/3 as the property individually embodies the distinctive characteristics of a Contemporary style home constructed within Rancho Mirage in the 1960s. The property is also eligible under Local Register Criteria 1 and 7 as it is representative of a Contemporary style home that embodies an outstanding attention to architectural design, detail, craftsmanship, and use of materials. As the dwelling has not been substantially altered, it maintains adequate integrity from the historic period to convey its significance.

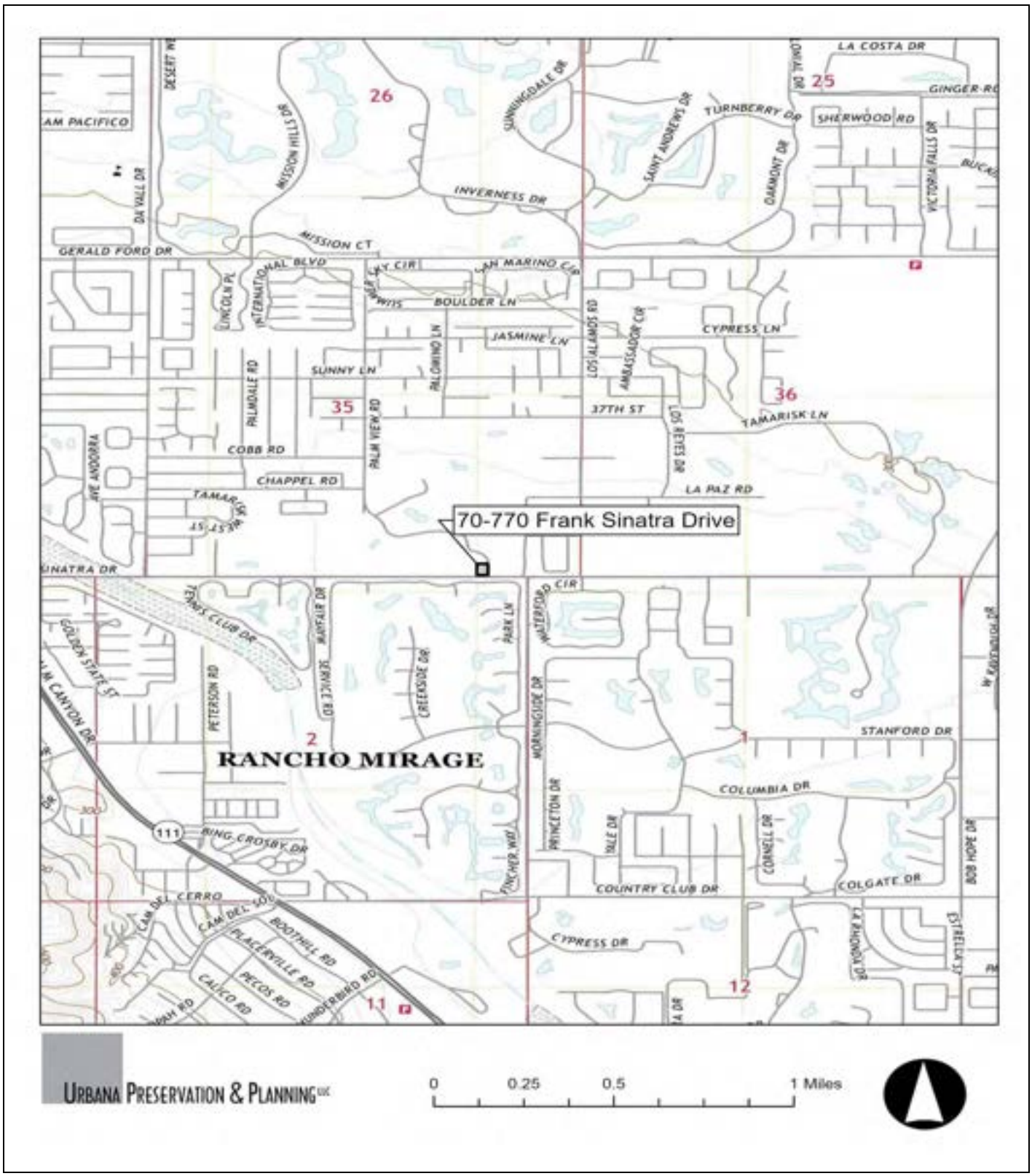
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Elman Residence
Page 4 of 4

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S2
Other Listings:
Other Listings: Urbana Survey No.: 106

*Map Name: Cathedral City *Scale: 1:24,000 *Map Date: 2021



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Page _1_ of _2_ **Resource name(s) or number** (assigned by recorder) *Elman Residence*

P1. Other Identifier:

***P2. Location:** ☐Not for Publication ■Unrestricted ***a. County** *Riverside*

***b. USGS 7.5' Quad** **Date:**

***c. Address** *70-770 Frank Sinatra Drive (orig. Wonder Palms Rd.)* **City** *Rancho Mirage* **Zip** *92270*

***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Capped with a medium-pitched shed roof, this Modern, one-story, south-facing residence was constructed circa 1961 on .59 acres. The primary (rear) elevation of the "L"-shaped house faces the 17th tee of the Tamarisk Country Club golf course. Exteriors are sheathed in medium-smooth stucco with exposed rafters visible beneath deep overhangs. Windows are a combination of fixed, clerestory, sliding, and ceiling-to-floor glass. The facade of the house is not visible from busy Frank Sinatra Drive. At the rear, low concrete steps lead from the patio to the rectangular swimming pool. A non-original wooden sunshade is located on the pool's east side. Toward the west end of the building, the downward sloping shed roof turns upward, creating a bow-tie roofline. A low wall of square concrete blocks forms a planter holding a cluster of mature fan palms near the pool. Lawns and extensive landscaping surround the property, including a small grove of citrus trees located between the swimming pool area and the golf course for privacy. The house appears original and in good condition.

***P3b. Resource Attributes:** (list attributes and codes) *HP2. Single-family Property*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
North elevation
August 2002

***P6. Date Constructed/Age and Sources:** ■historic
Circa 1955/Tamarisk Country Club, The First 50 Years

***P7. Owner and Address:**
Jacqualyne E. Garcia
12425 Mulholland Drive
Beverly Hills, CA 90210

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**
Intensive Survey .

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")
None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ☐Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #_____
HRI#_____

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *5S3*

***Resource Name or #:** *Elman Residence*

B1. Historic Name: *Elman Residence*
B2. Common Name: *Same*
B3. Original Use: *Single-family Residence*
B4. Present Use: *Single-family Residence*

***B5. Architectural Style:** *Vernacular Modern*

***B6. Construction History:** (Construction date, alterations, and date of alterations): *Constructed circa 1955.*
Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.
March 15, 1978. Reroof.
October 23, 2000. Reroof.

***B7. Moved?** ■No ☐Yes ☐Unknown **Date:**_____ **Original Location:**_____

***B8. Related Features:** *None.*

B9a. Architect: *Unknown*
b. Builder: *Unknown*

***B10. Significance: Theme** *Country Club Era* **Area** *Rancho Mirage*
Period of Significance: *1951 - 1973* **Property Type:** *Single-family Residence* **Applicable Criteria:** *C*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

This property is architecturally noteworthy as a good, mostly original, example of the type of Vernacular Modern seasonal residences that were constructed along the Tamarisk Country Club golf course in the first decade of the country club era. The shed roof with upturned end, clerestories, and extensive use of glass are indicative of Vernacular Modern design of the period. According to the history, Tamarisk Country Club, The First 50 Years 1952 – 2002, Dan Elman was the owner of this residence, which was one of the first three houses built at Tamarisk. His widow, Jacqueline Garcia, is still the owner. Although the resource does not appear eligible for listing in the National Register of Historic Places or for designation under an existing or proposed local ordinance, it is of local interest for its architectural type and Tamarisk-related origins (a "5S3" National Register Status Code).

B11. Additional Resource Attributes: (List attributes and codes)_____

***B12. References:**

Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.
1961 Palm Springs "Yellow Book" Directory.
Helene V. Galen, Tamarisk Country Club, The First 50 Years 1952-2002. Creative Continuum Publishing, 2002.
City of Rancho Mirage Buildiing Permits.

B13. Remarks:

Sketch Map

***B14. Evaluator:** *Peter Moruzzi, Teresa Grimes, Leslie Heumann*

***Date of Evaluation:** *September 23, 2002*

(This space reserved for official comments.)

Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City Date: 2021 Map Scale: 1;24000
Address: 37-845 Thompson Drive City: Rancho Mirage Zip: 92270
UTM Zone: 11S 553141.09 m E 3737197.24 m N
APN: 674351005

Date Constructed: 1979
Ownership and Address: Stephen Eliot Sessa, Sara Lynn Sessa; 2682 Woodstock Road, Los Angeles, CA 90046

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The 37-845 Thompson Drive residence, designed by architect William Cody, was constructed in 1956 in the Tamarisk Country Club. The residence was originally constructed in 1956, and it was partially demolished and rebuilt in 1979. In 2002, Leslie Heumann and Associates described the residence as a one-story Desert Modern home with a flat roof. The residence has flat-roofed walkways supported by slender square steel posts leading to a recessed front entry porch. The home has a projecting double carport. The exterior is clad in narrow vertical boards and medium-smooth stucco. The 2002 survey indicates that the residence was modified in 1979 and rebuilt with the original William Cody Desert Modernist features. Aerial images show that the residence was expanded at the front (east) elevation with new trellises.

Permits provided by the City include:
- Pool and spa construction in 2002 (Permit No. B0201784)
- block wall construction in 2002 (Permit No. B0200295)
- Electrical work in 2004 (Permit No. B0402594)
- Plumbing work in 2008 (Permit No. B0800489)
- Addition/Remodel in 2020 (Permit No. B2000798)
- Reroof of dwelling in 2021 (Permit No. B2100002)
- Addition/Remodel in 2021 (Permit No. B2100895)
- Pool and spa construction in 2022 (Permit No. B2200072)
- block wall construction in 2022 (Permit No. B2200485)
- Mechanical/HVAC work in 2022 (Permit No. B2200899)

See Continuation Sheet for Additional Information.

Updated Primary Record Information Continued:



View of east (front) elevation. (37-845 Thompson Drive_1)



View of east (front) elevation. (37-845 Thompson Drive_2)

Updated Building, Structure, Object Information Continued:

The prior 2002 survey evaluated the residence as status code 5S3: Appears to be individually eligible for local listing or designation through survey evaluation. The current survey found that the dwelling is associated with the theme of the Country Club Era (1951-1973), but it does not possess individual documented significance in relation to this theme. It is also associated with the new Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community. The prior survey found the residence was architecturally significant as an example of the work of architect William Cody. The prior survey and historic aerial images show that the residence was altered circa 1979. The alterations appear to have reconstructed residence incorporated elements of the original Cody design elements, adding reversible trellises. Therefore, the residence still maintains integrity to the historic era.

William Francis Cody (1916-1978) was born in Dayton, Ohio, in 1916, and Cody's family relocated to California in 1930. While attending Beverly Hills High School, Cody designed and built stages for school plays prior to his graduation in 1932. Following high school, he graduated from Santa Monica Junior College in 1939 and enrolled in the College of Architecture and Fine Arts at the University of Southern California. He graduated from USC in 1942. During his time at Santa Monica Junior College and USC, Cody worked for architects, Heath Wharton and Asa Hudson. Following his graduation, Cody worked for several engineering and architecture firms in California, including Cliff May whom he worked for in 1944. In 1945, Cody's firm was hired to alter the Desert Inn in Palm Springs. Following the Desert Inn project, Cody began working independently in California and Arizona by 1946.

In 1946, William F. Cody moved to Palm Springs permanently and received his first independent commission to design the Del Marcos Hotel, which earned him an award in 1949 from the California chapter of the American Institute of Architects. In 1947, he was hired to convert the Thunderbird Dude Ranch, originally constructed in 1936, to the Thunderbird Country Club. His work at Thunderbird led to future commissions at other clubhouses, recreational facilities, and residential developments, at locations throughout Palm Desert, such as the Eldorado Country Club, Tamarisk Country Club, the Racquet Club, the Tennis Club, and the Seven Lakes Clubhouse. In Palm Springs, Cody was one of the architects, with Wexler & Harrison and Philip Koenig, to design the Spa Bathhouse and Spa Hotel. In 1952, Cody designed the Horizon Hotel.

In the Coachella Valley, he was responsible for several notable Modern style residential designs including the Perlberg, Shamel, and Abernathy residences in Palm Springs. Throughout his career, he designed commercial and residential properties throughout California, Arizona, Texas, Cub, and Mexico. He was inducted into the College of Fellows of the AIA in 1965. Some of his final projects included St. Theresa's Catholic Church in 1968 and the Palm Springs Library Center in 1972. In 1973, he suffered a severe stroke which caused him to end his architectural career. He died in 1978 and today is considered one of the most important architects in the Desert Modernism movement. The subject property is considered an early example of his work. It features character defining elements of Cody's Desert Modern style, including a flat roof, deep overhangs, covered walkways supported by thin posts, floor to ceiling glass, and a natural rock chimney.

The original owners of the residence were David C. and Loretta Holub. Holub was chairman of the board of Holub Iron Steel Co., a firm founded by his father in Akron, Ohio. Holub was one of the original members of the Tamarisk Country Club. He was president of the Tamarisk Country Club from 1961-1962, and was the first vice president of the Palm Springs Desert Golf Classic (now known as the Bob Hope Desert Classic). Holub passed away in 1973 (The Desert Sun, March 07, 1973, Page 2).

The dwelling is not individually eligible under NRHP/CRHR Criterion A/1, as it is not directly associated with significant events or patterns of events in local, regional, state, or national history. The property is not individually eligible under NRHP/CRHR Criterion B/2, as the home is not significantly associated with the lives of persons significant in our past. While the house was owned by David C. and Loretta Holub, notable public figures, their accomplishments do not rise to the level of significance necessary for designation under this criterion. The property is eligible under NRHP/CRHR Criterion C/3 as it embodies the distinctive characteristics of the Desert Modernist style home constructed in Rancho Mirage during the 1950s and is representative of the work of the master architect William Cody. It is not individually eligible under Criterion D/4, as further study of the property would not appear to yield information which could be considered important in local, regional, state or national history.

Updated Building, Structure, Object Information Continued:

The single-family residence is not considered eligible under Local Criteria 2-3, 5-6, and 8. The Holub Residence is considered eligible under Local Register Criterion 1 as the residence is representative of a mid-20th century Desert Modernist style home in Rancho Mirage. It is also considered eligible under Local Register Criterion 4, as it represents the work of the master architect William Cody. The property is eligible under Local Register Criterion 7 as it embodies elements of outstanding attention to architectural design, detail, craftsmanship and materials. Overall, the property appears to retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association. The dwelling maintains adequate integrity from the historic period to convey its significance. As such, the property is assigned the 5S2 status code - individual property that is eligible for local listing or designation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

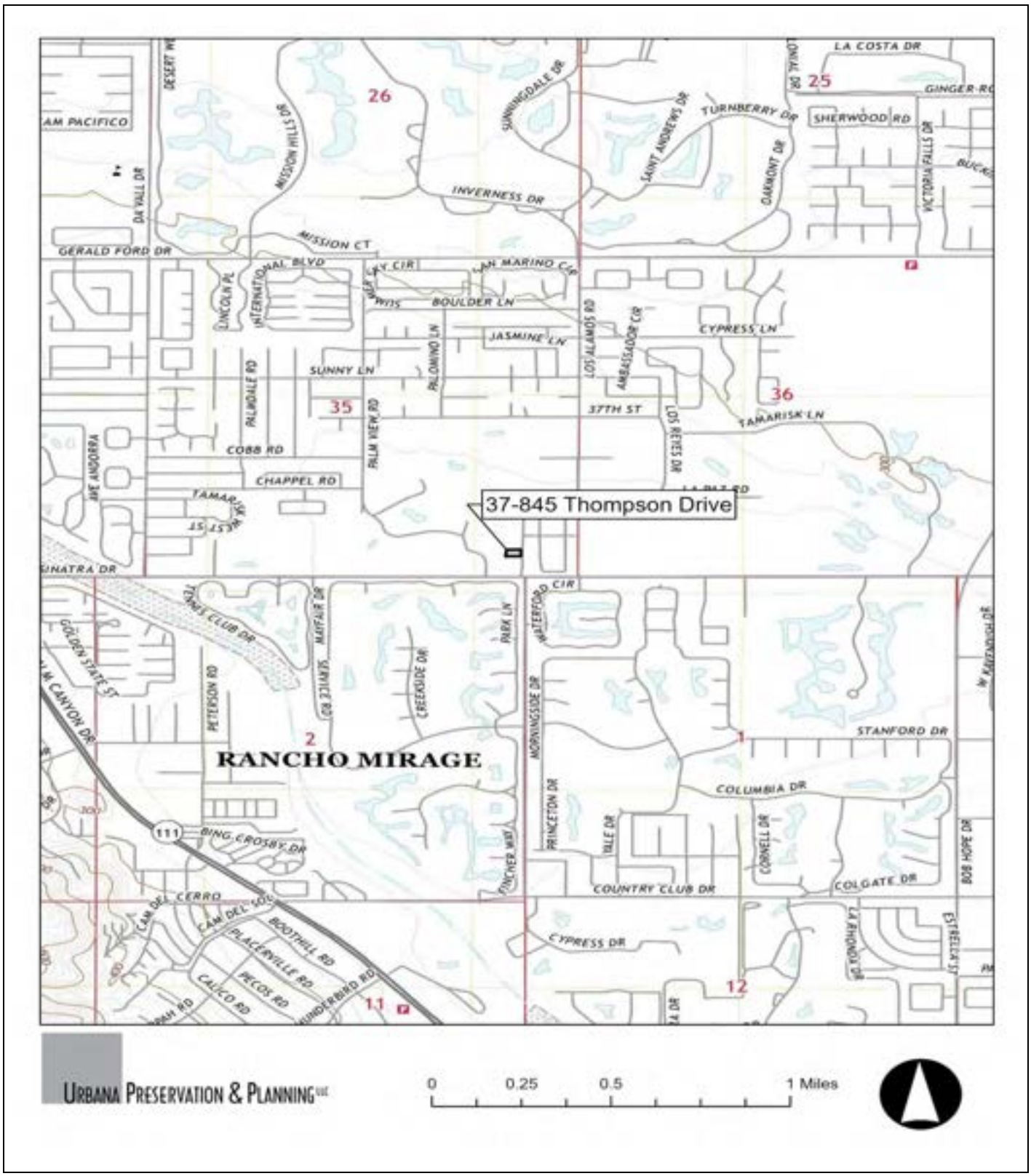
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Holub Residence
Page 5 of 5

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S2
Other Listings:
Other Listings: Urbana Survey No.: 107

*Map Name: Cathedral City *Scale: 1:24,000 *Map Date: 2021



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Page *1* of *3* **Resource name(s) or number** (assigned by recorder) *Holub Residence*

P1. Other Identifier:

***P2. Location:** ☐Not for Publication ■Unrestricted ***a. County** *Riverside*

***b. USGS 7.5' Quad** **Date:**

***c. Address** *37-845 Thompson Drive* **City** *Rancho Mirage* **Zip** *92270*

***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This mostly rectangular Desert Modern residence (which was substantially modified in 1979) was originally designed by architect William Cody in 1957 with its rear elevation towards the fairways of the Tamarisk Country Club golf course. The east-facing, one-story, flat-roofed house is 2,519 square feet, with three bedrooms and 2.25 bathrooms, and is set on .46 acres. Exteriors are sheathed in narrow vertical boards and medium-smooth stucco. Windows are primarily large panes of fixed or sliding glass. From the street, the most striking features are the flat-roofed walkways supported by slender square steel posts that front the residence and lead to the recessed entry porch. The projecting double carport shares the same flat roof and post configuration. A natural rock chimney emerges towards the middle of the house. Along the full width of the rear elevation, deep overhangs again feature flat roofs supported by square posts. Smooth concrete decking bordered by lawns and hedges surrounds the rectangular swimming pool. Wood screens on the roof disguise air handling equipment. An expansive pebble aggregate driveway occupies much of the area fronting the residence. Clipped hedges, mature fan palms, citrus, olive trees, and other vegetation edge the property on all sides. Although much of the residence was demolished and rebuilt in 1979, the house retains substantial integrity.

***P3b. Resource Attributes:** (list attributes and codes) *HP2. Single-family Property*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
East elevation
August 2002

***P6. Date Constructed/Age and Sources:** ■historic
1957/ Source: Palm Springs Villager

***P7. Owner and Address:**
John S. Cottrell
9200 W. Sunset Blvd. #208
Los Angeles, CA 90069

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**
Intensive Survey.

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *5S3*

***Resource Name or #:** *Holub Residence*

B1. Historic Name: *Holub Residence*
B2. Common Name: *Same*
B3. Original Use: *Single-family Residence*
B4. Present Use: *Single-family Residence*

***B5. Architectural Style:** *Desert Modern*

***B6. Construction History:** (Construction date, alterations, and date of alterations): *Constructed in 1957.*
Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.
April 17, 1979. Demolition. Value: $8,000.
April 25, 1979. Remodel and addition to dwelling. Value: $240,000.
May 15, 1979. Private swimming pool.
July 2, 1981. Addition and remodel. Value: $25,000.

***B7. Moved?** ■No ☐Yes ☐Unknown **Date:**_____ **Original Location:**_____

***B8. Related Features:**

None.

B9a. Architect: *Wiiilam Cody*
b. Builder: *Unknown*

***B10. Significance: Theme** *Country Club Era* **Area** *Rancho Mirage*
Period of Significance: *1951-1973* **Property Type:** *Single-family Residence* **Applicable Criteria:** *C*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

This property is architecturally noteworthy for its evocation of architect William Cody's Desert Modernism. The David C. and Loretta Holub residence, designed originally by William Cody, was published in the May 1957 issue of Palm Springs Villager. Even after the substantial 1979 alterations, the residence exhibits Cody's Desert Modern characteristics, including a flat roof, deep overhangs, covered walkways supported by thin posts, floor to ceiling glass, and a natural rock chimney.

(See Continuation Sheet 3 of 3.)

B11. Additional Resource Attributes: (List attributes and codes)_____

***B12. References:**

Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.
Interview with Frank Urrutia, AIA, October 4, 2002.
1965 Palm Springs "Yellow Book" Directory.
Palm Springs Villager, May 1957, pp. 40-41.
Adele Cygelman, Palm Springs Modern, New York, Rizzoli International Publications, 1999. pp. 112-115.
City of Rancho Mirage Building Permits.

B13. Remarks:

Sketch Map

***B14. Evaluator:** *Peter Moruzzi, Teresa Grimes, Leslie Heumann*

(This space reserved for official comments.)

***Date of Evaluation:** *September 23, 2002*

***B10. Significance (continued):**

William F. Cody FAIA (1916-1978) was born in Dayton, Ohio and raised in Los Angeles. While attending architecture school at the University of Southern California in the late 1930s and early 1940s, Cody was also working for architect Cliff May, gaining experience in the adaptation of ranch and hacienda style houses to modern floor plans and construction techniques. Suffering from asthma, and believing that the Palm Springs area offered opportunity and prominent clients, Cody moved to Palm Springs in 1944-45 and set up practice. One of his first projects, the Del Marcos Hotel of 1946, won an AIA "creditable mention" award as an example of new resort hotel architecture for its "ingenious plan, which appears complicated but is actually orderly and thoughtful." Author and critic Alan Hess writes, "Greater thinness and more striking elegance became the single-minded focus of his ongoing design." Despite a reputation for carousing, Cody was exceptionally focused on the details of his designs and pushing the boundaries of his materials. His well-known and innovative early buildings, along with friendships with influential members of the Thunderbird, Tamarisk, and Eldorado Country Clubs, resulted in commissions to design (or in the case of Thunderbird, remodel)the clubhouses of all three locations. In addition, Cody designed a large number of residences in the country club areas, many along the fairways of the new resort concept of golf course living, a concept that Cody himself helped devise.

Author Adele Cygelman writes, "Joints and door frames seemingly disappeared into walls. He merged living rooms into terraces and gardens. Roofs jutted out twelve feet to shield the walls of glass. Pattern and texture came from tile floors, carved wood panels, and concrete-block screens with geometric motifs, all of which were meticulously designed by Cody to match each other precisely at the seams and angles where the planes met." Like other Coachella Valley architects, Cody designed churches, gas stations, motels, restaurants, offices, a mobile home park, shopping centers, even a carwash. "Yet a distinct character can be seen in all of them," says Hess. "It is a restless energy that brings a liveliness to his plans, elevations and details. The radical thinness of Cody roofs or the daring reach of a cantilever are clearly the result of a wrestling match between the architect and the materials and the laws of physics; that energy and striving remains in the building." Hess concludes, "The fact that Cody could take an established vocabulary and style and reinterpret it so vividly ranks him among the best of mid-century California designers."

Although the resource does not appear eligible for listing in the National Register of Historic Places or for designation under an existing or proposed local ordinance, it is of local interest (a "5S3" National Register Status Code).

Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City, Rancho Mirage Date: 2021 Map Scale: 1;24000
Address: 71-125 Country Club Drive City: Rancho Mirage Zip: 92270
UTM Zone: 11S 553305.71 m E 3735427.99 m N
APN: 684020002

Date Constructed: 1952
Ownership and Address: St Martin-Lowry Trust, Gloria Ann St Martin-Lowry, Patrick Stanley Lowry; 71125 Country Club Drive, Rancho Mirage, CA 92270

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The 71-125 Country Club Drive residence was constructed in 1952 in the Thunderbird Country Club. In 2002, Leslie Heumann and Associates described the residence as a Modern style home with a low-pitch hipped and flat roof. The residence has a one-story form with an attached garage. The exterior of the residence is clad in a rock veneer and stucco. The front entrance is recessed with solid wood beams connecting the east and west sections of the house above the entry path. At the rear of the residence, visible from the Thunderbird Country Club golf course, there is an exterior bar seating area. One large, two-part fixed window is visible at the rear of the residence. The other windows are not visible due to high privacy fencing and sun shades. Much of the residence is not visible due to fencing, however, it does not appear that there have been significant alterations to the residence since the 2002 survey.

Permits provided by the City include:
- Solar installation in 2016 (Permit No. B1600912)
- Addition/Remodel in 2021 (Permit No. B2101945)

See Continuation Sheet for Additional Information.

Updated Primary Record Information Continued:



View of north (front) elevation. (71-125 Country Club Drive_3)



View of north (front) elevation. (71-125 Country Club Drive_1)

Updated Primary Record Information Continued:



View of south (rear) elevation. (71-125 Country Club Drive_4)

Updated Building, Structure, Object Information Continued:

The prior 2002 survey evaluated the residence as status code 5S1: Individual property that is listed or designated locally. The correct status code that should have been assigned in 2002 is 5S3: appears to be individually eligible for local listing or designation through survey evaluation. The prior survey found the residence was architecturally significant as a Modern design constructed along the Thunderbird Country Club golf course. The home more specifically displays the characteristics of a Desert Modernist style residence. The current survey found the residence is associated with the themes of the Country Club Era (1951-1973) and Rancho Mirage Architectural Styles (1934-1980s). The 2024 evaluation found that the property should be assigned the 5S2 status code - individual property that is eligible for local listing or designation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

The home has not been found individually eligible under NRHP/CRHR A/1, as it has not been associated with significant events or patterns of events in local, regional, state, or national history; not individually eligible under Criterion B/2, as it has not been identified as having an association with an important person; and not individually eligible under Criterion D/4, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state, or national history. The residence is not considered eligible under Local Criteria 2-6 and 8.

The single-family residence is considered eligible under NRHP/CRHR Criterion C/3 as the property individually embodies the distinctive characteristics of a Desert Modernist style home constructed within Rancho Mirage in the 1950s. The property is also eligible under Local Register Criteria 1 and 7 as it is representative of a Desert Modernist style home that embodies an outstanding attention to architectural design, detail, craftsmanship, and use of materials. As the dwelling has not been substantially altered, it maintains adequate integrity from the historic period to convey its significance.

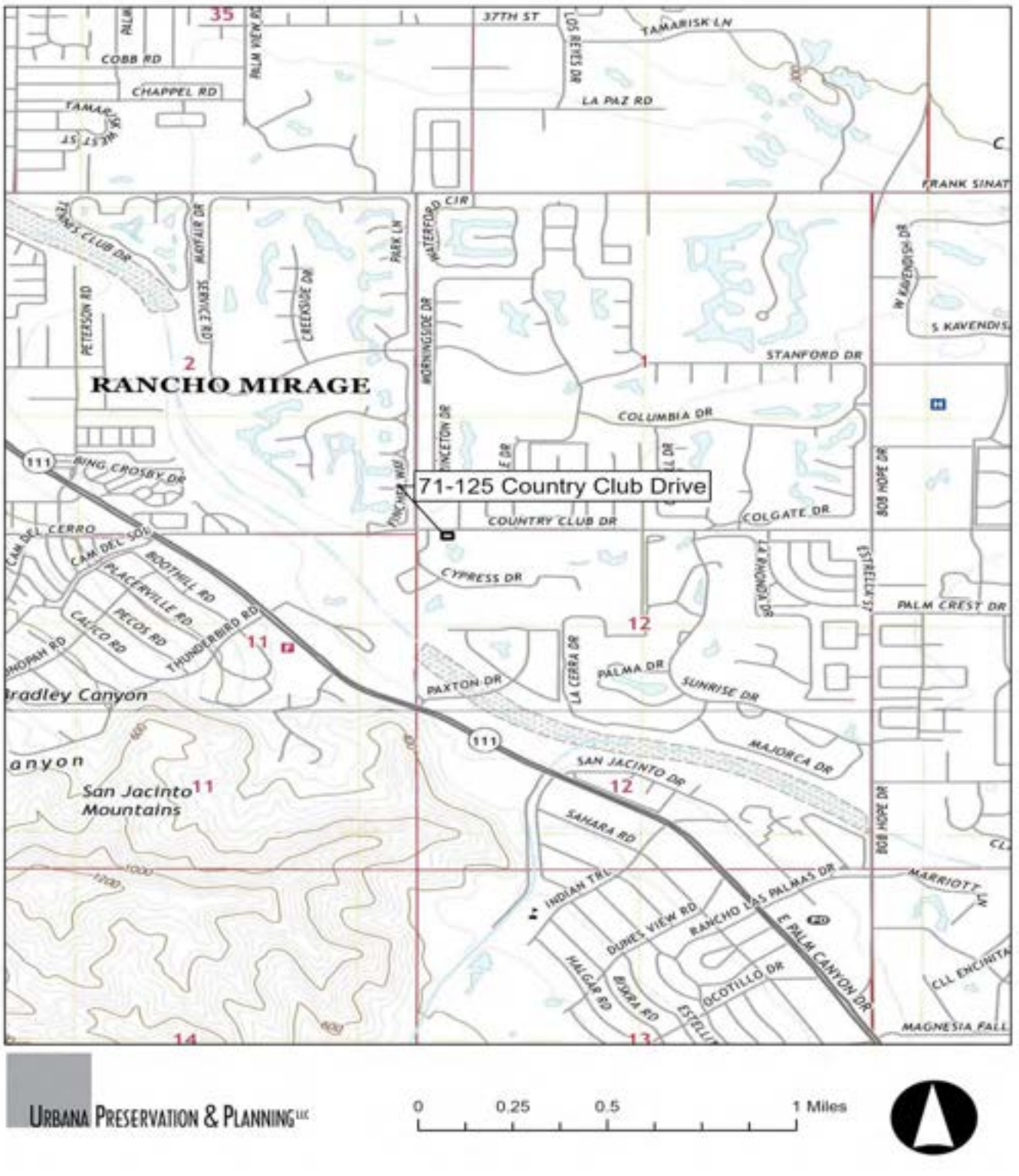
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Cruttenden Residence
Page 4 of 4

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S2
Other Listings:
Other Listings: Urbana Survey No.: 108

*Map Name: Cathedral City, Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Page _1_ of _2_ **Resource name(s) or number** (assigned by recorder) *Cruttenden Residence*

P1. Other Identifier:

***P2. Location:** ☐Not for Publication ■Unrestricted ***a. County** *Riverside*

***b. USGS 7.5' Quad** **Date:**

***c. Address** *71-125 Country Club Drive* **City** *Rancho Mirage* **Zip** *92270*

***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

The Cruttenden Residence is Modern in style, one-story in height, and topped by a combination low-pitched hipped and flat roof. Constructed in 1952, the north-facing house sits on .29 acres and is 2,993 square feet with three bedrooms and 2.5 bathrooms. The fairways of Thunderbird Country Club lie to the rear of the property. Visible windows are stretch from ceiling to floor beneath deep eaves on the east section of the house, and slant forward adjacent to the front entrance. Exteriors are clad in rock veneer and medium-smooth stucco. Wood beams connect the east and west sections of the house, covering the entry path. A low rock wall forms a planter bordering the driveway and entry path. A solid wall sheathed in stucco and topped with a wood rail surrounds an enclosed patio that projects towards the street. An interior rock-clad chimney emerges from behind the rectangular entrance wall. Not original are the garage door, driveway paving, and metal security gate. Given the noted alterations, the house appears mostly original and in excellent condition.

***P3b. Resource Attributes:** (list attributes and codes) *HP2. Single-family Property*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
North and west elevations
August 2002

***P6. Date Constructed/Age and Sources:** ■historic
1952/ Source: Metroscan

***P7. Owner and Address:**
John F and Ingrid L Buono
PO Box 1730
Alameda, CA 94501

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**
Intensive Survey .

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ☐Continuation Sheet ■Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #_____
HRI#_____

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *5S1*

***Resource Name or #:** *Cruttenden Residence*

B1. Historic Name: *Unknown*
B2. Common Name: *Cruttenden Residence*
B3. Original Use: *Single-family Residence* B4. Present Use: *Single-family Residence*

***B5. Architectural Style:** *Modern*

***B6. Construction History:** (Construction date, alterations, and date of alterations): *Constructed in 1952.*
Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.
January 30, 1978. Reroof.
April 30, 1983. Addition and remodel.
April 21, 1992. Reroof.
February 15, 1995. Remodel hall bath.

***B7. Moved?** ■No ☐Yes ☐Unknown **Date:**_____ **Original Location:**_____

***B8. Related Features:**

None.

B9a. Architect: *Unknown* b. Builder: *Unknown*

***B10. Significance: Theme** *Country Club Era* **Area** *Rancho Mirage*
Period of Significance: *1951-1973* **Property Type:** *Single-family Residence* **Applicable Criteria:** *C*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The Cruttenden Residence is a architecturally significant as a good example of an early house of Modern design constructed along the Thunderbird Country Club golf course. Although altered, it retains key elements of the style including the flat and low-pitched roof, natural rock walls, and extensive use of glass on the rear elevation. The house was constructed in 1952, a year after the Thunderbird Country Club opened and began offering lots for sale along the fairways to its members. According to the Palm Springs Personages 1962 directory, the owners at that time were Mr. Walter and Mrs. Fay Cruttenden of Highland Park, Illinois. Mr. Cruttenden was an investment banker. The property appears eligible for listing under an existing or proposed local ordinance, but does not appear eligible for listing in the National Register of Historic Places (a "5S1" National Register Status Code).

B11. Additional Resource Attributes: (List attributes and codes)_____

***B12. References:**

City of Rancho Mirage Building Permits
Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.
Hildy Crawford, Palm Springs Personages 1962. Directory.
Palm Springs, 1962.

B13. Remarks:

***B14. Evaluator:** *Peter Moruzzi, Teresa Grimes, Leslie Heumann*

(This space reserved for official comments.)

Sketch Map

***Date of Evaluation:** *September 23, 2002*

Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City, Rancho Mirage Date: 2021 Map Scale: 1;24000
Address: 71-317 Country Club Drive City: Rancho Mirage Zip: 92270
UTM Zone: 11S 553613.52 m E 3735423.64 m N
APN: 684020047

Date Constructed: 1961
Ownership and Address: James W Scheuer, Ellen M Scheuer; PO Box 5005, Rancho Mirage, CA 92270

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The 71-317 Country Club Drive residence was constructed in 1961 in the Thunderbird Country Club. In 2002, Leslie Heumann and Associates described the residence as a Modern, one-story home. The home more specifically displays the characteristics of a Desert Modernist style residence. The residence has a flat roof with an attached garage, clad in stucco. The front entrance is located behind a front gate and wall, creating a private front entry courtyard. The front elevation has a "zigzag" irregular front facade. The home has a broad rear facade that opens to the golf course. The rear elevation features several sliding glass doors that open to the rear patio and pool. There are several floor to ceiling fixed windows at the rear elevation. At the rear elevation the roof extends to create a covered patio, supported by narrow brick piers. In the 1980s, the residence was altered with several additions, a remodel, and the addition of a two-car garage. Since the 2002 survey, the stucco wall and wood gate at the front elevation has been replaced with a narrow brick wall. There does not appear to have been any other significant alterations to the residence since the 2002 survey.

No permits for the subject property were available.

See Continuation Sheet for Additional Information.

Updated Primary Record Information Continued:



View of south (rear) elevation. (71-317 Country Club Drive_6)



View of south (rear) elevation. (71-317 Country Club Drive_7)

Updated Primary Record Information Continued:



View of north (front) elevation. (71-317 Country Club Drive_3)

Updated Building, Structure, Object Information Continued:

The prior 2002 survey evaluated the subject property as status code 5S1: Individual property that is listed or designated locally. The correct status code that should have been assigned in 2002 is 5S3: appears to be individually eligible for local listing or designation through survey evaluation. The prior survey evaluated the residence as architecturally significant as an example of a Modern house built in the Thunderbird Country Club. The home more specifically displays the characteristics of a Desert Modernist style residence. The current survey found the residence is associated with the themes of the Country Club Era (1951-1973) and Rancho Mirage Architectural Styles (1934-1980s). The 2024 evaluation found that the property should be assigned the 5S2 status code - individual property that is eligible for local listing or designation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

The home has not been found individually eligible under NRHP/CRHR A/1, as it has not been associated with significant events or patterns of events in local, regional, state, or national history; not individually eligible under Criterion B/2, as it has not been identified as having an association with an important person; and not individually eligible under Criterion D/4, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state, or national history.The residence is not considered eligible under Local Criteria 2-6 and 8.

The single-family residence is considered eligible under NRHP/CRHR Criterion C/3 as the property individually embodies the distinctive characteristics of a Desert Modernist style home constructed within Rancho Mirage in the 1960s. The property is also eligible under Local Register Criteria 1 and 7 as it is representative of a Desert Modernist style home that embodies an outstanding attention to architectural design, detail, craftsmanship, and use of materials. As the dwelling has not been substantially altered, it maintains adequate integrity from the historic period to convey its significance.

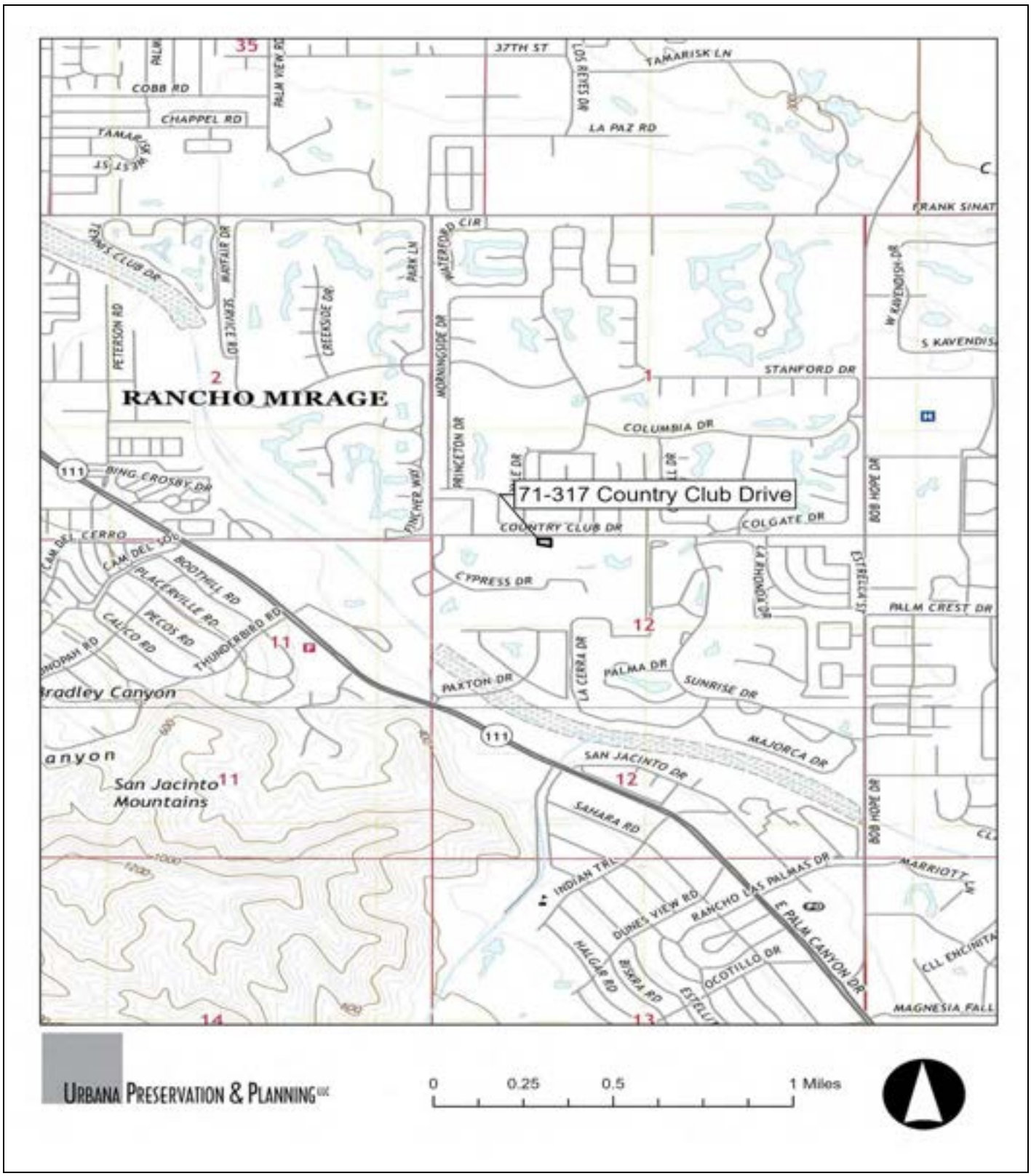
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Dolton Residence
Page 4 of 4

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S2
Other Listings:
Other Listings: Urbana Survey No.: 109

*Map Name: Cathedral City, Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Page _1_ of _2_ **Resource name(s) or number** (assigned by recorder) *Dolton Residence*

P1. Other Identifier:

***P2. Location:** ☐Not for Publication ■Unrestricted ***a. County** *Riverside*

***b. USGS 7.5' Quad** **Date:**

***c. Address** *71-317 Country Club Drive* **City** *Rancho Mirage* **Zip** *92270*

***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Constructed in 1961, this Modern, one-story, mostly rectangular house faces north with its rear elevation oriented towards the fairways of the Thunderbird Country Club golf course. The residence is 4,721 square feet with five bedrooms and 4.5 bathrooms on .41 acres. A flat roof with a raised center living room section covers the building. Exteriors are finished in medium-smooth stucco. A domed skylight is located west of the entrance, which is hidden behind a wooden gate and stuccoed wall. Visible windows are fixed clerestory along the front and ceiling-to-floor glass at the rear. A notable feature is the zigzag treatment of the facade east of the entrance. Here, frameless mitered clerestory glazing tops each angled wall. The enclosed double-car garage is located in the perpendicular wing west of the entrance. The garage's north elevation is decorated with a series of four equally-spaced projecting rectangular elements that rise above the roofline. A concrete and brick driveway fronts the property, with sculpted hedges along the periphery. The house was remodeled and enlarged in the early 1980s, and the clerestory glazing and skylight do not appear to be original. The enclosed garage might originally have been a carport. The building is in good condition.

***P3b. Resource Attributes:** (list attributes and codes) *HP2. Single-family Property*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
North and east elevations
August 2002

***P6. Date Constructed/Age and Sources:** ■historic
1961/ Source: Metroscan

***P7. Owner and Address:**
John J. Pike
PO Box 5637
Palm Springs, CA 92263

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**
Intensive Survey .

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *5S1*

***Resource Name or #:** *Dolton Residence*

B1. Historic Name: *Dolton Residence*
B2. Common Name: *Same*
B3. Original Use: *Single-family Residence*
B4. Present Use: *Single-family Residence*

***B5. Architectural Style:** *Modern*

***B6. Construction History:** (Construction date, alterations, and date of alterations): *Constructed in 1961.*
Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.
December 14, 1978. Reroof.
January 22, 1982. Addition to dwelling.
September 12, 1983. Addition and remodel.
September 24, 1984. Two car garage.

***B7. Moved?** ■No ☐Yes ☐Unknown **Date:**_____ **Original Location:**_____

***B8. Related Features:**

None.

B9a. Architect: *Unknown*
b. Builder: *Unknown*

***B10. Significance: Theme** *Country Club Era* **Area** *Rancho Mirage*
Period of Significance: *1951 - 1973* **Property Type:** *Single-family Residence* **Applicable Criteria:** *C*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

O. L. and Nancy Dolton were the original owners of this residence, which was built in 1961. The Dolton Residence architecturally significant as a good example of a Modern house constructed in the early 1960s along the Thunderbird Country Club golf course. Although altered, it retains character-defining features such as the raised, flat living room roof, clerestory windows, zig zag façade, and extensive use of glass along the rear elevation. The property appears eligible for listing under an existing or proposed local ordinance, but does not appear eligible for listing in the National Register of Historic Places (a "5S1" National Register Status Code).

B11. Additional Resource Attributes: (List attributes and codes)_____

***B12. References:**

City of Rancho Mirage Building Permits
Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.
1961 Palm Springs "Yellow Book" Directory.

B13. Remarks:

Sketch Map

***B14. Evaluator:** *Peter Moruzzi, Teresa Grimes, Leslie Heumann*

(This space reserved for official comments.)

***Date of Evaluation:** *September 23, 2002*

Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City, Rancho Mirage Date: 2021 Map Scale: 1;24000
Address: 70-375 Calico Road City: Rancho Mirage Zip: 92270
UTM Zone: 11S 552142.85 m E 3734764.35 m N
APN: 690171015

Date Constructed: 1952
Ownership and Address: GWG Wyoming Trust, Joseph Winfield Tucker, Jackson Hole Trust Co; PO Box 1150, Jackson, WY 83001

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The 70-375 Calico Road was constructed in 1952. In 2002, Leslie Heumann and Associates described the residence as a Modern Ranch home. The home more closely displays elements of a custom Post and Beam style residence. The residence is set high on a hill, with a large slope and vegetation shielding much of the residence from the public right of way. The 2002 survey indicated that the home featured non-original stucco siding, non-original extended cornice with non-original Tuscan columns, and non-original windows. According to aerial photographs, the home was significantly expanded between 1959 and 1972, likely after Crosby sold the property by 1960. The residence was altered with an addition and remodel in the 1980s. The property has new vinyl windows and sliding glass doors that appear to have been installed during the 2005 remodel.

Permits provided by the City include:
- Addition/Remodel in 2005 (Permit No. B0500892)
- Reroof of dwelling in 2016 (Permit No. B1601465)

See Continuation Sheet for Additional Information.

Updated Primary Record Information Continued:



View of northeast (front) elevation. (70-375 Calico Road_1)



View of northeast (front) elevation. (70-375 Calico Road_2)

Updated Building, Structure, Object Information Continued:

The prior 2002 survey evaluated the subject property as status code 5S1: individual property that is listed or designated locally. The correct status code that should have been assigned in 2002 is 5S3: appears to be individually eligible for local listing or designation through survey evaluation. The prior survey evaluated the residence as historically significant as the residence of entertainer, Bing Crosby. The current survey found the residence is associated with the theme of Residential Subdivisions and Cooperatives (1951-1973), being an early residence within the newly created community. However, the design of the Bing Crosby Residence did not significantly impact the design or development of other early homes in Thunderbird Heights because the homes that followed were almost entirely custom built. Therefore, the property is not individually significantly associated with the theme of Residential Subdivisions and Cooperatives (1951-1973). It is also associated with the new Rancho Mirage Architectural Styles (1934-1980s) theme but is not considered a significant representative example of a known architectural style in the community.

The home was constructed for well known entertainer Bing Crosby. Crosby was one of the most popular stars of the middle decades of the 1900s. His career spanned from the 1920s to the 1970s. He had a wide ranging career, including music, radio, film, and television. Throughout his career he made over 70 films and recorded more than 1,600 songs. Crosby was born in 1903 in Washington. He passed away in 1977 (Bing Crosby, Wikipedia).

The subject property was constructed for Crosby in 1952. He owned the residence until 1957 but had sold it by 1960. Crosby's association with Rancho Mirage helped increase the public's awareness of the area, contributing to the increased development seen in the post-war era. Crosby was one of the first members of the Thunderbird Country Club, and one of the earliest to build a custom homes in the Thunderbird Heights community. Crosby was also a developer and investor of the Blue Skies Trailer Village in Rancho Mirage.

The home has not been found individually eligible under NRHP/CRHR A/1, as it has not been associated with significant events or patterns of events in local, regional, state, or national history. It is not individually eligible under Criterion C/3, as it no longer embodies the distinctive characteristics of a mid-20th century Post and Beam style dwelling. A significant addition between 1959 and 1972, further changes in the 1980s, and the latest remodeling in the 2000s have significantly impacted the material and design integrity of the property, hampering its ability to convey its potential significance under this criterion. It not individually eligible under Criterion D/4, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state, or national history. The residence is not considered eligible under Local Criteria 1-4, 6-8.

The residence is potentially considered eligible under NRHP/CRHR Criterion B/2 as the property is associated with entertainer Bing Crosby. He had a notable impact on the increased notability of the City, was one of the first members of the Thunderbird Country Club, and one of the first to build a custom home in the Thunderbird Heights community. The home is also potentially eligible under Local Criterion 5 for its association with Crosby. However, the home no longer possesses the necessary levels of historic integrity to convey its significance under these criteria. Overall, the home only maintains its integrity of location, setting, and association. As such, the property is assigned a 6Z status code: Found ineligible for NRHP, CRHR, or Local Register through survey evaluation.

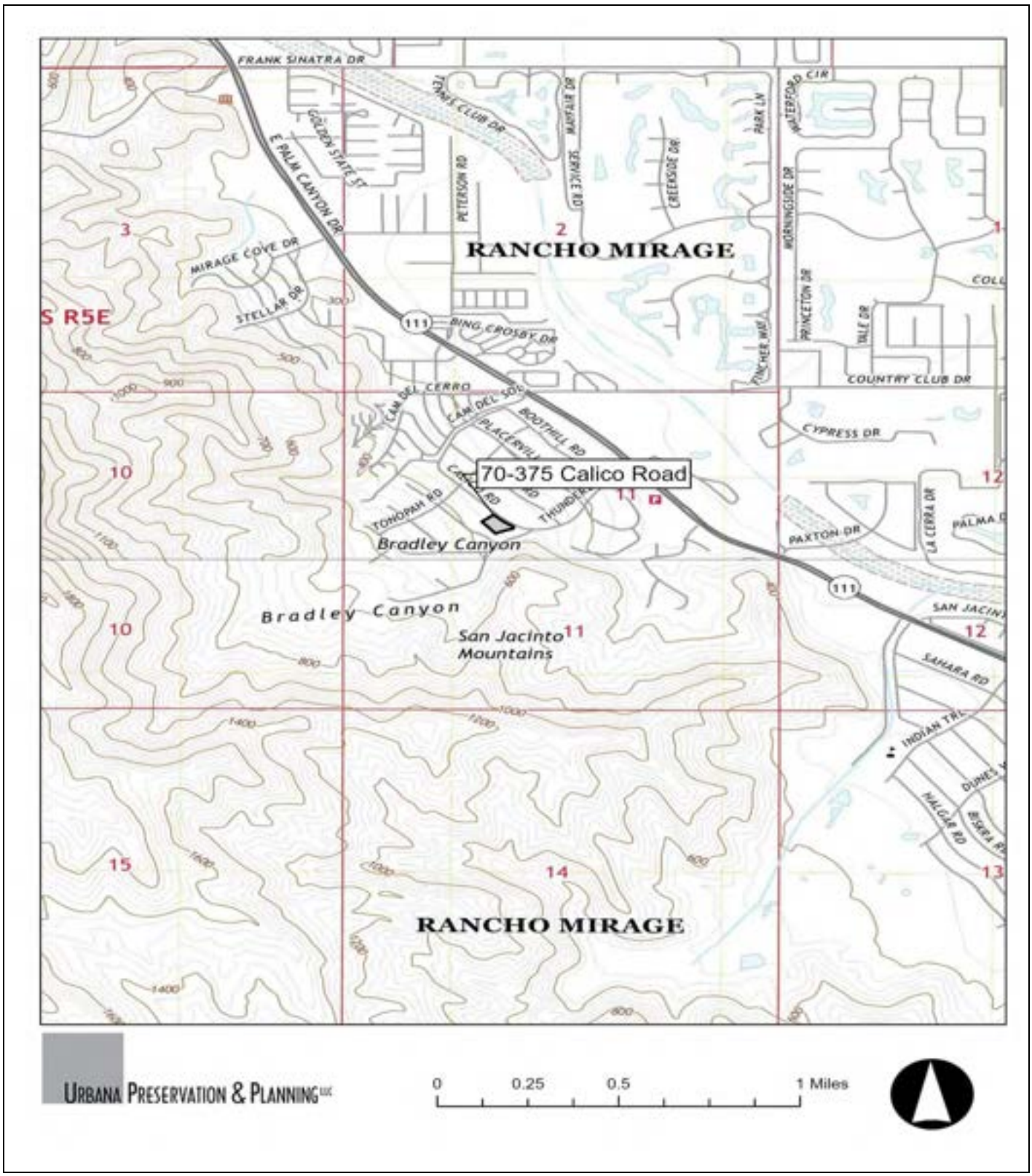
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Bing Crosby Residence
Page 4 of 4

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S2
Other Listings:
Other Listings: Urbana Survey No.: 110

*Map Name: Cathedral City, Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Page *1* of *3* **Resource name(s) or number** (assigned by recorder) *Bing Crosby Residence*

P1. Other Identifier:
***P2. Location:** ☐Not for Publication ■Unrestricted ***a. County** *Riverside*
***b. USGS 7.5' Quad** **Date:**
***c. Address** *70-375 Calico Road* **City** *Rancho Mirage* **Zip** *92270*
***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This large one-story, 6244 square foot, six bedroom, four bathroom house located in Thunderbird Heights was originally built in 1952 for Bing Crosby. The residence has been extensively altered and enlarged since the Crosby's sold the house in 1957. Set on a double lot of 1.36 total acres, the house is perched atop a slope overlooking the Coachella Valley. Board and batten originally sheathed the house, which is now covered in thick stucco. An extended cornice supported by Tuscan columns is new. Original windows visible from the street have been replaced. Landscaping consists of desert flora, gravel, rocks, and mature palms. The house appears to be well maintained.

***P3b. Resource Attributes:** (list attributes and codes) *HP2. Single-family Property*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
Northeast elevation
November, 2002.

***P6. Date Constructed/Age and Sources:** ■historic
1952/ Source:

***P7. Owner and Address:**
Kae A. and Louise Ewing
124 Via Lorca
Newport Beach, CA 92663

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave., Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**
Intensive Survey .

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #_____
HRI#_____

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *5S1*

***Resource Name or #:** *Bing Crosby Residence*

B1. Historic Name: *Bing Crosby Residence*
B2. Common Name: *Same*
B3. Original Use: *Single-family Residence* B4. Present Use: *Single-family Residence*
***B5. Architectural Style:** *Modern Ranch*
***B6. Construction History:** (Construction date, alterations, and date of alterations): *Constructed in 1952.*
Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.
September 8, 1983. Dwelling addition and remodel. Value: $62,000
September 29, 1983. Addition and remodel, two bathrooms.

***B7. Moved?** ■**No** ☐**Yes** ☐**Unknown** **Date:**_____ **Original Location:**_____
***B8. Related Features:**

None.

B9a. Architect: *Unknown* b. Builder: *Unknown*

***B10. Significance: Theme** *Country Club Era* **Area** *Rancho Mirage*
Period of Significance: *1951 - 1973* **Property Type:** *Single-family Residence* **Applicable Criteria:** *B*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The Bing Crosby Residence is historically significant for its association with Bing Crosby, one of America's most popular entertainers in the middle decades of the twentieth century. Crosby's highly public connection to Rancho Mirage greatly increased the public's awareness of the area and significantly boosted the community's image during the early postwar years. Crosby also contributed to Rancho Mirage as a property owner and developer. He was one of the first members of the Thunderbird Country Club and one of the earliest to build a custom home in what became known as Thunderbird Heights. In 1953, Crosby enlisted many of his entertainer friends as investors in the Blue Skies Trailer Village he developed adjacent to Highway 111 not far from Thunderbird. Blue Skies Trailer Village was one of the first carefully planned trailer parks in America organized as a miniature town with a central park, pitch and putt golf course, swimming pool, recreation center, and a meeting hall.

(See Continuation Sheet 3 of 3.)

B11. Additional Resource Attributes: (List attributes and codes)_____
***B12. References:**

City of Rancho Mirage Building Permits
Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.
Original color postcard of "Bing Crosby's Palm Springs Home" copyright 1954.

B13. Remarks:

Sketch Map

(This space reserved for official comments.)

***B14. Evaluator:** *Peter Moruzzi, Teresa Grimes, Leslie Heumann*

***Date of Evaluation:** *September 23, 2002*

***B10. Significance (continued):**

Due to substantial alterations of the character defining features of the house, significance is derived from the property's status as the original custom-built residence of Bing Crosby when he lived in Rancho Mirage from 1952 until 1957. In 1957, Crosby moved to the Silver Spur Ranch in adjacent Palm Desert. The Bing Crosby Residence is significant for its historic association as the Rancho Mirage home of an important celebrity who made major contributions to the development and publicizing of Rancho Mirage. The property appears eligible for listing under an existing or proposed local ordinance depending upon the ordinance's integrity requirements. The resource does not appear eligible for listing in the National Register of Historic Places (a "5S1" National Register Status Code).

Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City, Rancho Mirage Date: 2021 Map Scale: 1;24000
Address: 70-260 Highway 111 City: Rancho Mirage Zip: 92270
UTM Zone: 11S 552354.16 m E 3735555.38 m N
APN: 689212052

Date Constructed: 1953
Ownership and Address: Elvia Goldberg; 70260 Highway 111, Unit 146, Rancho Mirage, CA 92270

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The 70-260 Highway 111 property, known as the Blue Skies Village, was constructed in 1953 and was designed by architect William Cody. In 2002, Leslie Heuman & Associates described the property as a Modern style multi-family property. The property features approximately 164 manufactured home spaces. Some of the original trailer homes have been replaced with more modern manufactured homes. The manufactured homes are designed in a variety of styles, including more stylistic examples such as Asian, Egyptian, and Western styles, as well as many more traditional manufactured home styles.The overall community plan, street configurations and names, golf course with pond, recreation room, office, and meeting hall (Tanner Hall) are maintained. The meeting hall, attributed to Cody, and features a flat roof, wide overhang with decorative beams at the roof, and large walls of glass. The buildings designed by Cody have a strong intersection between the indoor and outdoor space, and are have Desert Modern influences. While there have been changes to the individual units, there does not appear to have been significant alterations to the permanent buildings, golf course, or overall plan of the property.

Permits provided by the City include:
- block wall construction in 2021 (Permit No. B2100447)
- Reroof in 2022 (Permit No. B2201466)
- Patio construction in 2024 (Permit No. B2400242)
- Mechanical/HVAC work in 2024 (Permit No. B2401420)

See Continuation Sheet for Additional Information.

Updated Primary Record Information Continued:



View of the meeting hall. (IMG_7855)



IMG_7801

Updated Primary Record Information Continued:



IMG_7812



IMG_7813

Updated Primary Record Information Continued:



IMG_7814



IMG_7847

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S2
Other Listings: Urbana Survey No.: 111
☒ Update ☒ Continuation Sheet

Updated Primary Record Information Continued:



IMG_7855



IMG_7863

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S2
Other Listings: Urbana Survey No.: 111
☒ Update ☒ Continuation Sheet

Updated Primary Record Information Continued:



IMG_7876

Updated Building, Structure, Object Information Continued:

The prior survey evaluated the property as status code 3S - Appears eligible for NR as an individual property through survey evaluation. The prior survey found the property was architecturally significant for its association with architect William Cody, and historically significant for its association with entertainer Bing Crosby. The current 2024 survey found that the dwelling is more specifically associated with the theme of Residential Subdivisions and Cooperatives (1951-1973). It is also associated with the new Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community. The 2024 evaluation found that the property should be assigned the 5S2 status code - individual property that is eligible for local listing or designation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

The property not individually eligible under NRHP/CRHR Criterion B/2, as it has not been identified as having an association with an important person. While the property was developed by Bing Crosby, he did not live in the Blue Skies Village. The property is also not individually eligible under Criterion D/4, as further study of the residences would not appear to yield information which could be considered important in local, regional, state or national history. The property is not considered eligible under Local Criteria 2-6 and 8.

The property is individually eligible under NRHP/CRHR Criterion A/1, as the Blue Skies Village is significantly associated with the early pattern of residential development within Rancho Mirage post-1951. It is considered eligible under NRHP/CRHR Criterion C/3 as the property represents a rare example of a Desert Modernist style multi-family property. Further, the property type, a permanent mobile home park, was unique for the time and place. While trailer parks were not uncommon at the time, the Blue Skies Village was unique as it was designed as a more permanent community. Additionally, the property is architecturally notable as an example of community buildings designed by notable architect William Cody. The permanent buildings, including the meeting hall, recreation building, and office, designed by Cody, incorporate trademarks of his Desert Modern style, including wide roof overhangs, flat roofs, decorative beams, walls of glass, and interactions between the indoor and outdoor space. The property is eligible under Local Criterion 1, as an example of a specific property type, and Local Criterion 4, as an example of Cody's work. As the property has not been substantially altered, it maintains adequate integrity from the historic period to convey its significance. The individual manufactured homes are not considered contributing elements to the property.

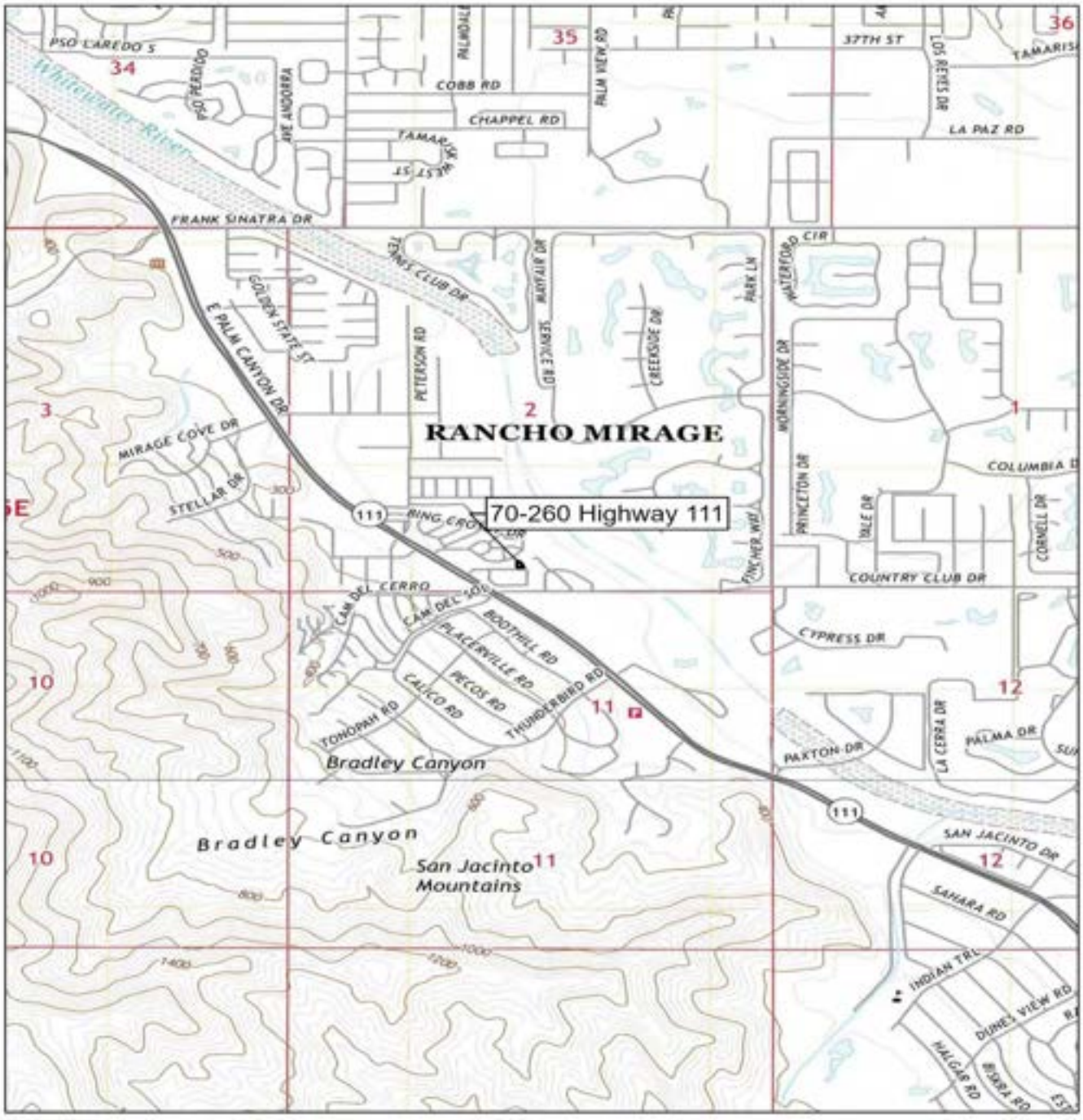
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Blue Skies Village
Page 7 of 7

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S2
Other Listings:
Other Listings: Urbana Survey No.: 111

*Map Name: Cathedral City, Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



URBANA PRESERVATION & PLANNING LLC

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

 Resource name(s) or number (assigned by recorder) *Blue Skies Village*

P1. Other Identifier:

***P2. Location:** ☐Not for Publication ■Unrestricted ***a. County** *Riverside*

***b. USGS 7.5' Quad** **Date:**

***c. Address** *70-260 Highway 111* **City** *Rancho Mirage* **Zip** *92270*

***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Blue Skies Village was designed in 1953 by architect William Cody for entertainer Bing Crosby. Located on land Crosby owned on the north side of Highway 111, Blue Skies Village consists of 164 spaces arranged along streets named for Crosby's friends and investors Burns and Allen, Jack Benny, Barbara Stanwyck, Claudette Colbert, Greer Garson, Danny Kaye, and Bing Crosby himself. The property was originally landscaped with 140 palm trees, and contains a swimming pool, recreation center, meeting hall, and office building. There is a circular central park with a nine-hole pitch-and-putt golf course, turquoise ponds, a concrete bridge, and a fountain. The original trailers, which were small and towed by automobiles, have all been replaced by manufactured homes that are, for all intents and purposes, permanent. A wide range of decorative styles have been applied to many of the houses, some rather surprisingly exotic. There are several Asian Modern facades consisting of lacquered torii gates, upswept roof corners, decorative concrete block, and Asian landscaping. Others tend towards the traditional with facades evoking the Colonial Revival and the Neoclassical styles. The old west/ranch look of shake roofs, board and batten cladding, and wood shutters is also popular as are also Modern interpretations with slanted shed roofs and wide expanses of glass. Cody's meeting/dance hall is a rectangular, one-story, flat-roofed building with hexagonal trusses beneath deep eaves. The south- and north-facing walls have enormous fixed windows and sliding glass doors all topped by clerestories. The layout, landscaping, and communal buildings appear original and in excellent condition.

***P3b. Resource Attributes:** (list attributes and codes) *HP3. Multiple-family Property*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
Southeast elevation
August 2002

***P6. Date Constructed/Age and Sources:** ■historic
1953/ Source: Palm Springs Weekend

***P7. Owner and Address:**
Multiple

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**
Intensive Survey .

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")
None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *3S*

***Resource Name or #:** *Blue Skies Village*

B1. Historic Name: *Blue Skies Trailer Village*
B2. Common Name: *Same*
B3. Original Use: *Multiple-family Property*
B4. Present Use: *Multiple-family Property*

***B5. Architectural Style:** *Modern*

***B6. Construction History:** (Construction date, alterations, and date of alterations): *Constructed in 1953. Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973. October 22, 1996. Enclose equipment on clubhouse roof. Value: $4,500.*

***B7. Moved?** ■No ☐Yes ☐Unknown **Date:**_____ **Original Location:**_____

***B8. Related Features:**

Overall plan, street configuration, original street names, center 'pitch and putt' golf course with pond, bridge, and fountain, recreation building, and meeting hall.

B9a. Architect: *William Cody*
b. Builder: *Unknown*

***B10. Significance: Theme** *Country Club Era* **Area** *Rancho Mirage*
Period of Significance: *1951 - 1973* **Property Type:** *Multiple-family Residence* **Applicable Criteria:** *B, C*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

Blue Skies Village is architecturally significant as an innovative development of a building type and for its association with architect William F. Cody, and is historically significant for its association with entertainer Bing Crosby. In his book Palm Springs Weekend, architectural historian, author and critic Alan Hess writes "Trailer parks for vacationers in scenic sites, a branch of the motel and campground phenomena, were evolving into permanent communities of manufactured homes. As the comforts and size of trailers grew, the idea of turning them into part-time homes was a natural step. Blue Skies Village began as a spin-off of the movie industry in Palm Springs; trailers used as temporary housing for actors and technicians working on movies shooting in the area were parked on Crosby's property off Highway 111." Although several trailer parks for transient tourists already existed in the Palm Springs area, "Blue Skies was an evolutionary step beyond those. It was an established neighborhood using the traditional means of planning, architectural controls, landscaping and community

(See Continuation Sheet 3 of 3.)

B11. Additional Resource Attributes: (List attributes and codes)_____

***B12. References:**

Alan Hess and Andrew Danish, Palm Springs Weekend, San Francisco, Chronicle Books, 2001. pp. 146-157.
Adele Cygelman, Palm Springs Modern, New York, Rizzoli International Publications, 1999. pp. 112-115.
City of Rancho Mirage Building Permits.

B13. Remarks:

***B14. Evaluator:** *Peter Moruzzi, Teresa Grimes, Leslie Heumann*

(This space reserved for official comments.)

Sketch Map

***Date of Evaluation:** *September 23, 2002*

***B10. Significance (continued):**

services." In the early 1950s, there was no negative social connotation yet associated with metal prefabricated houses, so it was not unimaginable that a star such as Bing Crosby might wish to be associated with a trailer park. "The fact that Blue Skies was built [not far from] the 1946 Desert Air Hotel - a fly-in hotel for vacationing aviators – built by Henry ["Hank"] Gogerty on the old Rancho Las Palmas only added to Palm Springs' luster as a city at the forefront of the times." Crosby invited architect William Cody to design the masterplan of the community including the meeting hall and recreation building. Named after one of Crosby's hits, Blue Skies had strict guidelines on the size and landscaping required for each home. "Jack Benny, Phil Harris and Alice Faye, and Bing himself would attend breakfasts and the round of social functions at Blue Skies just as they would at Thunderbird Country Club."

William F. Cody FAIA (1916-1978) was born in Dayton, Ohio and raised in Los Angeles. While attending architecture school at the University of Southern California in the late 1930s and early 1940s, Cody was also working for architect Cliff May, gaining experience in the adaptation of ranch and hacienda style houses to modern floor plans and construction techniques. Suffering from asthma, and believing that the Palm Springs area offered opportunity and prominent clients, Cody moved to Palm Springs in 1944-45 and set up practice. One of his first projects, the Del Marcos Hotel of 1946, won an AIA "creditable mention" award as an example of new resort hotel architecture for its "ingenious plan, which appears complicated but is actually orderly and thoughtful." Author and critic Alan Hess writes, "Greater thinness and more striking elegance became the single-minded focus of his ongoing design." Despite a reputation for carousing, Cody was exceptionally focused on the details of his designs and pushing the boundaries of his materials. His well-known and innovative early buildings, along with friendships with influential members of the Thunderbird, Tamarisk, and Eldorado Country Clubs, resulted in commissions to design (or in the case of Thunderbird, remodel) the clubhouses of all three locations. In addition, Cody designed a large number of residences in the country club areas, many along the fairways of the new resort concept of golf course living, a concept that Cody himself helped devise.

Author Adele Cygelman writes, "Joints and door frames seemingly disappeared into walls. He merged living rooms into terraces and gardens. Roofs jutted out twelve feet to shield the walls of glass. Pattern and texture came from tile floors, carved wood panels, and concrete-block screens with geometric motifs, all of which were meticulously designed by Cody to match each other precisely at the seams and angles where the planes met." Like other Coachella Valley architects, Cody designed churches, gas stations, motels, restaurants, offices, a mobile home park, shopping centers, even a carwash. "Yet a distinct character can be seen in all of them," says Hess. "It is a restless energy that brings a liveliness to his plans, elevations and details. The radical thinness of Cody roofs or the daring reach of a cantilever are clearly the result of a wrestling match between the architect and the materials and the laws of physics; that energy and striving remains in the building." Hess concludes, "The fact that Cody could take an established vocabulary and style and reinterpret it so vividly ranks him among the best of mid-century California designers."

The Cody-designed meeting/dance hall, now called Tanner Hall, is the most architecturally significant building on the property. The deep eaves and sliding glass doors are hallmarks of Cody's Desert Modernism. The Desert Modern architectural style incorporates large expanses of floor to ceiling glass sheltered by deep overhangs extending from flat roofs in creating a powerful interaction between the indoors and outdoors. Desert Modern buildings appear light, often supported by thin steel or wood posts, with open interiors flowing from room to room. Rear elevations embrace desert views and outdoor access. The Desert Modern style grew out of local architects' desire to adapt Modern materials, techniques, and floor plans to the unique requirements of desert living.

Blue Skies Village, specifically, the plan, layout, shared communal features, and Tanner Hall (and specifically excluding the individual homes) appears eligible for separate listing in the National Register of Historic Places (a "3S" National Register Status Code). In addition, the property would be eligible for designation under an existing or proposed local ordinance. Under National Register Criterion C, Blue Skies Village significantly contributed to the development of the mobile home community property type as perhaps the first of, and a prototype for, planned trailer communities with significant amenities, building covenants, and substantial infrastructure and services. Mobile home communities such as Blue Skies subsequently appeared throughout the United States. It is also significant as a virtually original and intact example of William Cody's Desert Modern design from 1953 and for the preservation of its overall masterplan with all of its requisite parts: communal areas, central park, traffic flow, and landscaping. Hess concludes, "Blue Skies, well maintained and largely unchanged since the 1950s, is a premier example of planned trailer parks in the country."

Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City Date: 2021 Map Scale: 1;24000
Address: 70-588 Frank Sinatra Drive City: Rancho Mirage Zip: 92270
UTM Zone: 11S 552702.61 m E 3737104.75 m N
APN: 674340002

Date Constructed: 1957-1998
Ownership and Address: Jim Pattison Inc; 333 N Sunrise #1506, Palm Springs, CA 92262

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The 70-588 Frank Sinatra Drive property, known as the Frank Sinatra Compound, was constructed in 1957 within the Tamarisk Country Club. The property features a main house, five self-contained guest houses, a theater, maids' quarters, model train building, tennis court, and several outbuildings. In 2002, Leslie Heumann and Associates described the main residence as having a Vernacular style, however during the 2002 survey, the residence was surrounded by high privacy walls and hedges, and a detailed description was not possible. During the 2024 survey, the property continued to be surrounded by high privacy hedges. Based on aerial images, the main residence has a wide "U"-shaped form with a symmetrical design. The residence has a gable roof with a centered front entrance. The home has a large at the center rear that leads to a kidney bean shaped pool. There appears to be eight other buildings on the property, interconnected with pedestrian paths. There is a second swimming pool and tennis court on the property. Two of the large ancillary buildings feature flat roofs. One of the ancillary buildings (the building located north of the main entrance gate) features wood siding, a gable roof and a large multi-pane window. The large, rectangular building located at the far east of the property appears to be a garage; at least three garage door openings are visible at the west side elevation. Since construction Frank and Barbara Sinatra added continuously to their property to fit their needs. Today, the property is surrounded by large privacy hedges and rock walls. Based on aerial images, and what can be seen from the public right of way, there does not appear to have been significant alterations to the property since the 2002 survey.

Relevant permits provided by the City include:
- Reroof of dwelling in 2005 (Permit No. B0501402)
- Reroof of dwelling in 2007 (Permit No. B0700423)
- Solar installation in 2023 (Permit No. B2301064)

See Continuation Sheet for Additional Information.

Updated Primary Record Information Continued:



View south of property. (70-588 Frank Sinatra Drive_3)



View south of property. (70-588 Frank Sinatra Drive_1)

Updated Primary Record Information Continued:



View south of property. (70-588 Frank Sinatra Drive_2)

Updated Building, Structure, Object Information Continued:

The prior 2002 survey evaluated the subject property as status code 5S1: Individual property that is listed or designated locally. The correct status code that should have been assigned in 2002 is 5S3: appears to be individually eligible for local listing or designation through survey evaluation. The prior survey found the property was historically significant for its association with celebrity, Frank Sinatra. The current survey found the residence is associated with the theme of Residential Subdivisions and Cooperatives (1951-1973). It is also associated with the new Rancho Mirage Architectural Styles (1934-1980s) theme but is not considered a significant representative example of a known architectural style in the community. The current survey maintains the 5S1 status code. The property was first developed in 1957, and was added to several times by Sinatra, until he sold the property in 1995. The 2024 evaluation found that the property should be assigned the 5S2 status code - individual property that is eligible for local listing or designation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

Frank Sinatra was one of the world's best-selling music artists, and one of the most popular entertainers of the twentieth century. He was born in New Jersey in 1915. He began singing professionally in 1939, becoming a solo artist in 1943. Sinatra sold an estimated 150 million records globally. He also had a successful film career. He was honored at the Kennedy Center Honors, was awarded the Presidential Medal of Freedom, the Congressional Gold Medal, and eleven Grammy Awards, including the Grammy Legend Award. Sinatra owned the subject property for many years; the street, Wonder Palms Road, was changed to Frank Sinatra Drive in 1971. Sinatra and his wife Barbara, frequently gave to Rancho Mirage charitable organizations throughout their time in the city.

The property has not been found individually eligible under NRHP/CRHR A/1, as it has not been associated with significant events or patterns of events in local, regional, state, or national history. It not individually eligible under Criterion C/3, as it does not embody the distinctive characteristics of a type, period, or method of construction. Continuous expansions during Frank Sinatra's life and after his death have modified the buildings and altered much of the original design intent. The compound is not individually eligible under Criterion D/4, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state, or national history. The residence is not considered eligible under Local Criteria 1, 2, 4-6.

It is individually eligible under Criterion B/2, as the property is significantly associated with the life of Frank and Barbara Sinatra. Sinatra owned the property from 1957 to 1995. During the time of ownership, he was one of the best known entertainers in the world. The property is also eligible under Local Criterion 5 for its association with persons that have made a meaningful contribution to the city, state, and nation. The property has been altered from construction into the early 2000s. However, the significant additions were directed by the Sinatra family. Therefore, the period of significance for this property is from 1957 to the late 1990s. All changes during this period do not negatively impact the overall historic integrity of the property because they are directly connected to the lives of the significant individuals who resided at the compound. Therefore, the property maintains adequate integrity to convey its significance.

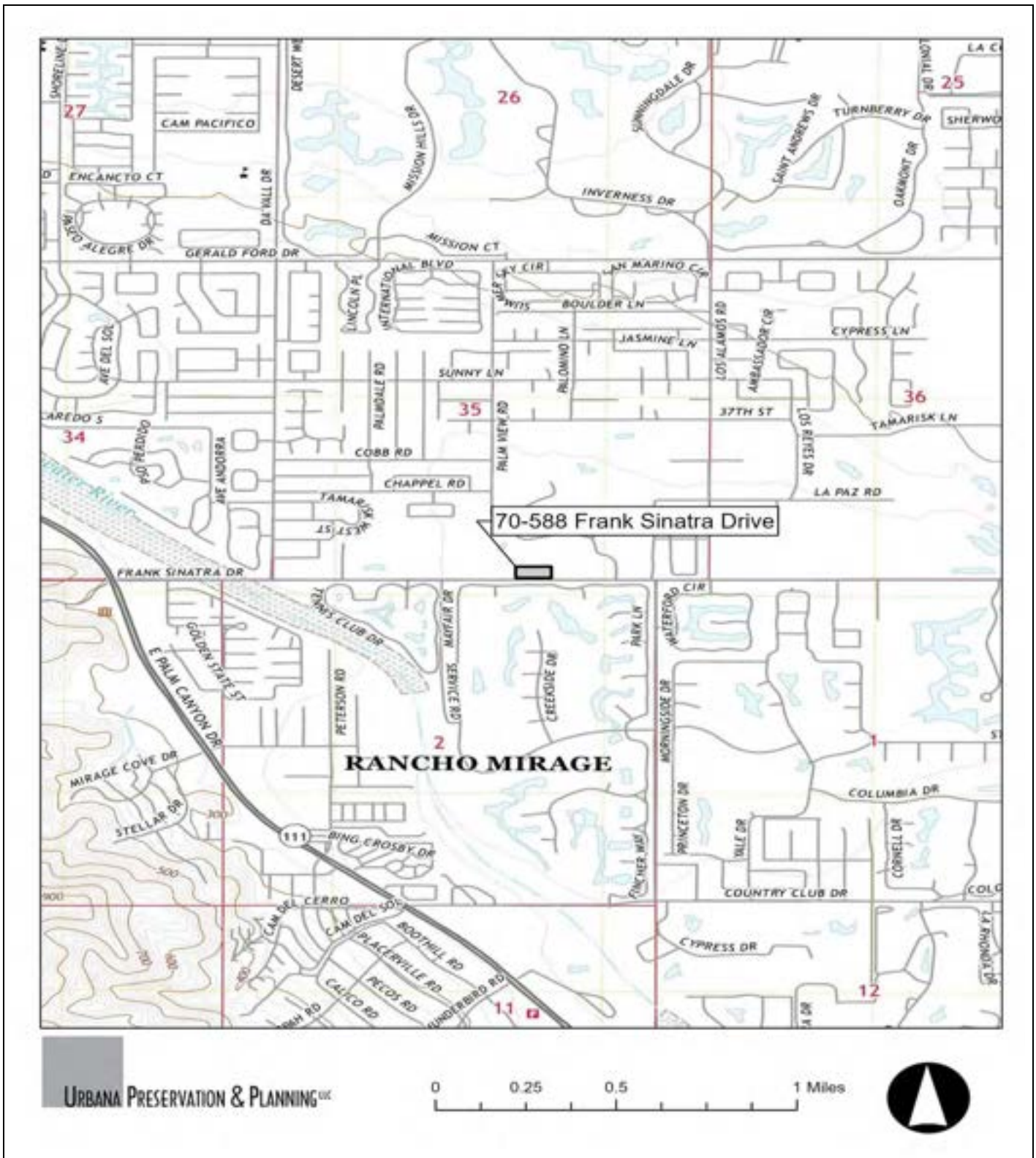
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Frank Sinatra Compound
Page 5 of 5

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S2
Other Listings:
Other Listings: Urbana Survey No.: 112

*Map Name: Cathedral City *Scale: 1:24,000 *Map Date: 2021



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Page *1* of *3* **Resource name(s) or number** (assigned by recorder) *Frank Sinatra Compound*

P1. Other Identifier:

***P2. Location:** ☐Not for Publication ■Unrestricted ***a. County** *Riverside*

***b. USGS 7.5' Quad** **Date:**

***c. Address** *70-588 Frank Sinatra Drive (orig. Wonder Palms Rd.)* **City** *Rancho Mirage* **Zip** *92270*

***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Construction of the Frank Sinatra compound began in 1957. The property faces south on what was then Wonder Palms Road (now Frank Sinatra Drive) with the primary rear elevations opening towards the 17th fairway of the Tamarisk Country Club golf course. Located on .94 acres, the property consists of the main house, five self-contained guest houses, a theater, maids' quarters, model train building, tennis court, and assorted outbuildings of no particular architectural style. Completely walled on all sides, the compound is not visible from any vantage point. Due to the lack of accessibility, the current description and integrity of the property are unknown.

***P3b. Resource Attributes:** (list attributes and codes) *HP2. Single-family Property*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
West elevation
August 2002

***P6. Date Constructed/Age and Sources:** ■historic
1957 to 1998/ Source: Metroscan

***P7. Owner and Address:**
Jim Pattison Inc.
1055 West Hastings Street
Vancouver, Canada

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**
Intensive Survey .

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")
None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #_____
HRI#_____

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *5S1*

***Resource Name or #:** *Frank Sinatra Compound*

B1. Historic Name: *Frank Sinatra Compound*
B2. Common Name: *"Twin Palms"*
B3. Original Use: *Single-family Residence* B4. Present Use: *Single-family Residence*
***B5. Architectural Style:** *Vernacular*
***B6. Construction History:** (Construction date, alterations, and date of alterations): *Constructed circa 1957.*
Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.
August 17, 1976. Addition, bedroom and bathroom. Value: $24,000.
November 17, 1981. Model trains building. Value: $25,000.
February 24, 1982. Addition to stables.
March 2, 1984. Guard house. Value: $35,000.

***B7. Moved?** ■**No** ☐**Yes** ☐**Unknown** **Date:**_____ **Original Location:**_____
***B8. Related Features:** *Unknown*

B9a. Architect: *Unknown* b. Builder: *Unknown*

***B10. Significance: Theme** *Country Club Era* **Area** *Rancho Mirage*
Period of Significance: *1951 – 1973* **Property Type:** *Single-family Residence* **Applicable Criteria:** *B*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The historical significance of this property is derived from the property's status as the residential compound built for Frank Sinatra (1915-1998) in Rancho Mirage over a forty year period. Frank Sinatra, an international celebrity who is regarded by many as the most important pop singer of the twentieth century, relocated to the Tamarisk Country Club area of what would become the City of Rancho Mirage around 1953 after moving from his 1947 Stewart Williams-designed Palm Springs house. Sinatra first lived at 70-200 Wonder Palms Road in the 1953 H. Austin Peterson House designed by William Cody. In 1957, Sinatra moved up the street to 70-588 Wonder Palms Road to the large property he had acquired on the south side of the

(See Continuation Sheet 3 of 3.)

B11. Additional Resource Attributes: (List attributes and codes)_____
***B12. References:**

Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.
Palm Springs Villager advertisement, May 1953, depicting rendering by William Cody of H. Austin Peterson residence.
Color postcard of Peterson residence with caption "Frank Sinatra's Palm Springs Home adjoining the Tamarisk Country Club" c. 1956.
1957 Palm Springs Directory.
Helene V. Galen, Tamarisk Country Club, The First 50 Years 1952-2002. Creative Continuum Publishing, 2002.
City of Rancho Mirage Building Permits
www.sinatra-ms.com/article6.shtml

B13. Remarks:

Sketch Map

***B14. Evaluator:** *Peter Moruzzi, Teresa Grimes, Leslie Heumann*

(This space reserved for official comments.)

***Date of Evaluation:** *September 23, 2002*

***B10. Significance (continued):**

Tamarisk Country Club golf course. He spent much of the year at the compound, moving his mother into a five bedroom house on the premises and entertaining friends and dignitaries. One of the most well-known incidents involving the property occurred when President John F. Kennedy was planning on spending his holiday in the desert. Sinatra had new guest quarters and a helipad built specifically for the president's visit. "Sinatra destroyed the helipad when it was determined that JFK would bunk instead with the more politically benign Bing Crosby" in nearby Palm Desert, according to the history, Tamarisk Country Club, The First 50 Years 1952 – 2002. Sinatra sold the Rancho Mirage estate to Canadian businessman Jim Pattison in 1995.

Wonder Palms Road was changed to Frank Sinatra Drive in 1971. Frank and Barbara Sinatra, who married in 1976 at the "Sunnylands" estate in Rancho Mirage, gave generously to Rancho Mirage charitable organizations such as the Eisenhower Medical Center. In 1986, the Barbara Sinatra Children's Center at Eisenhower Medical Center opened with Mrs. Sinatra as Chairman. Frank Sinatra was an exceptionally significant figure in the history of Rancho Mirage and his residential compound has come to symbolize his many years of loyalty to the city.

For its historic associations as the Rancho Mirage home of an important celebrity who made major contributions to the development and publicizing of Rancho Mirage, the Frank Sinatra compound appears eligible for designation under an existing or proposed local ordinance depending upon the ordinance's integrity requirements. The resource does not appear eligible for listing in the National Register of Historic Places (a "5S1" National Register Status Code).

Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City, Rancho Mirage Date: 2021 Map Scale: 1;24000
Address: 71-308 Cypress Drive City: Rancho Mirage Zip: 92270
UTM Zone: 11S 553596.22 m E 3735228.68 m N
APN: 684040002

Date Constructed: 1955
Ownership and Address: Daniel B Jessup, Ashleigh M Jessup; 71308 Cypress Drive, Rancho Mirage, CA 92270

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The 71-308 Cypress Drive residence, designed by architect Welton Becket, was constructed in 1955 in the Thunderbird Country Club. The residence features a modified "T" shape with a low pitched gable roof. In 2002, Leslie Heumann and Associates described the residence as a good example of the Desert Modern architecture style. The exterior of the residence is clad in smooth stucco. The rear elevation features a wide roof overhang supported by narrow square posts, creating a covered patio. At the rear elevation, which opens to the golf course, features several double doors and fixed windows. The property features a detached, three-car garage, in-ground pool, and tennis court. It appears that since the 2002 survey, the residence has been re-roofed and the exterior was re-clad in smooth stucco.

Permits provided by the City include:
- Pool and spa construction in 2003 (Permit No. B0301463)
- Demolition in 2003 (Permit No. B0300852)
- New construction in 2003 (Permit No. B0300508)
- block wall construction in 2004 (Permit No. B0401955)
- Plumbing work in 2004 (Permit No. B0400702)

See Continuation Sheet for Additional Information.

Updated Primary Record Information Continued:



View northwest of property. (71-308 Cypress Drive_1)



(71-308 Cypress Drive_2)

Updated Primary Record Information Continued:



(71-308 Cypress Drive_3)

Updated Building, Structure, Object Information Continued:

The prior 2002 survey evaluated the subject property as status code 3S: Appears eligible for NR as an individual property through survey evaluation. The prior survey found the residence was architecturally significant as an example of the Desert Modern style and as an example of the work of architect Welton Becket. The current survey found the residence was associated with the themes of the Country Club Era (1951-1973) and Rancho Mirage Architectural Styles (1934-1980s). The 2024 evaluation found that the property should be assigned the 5S2 status code - individual property that is eligible for local listing or designation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S2
Other Listings: Urbana Survey No.: 113
☒ Update ☒ Continuation Sheet

Updated Building, Structure, Object Information Continued:

The residence was constructed by architect Welton Becket in 1955. Becket was one of the most influential mid-century architects in Los Angeles. He was born in Seattle in 1902, and received a degree in architecture from the University of Washington in 1927. In 1930, Becket partnered with former classmate, Walter Wurdeman. The partners began working in and around Seattle; their work utilized a variety of styles including Art Deco, Cape Cod, and Tudor Revival. Beckett and Wurdeman moved to Los Angeles in 1933 and partnered with established Los Angeles architect, Charles Plummer. They gained local recognition for the award winning design of the Pan Pacific Auditorium in 1935.

In 1949, after Plummer's death, the firm was incorporated as Wurdeman & Becket. During World War II, the firm prospered, working on public housing and defense projects. They also completed several large scale projects, including the Bullock's Department Store, buildings for General Petroleum, and Prudential Insurance.

Wurdeman passed away in 1949, and the firm was renamed to Welton Becket & Associates. It grew to be one of the largest architectural firms in the United States. Their headquarters were in Los Angeles, with offices in San Francisco, New York, Houston, and CHicago. Becket, with Wurdeman, had developed the concept of "total design," in which the firm would handle master planning, engineering, interiors, furniture, fixtures, landscaping, and signage. Becket passed away in 1969 (Michael Houser, "Welton D. Becket," DAHP, 2012).

The subject property is constructed in the Desert Modernist style. The development of country clubs coincided with the construction of custom residential and commercial properties within their boundaries. Booming post-war development within these country clubs helped shape what is now commonly referred to as 'Desert Modernism', a distinct subtype of the International style of architecture that incorporated modern materials, techniques, and floor plans with the unique requirements of building within a desert environment. The typical characteristics of Desert Modernism included large expanses of floor-to-ceiling glass walls sheltered by deep overhangs extending from flat roofs and flowing interior floor plans that merged gracefully with the outdoors. Often oriented to the rear, where most decorative flourishes could be visible from the fairways of the country clubs, Desert Modernist houses in Rancho Mirage often had a rear swimming pool and expansive golf course views and multiple points of outdoor access while front elevations were often constructed to be unassuming and often shielded for privacy, with only clerestories and obscured glass panels adjacent to the entries providing light. These houses were often light, with roofs floating above glass walls and clerestories, and ceilings supported by thin steel or wood posts. In addition to glass, exterior materials included stucco, wood, slumpstone, and natural rock that often mirrored the desert environment.The subject residence originally featured many character defining features of the style, including a low pitched roof, deep overhangs, open floor plans, exposed beams, and the integration of indoor and outdoor space. While the home still retains most of these characteristics, the recladding of the home in smooth stucco was a significant alteration. The natural rock and vertical wood elements were character defining features of the original Desert Modernist style. It also appears that some of the original, prominent exposed beams were removed.

The dwelling has not been found individually eligible under NRHP/CRHR Criterion A/1, as it has not been associated with significant events or patterns of events in local, regional, state, or national history; not individually eligible under NRHP/CRHR Criterion B/2, as it has not been identified as having an association with an important person; and not individually eligible under Criterion D/4, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state or national history. The residence is not considered eligible under Local Criteria 2-6 and 8.

The single-family residence is considered eligible under NRHP/CRHR Criterion C/3 as the property individually embodies the distinctive characteristics of a Desert Modernist style home constructed within Rancho Mirage in the 1950s. The property is also eligible under Local Register Criteria 1 and 7 as it is representative of a Desert Modernist style home that embodies an outstanding attention to architectural design, detail, craftsmanship, and use of materials. As the dwelling has been altered, but it maintains adequate integrity from the historic period to convey its significance.

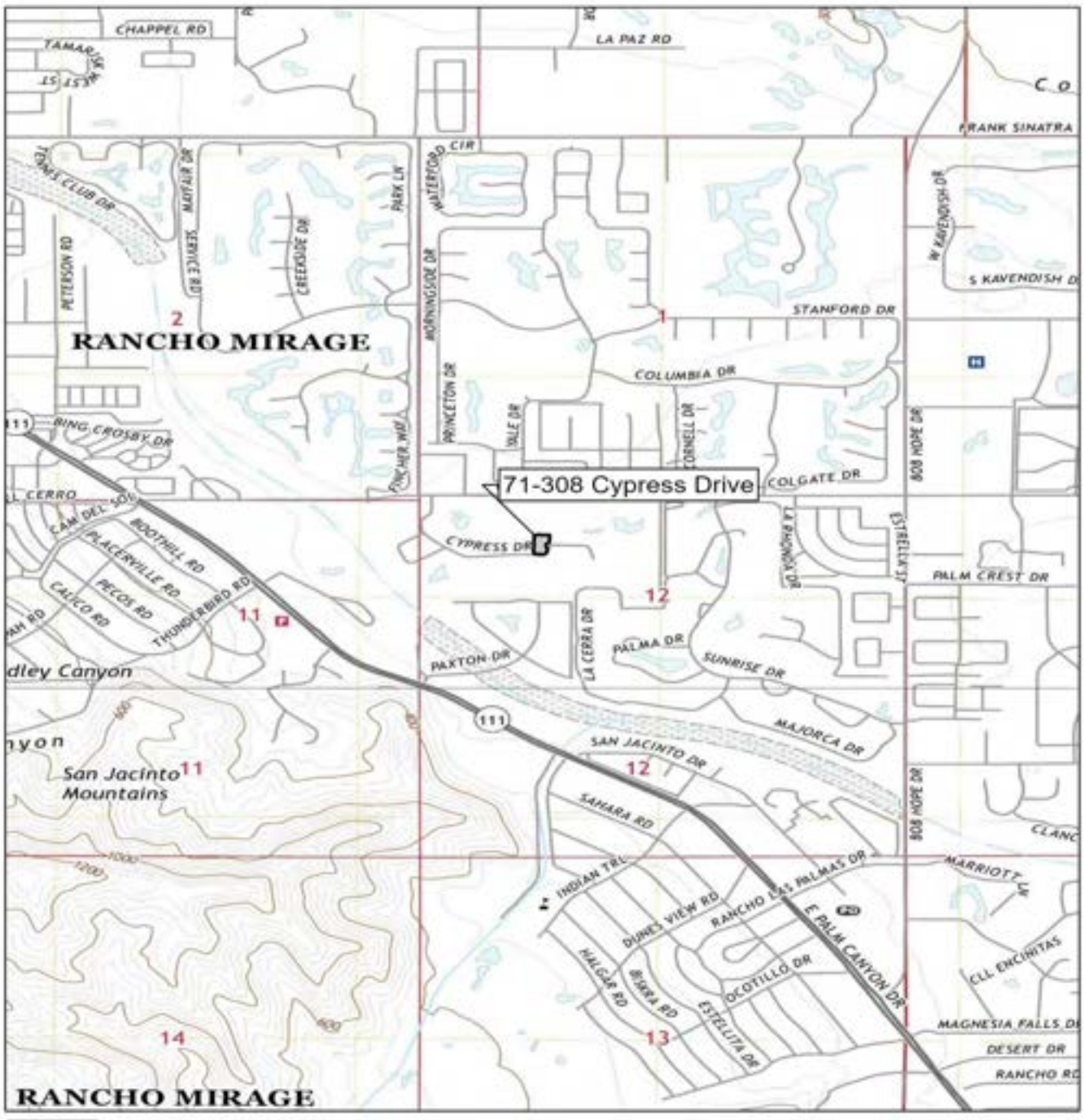
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: McCulloch Residence
Page 5 of 5

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S2
Other Listings:
Other Listings: Urbana Survey No.: 113

*Map Name: Cathedral City, Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S

Other Listings
Review Code _____ **Reviewer** _____ **Date** _____

Page *1* **of** *5* **Resource Name or #:** (Assigned by recorder) *McCulloch Residence*

P1. Other Identifier:
P2. Location: ☐**Not for Publication** ☒ **Unrestricted** **a. County** *Riverside*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad **Date** **T** **;R** **;** **¼ of** **¼ of Sec** **;**
c. Address: *71-308 Cypress Drive* City *Rancho Mirage* Zip *92270*
d. UTM: (Give more than one for large and/linear resources) ; **mE/** **mN**
e. Other Locational Data: Assessor's Parcel Number Block: Lot:

P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting)

Located on three quarters of an acre along the sixteenth fairway of the Thunderbird Country Club, the McCulloch Residence property consists of two primary buildings, the house and guest wing, in addition to a carport, a sunken tennis court, and a large swimming pool area. Epitomizing the "Desert Modern" style, the house and guest quarters create a "T" footprint. The main house, sited in the center of the lot, is "L"-shaped in plan with the living room, dining area, kitchen, interior bar, pool bar, and maid's quarters in the long wing of the "L." Perpendicular to and leading off of the living room, the bedroom wing originally consisted of the master bedroom with dressing rooms, bathrooms, gym, and a steam room. On the opposite side of the living room, a detached rectangular guest building contains three bedrooms and bathrooms. Together, both buildings total 5,500 square feet and are one-story in height, with nearly flat shed roofs and deep eaves. The broad metal fascia is crimped near the roofline then angles outward. Exteriors are sheathed in vertical boards and stone. The guest building features evenly spaced projecting faux rafters that provide both shade and a striking design element to the pool area.

As is characteristic of the architectural style and the country club location, the house is oriented to the golf course and presents a closed façade to the driveway. The main entrance is subdued with clerestory windows and an asymmetrically placed front door,

(Continued on page 3).

P3b. Resource Attributes: (List attributes and codes) *HP2 – Single Family Property*
P4. Resources Present ☒Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects



P5b. Description of Photo: (View, date, accession #)
View looking north toward south elevation. August, 2002

P6. Date Constructed/Age and Sources:
☐Prehistoric ☒Historic ☐Both
1955 – City of Rancho Mirage.

P7. Owner and Address

P8. Recorded by: (Name, affiliation, and address)
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

P9. Date Recorded: *August 15, 2002*

P10. Survey Type: (Describe)
Intensive survey.

P11. Report Citation: (Cite survey report and other sources, or enter "none")

None.

Attachments	☐NONE	☒Continuation Sheet	☐District Record	☐Rock Art Record	☐Other: (List)
	☐Location Map	☒Building, Structure, and Object Record	☐Linear Feature Record	☐Artifact Record	
	☐Sketch Map	☐Archaeological Record	☐Milling Station Record	☐Photograph Record	

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI #

NRHP Status Code ***3S***

Resource Name or #: (Assigned by recorder) *McCulloch Residence*

B1. Historic Name: *McCulloch Residence*
B2. Common Name: *Same.*
B3. Original Use: *Single Family Residence* B4. Present Use: *Single Family Residence*
B5. Architectural Style: *Desert Modern*
B6. Construction History: (Construction date, alterations, and date of alterations) *Constructed in 1955.*
Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.
April 30, 1981. Remodel.
September 13, 1985. Remodel.
July 25, 1990. Reroof.

B7. Moved? ☒No ☐Yes ☐Unknown Date: Original Location:
B8. Related Features:

Site-specific artwork, driveway pavement of pebble and stone composite, entry path and pool deck of pebble composite squares, mechanical Lazy Susan chaise lounge, extensive landscaping.

B9a. Architect: *Welton Becket* b. Builder: *Unknown*
B10. Significance: Theme: *Country Club Era* Area: *Rancho Mirage*
Period of Significance: *1951-1973* **Property Type:** *Single Family Property* Applicable Criteria: *C*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also Address integrity).

The McCulloch Residence, designed by architect Welton Becket and completed in 1955, is an architecturally distinguished and highly individualistic example of the Desert Modern style . Widely publicized as an aesthetic and technological wonder, the house was dubbed "McCulloch's Push-Button Paradise" by Life Magazine in 1956 for its futuristic incorporation of remote controlled motorized devices throughout the house. House Beautiful of April 1963 titled their story "The Mechanical Marvels of a Motor Manufacturer." The theme of a futuristic, labor-saving house was quite popular in the 1950s and early 1960s.

Robert McCulloch, the 44-year-old president of McCulloch Motors, a manufacturer of chain saws, power mowers, outboard motors, and other devices, was intimately involved in the design of the many experimental mechanical devices incorporated into the house. In 1954 he commissioned prominent Los Angeles architect Welton Becket (1902 – 1969) to design a winter home on property he owned at the fashionable Thunderbird Country Club. Becket was a nationally known Southern California

(See Continuation Sheet 3 of 3.)

B11. Additional Resource Attributes: (List attributes and codes) *HP2 – Single Family Property*
B12. References:
City of Rancho Mirage Building Permits
Life Magazine, May 7, 1956. pp. 68-78.
House Beautiful, April, 1963.
Echoes Magazine, Spring 2000. pp. 66-73.
Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.

B13. Remarks:

B14. Evaluator: *Peter Moruzzi, Teresa Grimes, Leslie Heumann*

Date of Evaluation: *August 15, 2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

P3a. Description (continued):

which dovetails into an adjacent panel, forming almost the only breaks in the siding. Hidden behind perimeter walls and vegetation, the primary elevations face the enormous, irregularly shaped swimming pool and pool deck and the golf course. The driveway is paved with a composite of pebble, stone, and concrete. Similarly, the paving of the main entry path and pool deck is of one-foot square sections of a much denser pebble composite. Ceilings of pecky cypress extend through clerestory and ceiling-to-floor windows of both buildings into the deep soffits of the overhangs. The glass fits flush to walls and ceilings, removing the distinction between indoor and outdoor space. From the pool area, the views through the clerestories are uninterrupted.

Artwork has been integrated into the fabric of the house. Centered between sliding glass walls and a pivoting glass door, an exterior floor-to-ceiling mural depicting geological strata faces the pool area. Executed by Emile Norman in 1955, the media are rock, stone, fossils, shells, and concrete. Other site-specific art includes a large mosaic mural forming the back wall of the indoor bar that depicts a sun legend of local Indian tribes rendered in glass, ceramic, turquoise, and gold tiles. The wall that divides the dining area from the entrance is translucent clear acrylic with inserts of color suggesting a three-dimensional mosaic.

The house was originally fully mechanized with over 200 motors installed to operate drapes, raise beds for changing, operate doors, control lighting, regulate air temperature, control the sound system, and accomplish many other tasks. Large red buttons, many with the Thunderbird symbol and surrounded by chrome faceplates, offer remote control of these functions. A chrome toggle switch operates the mechanical sliding ceiling-to-floor sliding glass door between the living room and pool area. Both stainless steel bar counters have four holes bored thirty feet into the ground, each holding a full case of liquor bottles. A motor pushes the bottles upward as they are needed. The mostly terrazzo master bath features a marble pylon holding gold-plated controls and indicators that allow the bath to be automatically filled with water at a pre-set temperature. Next to the pool is the motorized "human Lazy Susan," a fourteen-foot diameter disk with seven chaise lounges that slowly revolves under the sun.

The property retains a high degree of design integrity. McCulloch removed the fireplace that originally separated the living and the dining area and the original rock-covered west wall of the living room and extended the space to create a billiard room. Other alterations include a partial kitchen remodel, renovation of two of the three guest bathrooms, removal of some of the mechanized devices including the motorized guest beds, and the elimination of reflecting pools near the front entrance. Much of the landscaping, however, is original. The tennis court, placed opposite the master wing below grade eight feet to conform to fence height limits, and an adjacent eight-vehicle carport are also original.

B10. Significance (continued):

Architect known primarily for a body of commercial work in partnership with Walter Wurdeman that eventually included the Pan Pacific Auditorium, the Prudential Building, Bullock's Pasadena, Bullock's Palm Springs, the Capitol Records building and, later, the Los Angeles' Music Center and the Theme Building at LAX (in association with William Pereira, Charles Luckman, and Paul R. Williams). Earlier in Becket's career, however, he was recognized as a residential architect who designed large homes for wealthy clients. After World War II, Becket designed two other desert homes, one for his mother in Palm Springs, and one for President Eisenhower at the Eldorado Country Club in Indian Wells.

The McCulloch Residence is an excellent and original example of the Desert Modern style that evolved following World War II in the Coachella Valley. Led by visiting architects such as Richard Neutra and a group of talented local architects including Albert Frey, William Cody, John Porter Clark, Stewart Williams, Donald Wexler, and others, the style was characterized by low-pitched or flat roofs, deep overhangs, extensive use of glass, open floor plans, exposed beams, terrazzo, reinforced concrete, swimming pools, and an integration of landscaping with interiors in creating an indoor/outdoor living environment. The McCulloch Residence incorporates many of these characteristic features with the addition of site-specific artwork and a host of mechanically operated devices. Research indicates that the McCulloch Residence is unique in the Coachella Valley for this blending of Desert Modern design, custom art, and push button convenience. The house is remarkably intact, despite the billiard room addition and kitchen remodeling, and still exhibits the same level of style and sophistication for which it

(See Continuation Sheet 4 of 5.)

B10. Significance (continued):

became famous. Character defining features of the McCulloch Residence include low-pitched almost flat roof, deep overhangs, crimped metal fascia, pecky cypress ceilings and soffits, clerestory windows, ceiling to floor sliding glass living room door and frameless glass pool door, composite pebble driveway pavement, pebble entry path and pool deck paving squares, guest building faux rafter sun screen, vertical board sheathing and rock siding, original interior finishes such as terrazzo and original casework, and mechanized features such as the "human Lazy Susan." Also character defining are the site-specific art pieces including the exterior mural of geological strata, the sun legend mosaic mural behind the main bar, and the translucent acrylic interior wall panels near the front entrance. Although not quite 50 years old, the McCulloch Residence demonstrates exceptional significance as a significant work of a master architect and for the building's unique architectural quality in design, materials, and features. Additionally, the house represents a highly unusual example of the American postwar obsession with a push-button, labor-saving future. This blend of desert modern architecture, push-button futurism, and site-specific artwork satisfies Criterion C for listing in the National Register of Historic Places and Criterion 3 for listing in the California Register of Historical Resources. The property would also be eligible for designation under an existing or proposed local ordinance.

P5b. Description/Date of Photo: *View of guest building looking northwest at south and east elevations, August 2002.*



P5b. Description/Date of Photo: *View of entrance looking west at north and east elevations, August 2002.*



P8. Recorded by: *P. Moruzzi, T. Grimes, L. Heumann*

P9. Date Recorded: *August 15, 2002*

Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City, Rancho Mirage Date: 2021 Map Scale: 1;24000
Address: 71-388 Country Club Drive City: Rancho Mirage Zip: 92270
UTM Zone: 11S 553834.52 m E 3735488.89 m N
APN: 688252014

Date Constructed: 1958
Ownership and Address: Joseph D Funkey, Susan L Funkey; 71388 Country Club Dr, Rancho Mirage, CA 92270

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The 71-388 Country Club Drive residence was constructed in 1958. In 2002, Leslie Heumann and Associates described the residence as a one-story Modern home with a primarily flat roof with a metal fascia. The home features a mix of rock, board and batten, and stucco facades. The home features a recessed front entrance. A rock wall extends across part of the front elevation and towards the edge of the property. The front elevation features one large horizontal sliding window. The home has an attached two-car garage. At the southwest corner of the residence, the roor raises at a dramatic agnel with an angular clerestory window below. The sun awning seen in the 2002 survey has been removed. There does not appear to have been significant alterations to the residence since the 2002 survey.

Permits provided by the City include:
- Reroof of dwelling in 2005 (Permit No. B0500154)
- Addition/Remodel in 2015 (Permit No. B1500927)
- Solar installation in 2018 (Permit No. B1800220)

See Continuation Sheet for Additional Information.



View of east (rear) elevation. (71-388 Country Club Drive_2)

Updated Primary Record Information Continued:



View of east (rear) elevation. (71-388 Country Club Drive_3)



View of west (front) elevation. (71-388 Country Club Drive_4)

Updated Building, Structure, Object Information Continued:

The prior 2002 survey evaluated the residence as status code 5S1: Individual property that is listed or designated locally. The correct status code that should have been assigned in 2002 is 5S3: appears to be individually eligible for local listing or designation through survey evaluation. The prior survey found the residence was architecturally significant as an example of a Modern style residence. The home most closely resembles a Desert Modernist style dwelling. The current survey found the residence is associated with the themes of Residential Subdivisions and Cooperatives (1951-1973) and Rancho Mirage Architectural Styles (1934-1980s). The 2024 evaluation found that the property should be assigned the 5S2 status code - individual property that is eligible for local listing or designation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

The home has not been found individually eligible under NRHP/CRHR A/1, as it has not been associated with significant events or patterns of events in local, regional, state, or national history; not individually eligible under Criterion B/2, as it has not been identified as having an association with an important person; and not individually eligible under Criterion D/4, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state, or national history. The residence is not considered eligible under Local Criteria 2-6 and 8.

The single-family residence is considered eligible under NRHP/CRHR Criterion C/3 as the property individually embodies the distinctive characteristics of a Desert Modernist style home constructed within Rancho Mirage in the 1950s. The property is also eligible under Local Register Criteria 1 and 7 as it is representative of a Desert Modernist style home that embodies an outstanding attention to architectural design, detail, craftsmanship, and use of materials. As the dwelling has not been substantially altered, it maintains adequate integrity from the historic period to convey its significance.

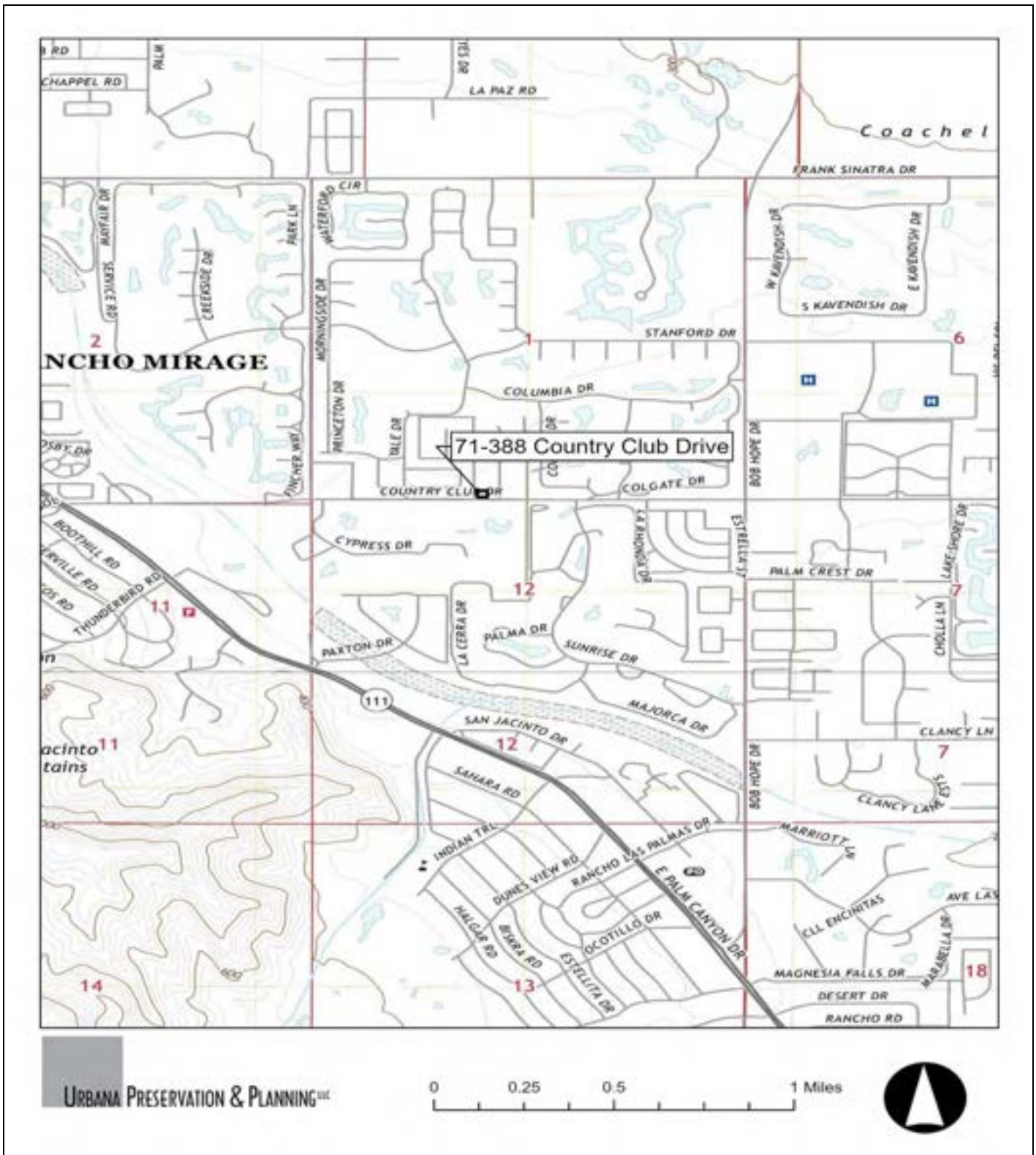
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Stevens Residence
Page 4 of 4

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S2
Other Listings:
Other Listings: Urbana Survey No.: 114

*Map Name: Cathedral City, Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Page _1_ of _2_ **Resource name(s) or number** (assigned by recorder) *71-388 Country Club Drive*

P1. Other Identifier:

***P2. Location:** ☐Not for Publication ■Unrestricted ***a. County** *Riverside*

***b. USGS 7.5' Quad** **Date:**

***c. Address** *71-388 Country Club Drive* **City** *Rancho Mirage* **Zip** *92270*

***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This one-story Modern house was constructed in 1958 on the northeast corner of Keenan and Country Club Drives. Although the roof is primarily flat with a metal fascia, it rises dramatically skyward on the southwest corner above an angular clerestory window and rock façade. Here, the rock wall continues beyond the home's perimeter at a downward slope. Other exterior surfaces are board and batten and medium-smooth stucco. The mostly rectangular, west-facing house pivots southward at a 45 degree angle at the north where the roof rises. The residence is 1,902 square feet with three bedrooms and 2.5 bathrooms on .32 acres. In addition to fixed windows, there are aluminum-framed sliders. A low concrete block wall flanks a concrete entry path. A rock-clad post supports the recessed entrance porch roof with additional shading provided by a retractable canvas awning. The entrance door is solid wood. An interior concrete block chimney emerges from the flat roof. On the south end of the building, an enclosed double-car garage was originally a carport and has been enclosed. A curved concrete driveway provides access from both streets. Landscaping consists of cacti, gravel, rocks, and palms. Other than the non-original metal driveway security gates, garage enclosure and doors, and canvas awning, the house appears original and in excellent condition.

***P3b. Resource Attributes:** (list attributes and codes) *HP2. Single-family Property*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
West elevation
August 2002

***P6. Date Constructed/Age and Sources:** ■historic
1958/ Source: Metroscan

***P7. Owner and Address:**
Charles M. Colella
71388 Country Club Drive
Rancho Mirage, CA 92270

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**
Intensive Survey .

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")
None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #_____
HRI#_____

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *5S1*

***Resource Name or #:** *71-388 Country Club Drive*

B1. Historic Name: *Unknown*
B2. Common Name: *71-388 Country Club Drive*
B3. Original Use: *Single-family Residence* B4. Present Use: *Single-family Residence*
***B5. Architectural Style:** *Modern*
***B6. Construction History:** (Construction date, alterations, and date of alterations): *Constructed in 1958.*
Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.
February 18, 1983. Two garage doors added.
April 12, 1995. Reroof.

***B7. Moved?** ■**No** □**Yes** □**Unknown** **Date:**_____ **Original Location:**_____
***B8. Related Features:**

None.

B9a. Architect: *Unknown* b. Builder: *Unknown*

***B10. Significance: Theme** *Country Club Era* **Area** *Rancho Mirage*
Period of Significance: *1951 - 1973* **Property Type:** *Single-family Residence* **Applicable Criteria:** *C*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

Constructed in 1958, this house is architecturally significant as a good example of a Modern design residence. Although the architect is unknown, the house incorporates several arresting and unusual features, including the roofline that rises skyward on the southwest corner above an angular clerestory window and downward sloping rock wall. In addition, the mostly rectangular west-facing house pivots southward at a 45 degree angle at the north where the roof rises. Given these remarkable characteristics, and the original and excellent condition of the house, the property appears eligible for listing under an existing or proposed local ordinance, but does not appear eligible for listing in the National Register of Historic Places (a "5S1" National Register Status Code).

B11. Additional Resource Attributes: (List attributes and codes)_____
***B12. References:**

City of Rancho Mirage Building Permits
Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.

B13. Remarks:

***B14. Evaluator:** *Peter Moruzzi, Teresa Grimes, Leslie Heumann*

***Date of Evaluation:** *September 23, 2002*

(This space reserved for official comments.)

Sketch Map

Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City, Rancho Mirage Date: 2021 Map Scale: 1;24000
Address: 72-116 Clancy Lane City: Rancho Mirage Zip: 92270
UTM Zone: 11S 555002.46 m E 3734284.43 m N
APN: 682110006

Date Constructed: 1934
Ownership and Address: Robert Stanley White Living Trust, Robert Stanley White; 5025 Estates Way, El Cajon, CA 92020

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The 72-116 Clancy Lane residence was constructed in 1934. In 2002, Leslie Heumann and Associates described the residence as a Vernacular ranch style home with a medium pitched side-gable roof. The residence was demolished circa 2004 and a new home built in its place.

Updated BSO Information (DPR 523B):

A prior survey evaluated the property as status code 5S1 - individual property that is listed or designated locally. The correct status code that should have been assigned in 2002 is 5S3: appears to be individually eligible for local listing or designation through survey evaluation. The dwelling on the property was initially recorded in 2002 by Leslie Heumann and Associates. It was fully demolished in ca. 2004 and subsequently replaced the same year. The historic resource is no longer extant. As such, the property is not eligible for inclusion in the NRHP, CRHR, or Local Register. The current survey evaluated the residence as status code 6Z - Found ineligible for NR, CR or Local designation through survey evaluation.

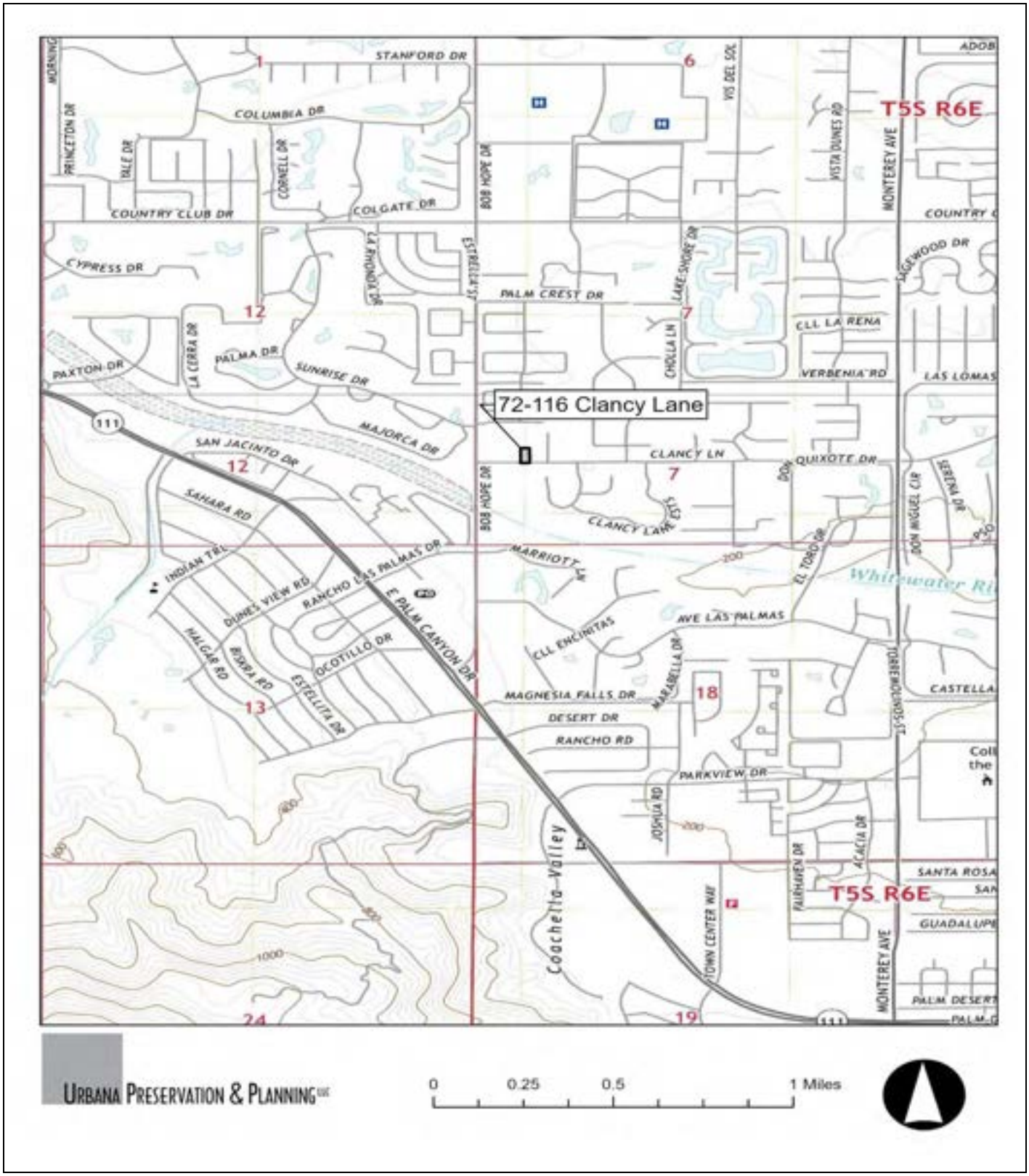
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Nittinger Residence (Demolished)
Page 2 of 2

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings:
Other Listings: Urbana Survey No.: 115

*Map Name: Cathedral City, Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



URBANA PRESERVATION & PLANNING LLC

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Page *1* of *3* **Resource name(s) or number** (assigned by recorder) *Nittinger House*

P1. Other Identifier:

***P2. Location:** ☐Not for Publication ■Unrestricted ***a. County** *Riverside*

***b. USGS 7.5' Quad** **Date:**

***c. Address** *72-116 Clancy Lane* **City** *Rancho Mirage* **Zip** *92270*

***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Built in 1934, this is a one-story residence exhibiting vernacular ranch styling. A medium pitched side-gabled roof with deep eaves caps the rectangular, south-facing building. Comprising 1,611 square feet and containing two bedrooms and 1.75 bathrooms, the residence features a combination of board and batten and natural rock cladding over wood frame construction. Original windows have been replaced with aluminum sliders. A slatted wood awning supported by square wood posts extends along the façade over a low brick planter and a concrete walkway and parallels the front lawn. Attached to the west elevation, a tapered, river rock chimney rises through the ridgeline. On the west side of the property, an asphalt driveway leads to a detached garage/shed. Towering date palms located in the rear of the property are visible from the street. Although the windows have been replaced, rock cladding added below the façade windows, and a non-original metal security door obscures the front entry, the house appears to be otherwise intact and in fair condition. The house continues to retain its integrity of location, setting, feeling, association, materials, and workmanship. A guest house constructed in the rear of the property appears to post-date the house and is of no historic interest.

***P3b. Resource Attributes:** (list attributes and codes) *HP2. Single-family Property*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
South and west elevations
August 2002

***P6. Date Constructed/Age and Sources:** ■historic
1934/ Source: Metroscan

***P7. Owner and Address:**
Leon E Mitchell
43831 Joshua Road
Palm Desert, CA 92260

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave
Los Angeles, CA 90036

***P9. Date Recorded:**
November 6, 2002

***P10. Survey Type:**
Intensive Survey .

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")
None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #_____
HRI#_____

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *5S1*

***Resource Name or #:** *Nittinger House*

B1. Historic Name: *Nittinger House*
B2. Common Name: *None*
B3. Original Use: *Single-family Residence* B4. Present Use: *Single-family Residence*
***B5. Architectural Style:** *Vernacular Ranch*
***B6. Construction History:** (Construction date, alterations, and date of alterations): *Constructed in 1934.*
Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.

***B7. Moved?** ■No ☐Yes ☐Unknown **Date:**_____ **Original Location:**_____
***B8. Related Features:**

Mature date palms in backyard.

B9a. Architect: *Unknown* b. Builder: *Unknown*

***B10. Significance: Theme** *Agricultural & Early Residential Period* **Area** *Rancho Mirage*
Period of Significance: *1924-1950* **Property Type:** *Single-family Residence* **Applicable Criteria:** *C*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The Nittinger House is of historic significance to the City of Rancho Mirage, for its age, location, and historic associations. It was constructed in 1934 on Clancy Lane, making it one of the two or three oldest buildings in the City. Clancy Lane began to be developed when R. P. "Bert" Davie, a developer from Santa Monica, created a road connecting the Magnesia Falls Cove area, itself a Davie and E. E. McIntyre subdivision, with the Bradshaw Highway (now Highway 111) and the "Eleven Mile Ranch." Known initially as the Rancho del Sol Estates, the Clancy Lane area was first improved in 1932, when L. M. and Helen Clancy of Los Angeles built a ranch on a ten-acre parcel and began raising grapefruit, dates, and grapes. Davie and other Santa Monicans also built homes, dug wells, and installed irrigation pipes donated by E. P. Nittinger, the proprietor of a Santa Monica plumbing store. According to the 1957 Palm Springs Directory, the owner-resident of this house was Mrs. Verna Nittinger, the widow of E. P. Nittinger. Prior to 1957, the address did not appear in Palm Springs directories, probably

(See Continuation Sheet 3 of 3.)

B11. Additional Resource Attributes: (List attributes and codes)_____
***B12. References:**

City of Rancho Mirage Building Permits
City of Rancho Mirage, A Look Back In Time, 1993, revised 1997.
Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.
1957 Palm Springs Directory.

B13. Remarks:

***B14. Evaluator:** *Leslie Heumann, Teresa Grimes*

(This space reserved for official comments.)

Sketch Map

***Date of Evaluation:** *November 6, 2002*

***B10. Significance (continued):**

because many of the early residents eschewed such modern conveniences as electricity, air conditioning, and telephones (A Look Back In Time, page 5). The Nittingers became one of the pioneer residents of the Rancho Mirage community; in a famous photo from 1937 illustrating the Rancho Mirage postal stop, E. P. Nittinger is the fourth name on the list of residents.

In keeping with the simple life style adopted by the community, the Nittinger House is straightforward in design, utilizing board and batten and natural river rock as its primary materials. The ranch style, with a hacienda-like front porch or walkway, is evocative of the agricultural pursuits of the early residents. The house today appears to be largely unchanged, retaining much of the appearance it would have had when first built.

The Nittinger House appears eligible for designation under an existing or potential local ordinance (a "5S1" National Register status code). It represents a pattern of development that was significant in the history of Rancho Mirage, as one of the oldest buildings in the City, as one of the first homes built on Clancy Lane, one of the oldest neighborhoods in the City, and as the home of one of the earliest families to settle in the community.

Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City, Rancho Mirage Date: 2021 Map Scale: 1;24000
Address: 71-459 San Gorgonio Road City: Rancho Mirage Zip: 92270
UTM Zone: 11S 553944.30 m E 3733732.58 m N
APN: 684302008

Date Constructed: 1940
Ownership and Address: Ronald P Saldamando, Mary Louise Christy; 16518 Wilton Place, Torrance, CA 90504

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The 71-459 San Gorgonio Road residence was constructed circa 1940. In 2002, Leslie Heumann and Associates described the residence as a Vernacular Modern home featuring a concrete block construction, fixed and multi-pane steel casement windows, and wood lintels above the front door and windows. The residence was substantially altered circa 2017 with a large addition at the front of the property and an addition at the rear of the property The home is connected to the additions at the southeast and southwest corners of the home. The addition at the front elevation features a two car garage door, flat roof, and is clad in stucco. There is a open walkway between the front addition and the original wing of the home, that leads to the rear of the property.

Permits provided by the City include:
- Electrical work in 2007 (Permit No. B0700666)
- Sewer work in 2007 (Permit No. B0700238)
- Spa construction in 2012 (Permit No. B1200072)
- block wall construction in 2013 (Permit No. B1300683)
- Plumbing work in 2014 (Permit No. B1401161)
- Addition/Remodel in 2016 (Permit No. B1600721)
- Addition/Remodel in 2017 (Permit No. B1700751)
- Plumbing work in 2018 (Permit No. B1800941)
- Mechanical/HVAC work in 2023 (Permit No. B2300485)

See Continuation Sheet for Additional Information.

Updated Primary Record Information Continued:



View of east (front) elevation. (71-459 San Gorgonio Road_2)



View of east (front) elevation. (71-459 San Gorgonio Road_1)

Updated Building, Structure, Object Information Continued:

The prior 2002 survey evaluated the subject property as status code 5S1: Individual property that is listed or designated locally. The correct status code that should have been assigned in 2002 is 5S3: appears to be individually eligible for local listing or designation through survey evaluation. The prior survey found the residence was architecturally significant as an example of an early residential home in Rancho Mirage. The current survey found the residence is associated with the themes of Early Agricultural and Residential Period (1924-1951) and Rancho Mirage Architectural Styles (1934-1980s). The residence has been substantially altered with two large additions at the front and rear of the home. It no longer maintains integrity to the historic era. As such, the current survey evaluated the property as status code 6Z - Found ineligible for NR, CR or Local designation through survey evaluation.

The home has not been found individually eligible under NRHP/CRHR A/1, as it has not been associated with significant events or patterns of events in local, regional, state, or national history; not individually eligible under Criterion B/2, as it has not been identified as having an association with an important person; not individually eligible under Criterion C/3, as it does not embody the distinctive characteristics of a type, period, or method of construction; and not individually eligible under Criterion D/4, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state, or national history. Due to significant alterations to the residence, the home is not considered eligible under Local Criteria 1-8. The home does not maintain integrity to the historic era.

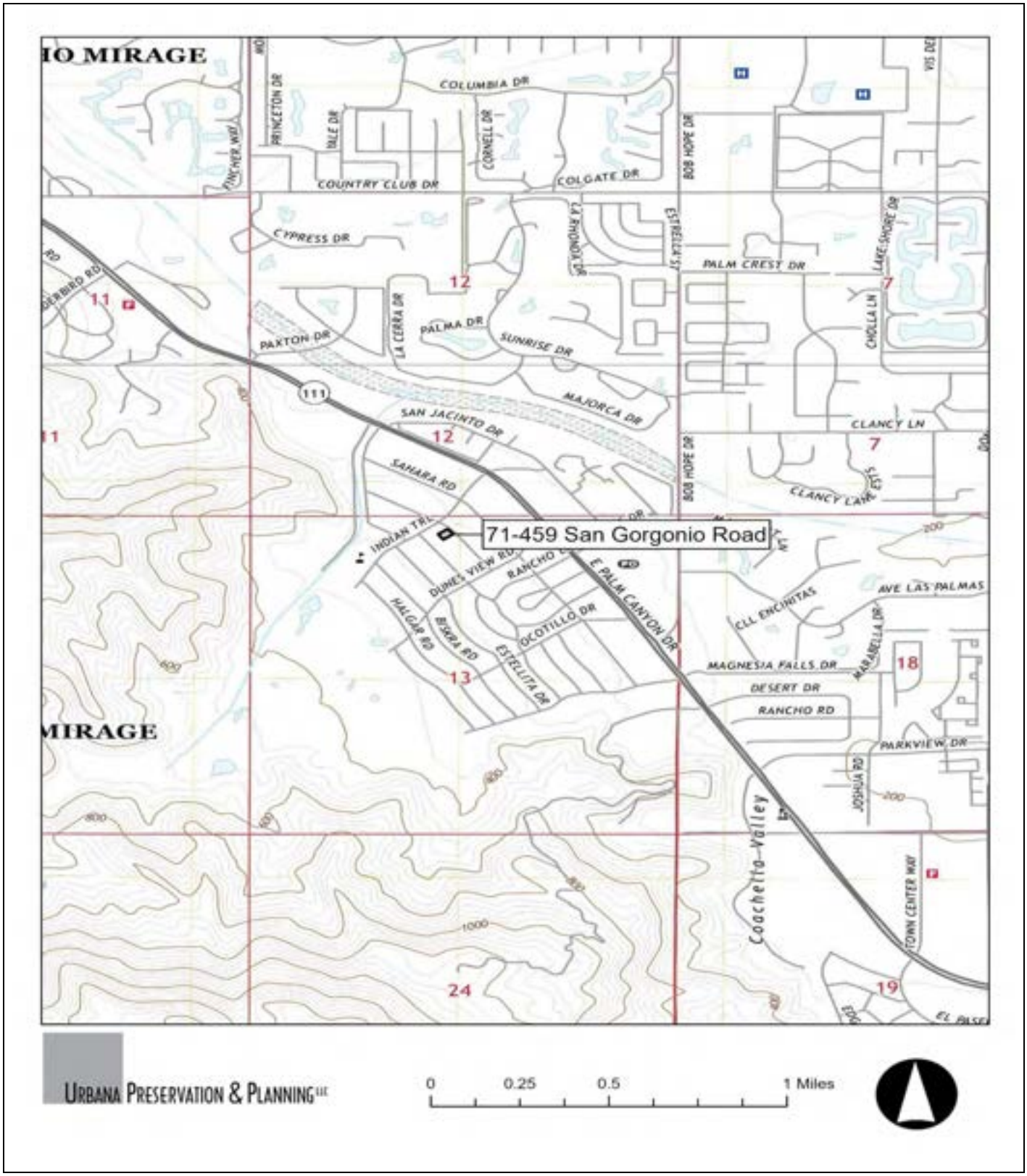
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Demolished
Page 4 of 4

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings:
Other Listings: Urbana Survey No.: 116

*Map Name: Cathedral City, Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Page _1_ of _2_ **Resource name(s) or number** (assigned by recorder) *71-459 San Gorgonio Road*

P1. Other Identifier:
***P2. Location:** ☐Not for Publication ■Unrestricted ***a. County** *Riverside*
***b. USGS 7.5' Quad** **Date:**
***c. Address** *71-459 San Gorgonio Road* **City** *Rancho Mirage* **Zip** *92270*
***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This one-story, flat-roofed, rectangular house was built circa 1940 of concrete block construction. Unpainted, exposed rafters are visible beneath the eaves of this northeast-facing, Vernacular Modern residence. Windows are fixed and multi-pane steel casements of various sizes with extended wood lintels. The front entrance is wood-framed, with an original paneled wood door, and, like the windows, is surmounted by an extended wood lintel. A detached single-car garage is located east of the house, which is above grade and surrounded by desert sand and desert landscaping. Various boulders and mature trees enhance the setting. The house is original and in excellent condition.

***P3b. Resource Attributes:** (list attributes and codes) *HP2. Single-family Property*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
Northeast elevation
August 2002

***P6. Date Constructed/Age and Sources:** ■historic
Circa 1940

***P7. Owner and Address:**
Ronald P. and Christy M. Saldamando
71533 San Gorgonio Road
Rancho Mirage, CA 92270

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**
Intensive Survey.

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ☐Continuation Sheet ■Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #_____
HRI#_____

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *5S1*

***Resource Name or #:** *71-459 San Gorgonio Road*

B1. Historic Name: *Unknown*
B2. Common Name: *71-459 San Gorgonio Road*
B3. Original Use: *Single-family Residence* B4. Present Use: *Single-family Residence*
***B5. Architectural Style:** *Vernacular Modern*
***B6. Construction History:** (Construction date, alterations, and date of alterations): *Constructed circa 1940.*
Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.
No building permits for exterior of interior modifications were found for 1973 – 2002.

***B7. Moved?** ■**No** □**Yes** □**Unknown** **Date:**_____ **Original Location:**_____
***B8. Related Features:**

None.

B9a. Architect: *Unknown* b. Builder: *Unknown*

***B10. Significance: Theme** *Agricultural and Early Residential* **Area** *Rancho Mirage*
Period of Significance: *1924-1950* **Property Type:** *Single-family Residence* **Applicable Criteria:** *C*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

This property is architecturally significant as a good example of the type of homes that were constructed in the early Rancho Mirage neighborhoods of Clancy Lane, Magnesia Falls, and San Jacinto Drive in the 1930s and 1940s. It is a basic Vernacular Modern building constructed of concrete block with a flat roof, multi-pane casement windows, and virtually no applied ornamentation. A distinguishing characteristic of this house, the extended wood lintels above the windows and the main entrance, links the design to the adobe buildings which were constructed previously in the Coachella Valley. This house was built circa 1940 by an unknown architect and/or builder. As of 1953, the property owner was Joseph Hughes. Prior to 1953, Rancho Mirage addresses were not listed in the Palm Springs directory. For its representation of a era and building type closely associated with the Rancho Mirage area in the years immediately before and after World War II, this property appears eligible for designation under an existing or proposed local ordinance, but does not appear eligible for listing in the National Register of Historic Places (a "5S1" National Register Status Code).

B11. Additional Resource Attributes: (List attributes and codes)_____
***B12. References:**

Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.
1953 Palm Springs directory.
City of Rancho Mirage Building Permits.

B13. Remarks:

Sketch Map

***B14. Evaluator:** *Peter Moruzzi, Teresa Grimes, Leslie Heumann*

***Date of Evaluation:** *September 23, 2002*

(This space reserved for official comments.)

Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City, Rancho Mirage Date: 2021 Map Scale: 1;24000
Address: 71-552 Sahara Road City: Rancho Mirage Zip: 92270
UTM Zone: 11S 554118.94 m E 3733798.49 m N
APN: 684232029

Date Constructed: 1940
Ownership and Address: Michael J Cosgrove, Michele Ann Cosgrove; 41610 Indian Trail, Ste 2, Rancho Mirage, CA 92270

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The 71-552 Sahara Road property was constructed circa 1940 in the Magnesia Falls neighborhood. In 2002, Leslie Heumann and Associates described the residence as a Vernacular Modern home constructed of concrete block with slightly curved edges. The windows were steel-framed casement with an attached garage. The residence was demolished circa 2004. As of 2024, nothing has been built in its place.

Updated BSO Information (DPR 523B):

A prior survey evaluated the property as status code 5S1 - individual property that is listed or designated locally. The correct status code that should have been assigned in 2002 is 5S3: appears to be individually eligible for local listing or designation through survey evaluation. The prior survey found the home was architecturally significant as a good example of an early residential home in Rancho Mirage. The residence was fully demolished in ca. 2004. As of 2024, it has not been replaced. The historic resource is no longer extant. As such, the property is not eligible for inclusion in the NRHP, CRHR, or Local Register. The property is evaluated as status code 6Z - Found ineligible for NR, CR or Local designation through survey evaluation.

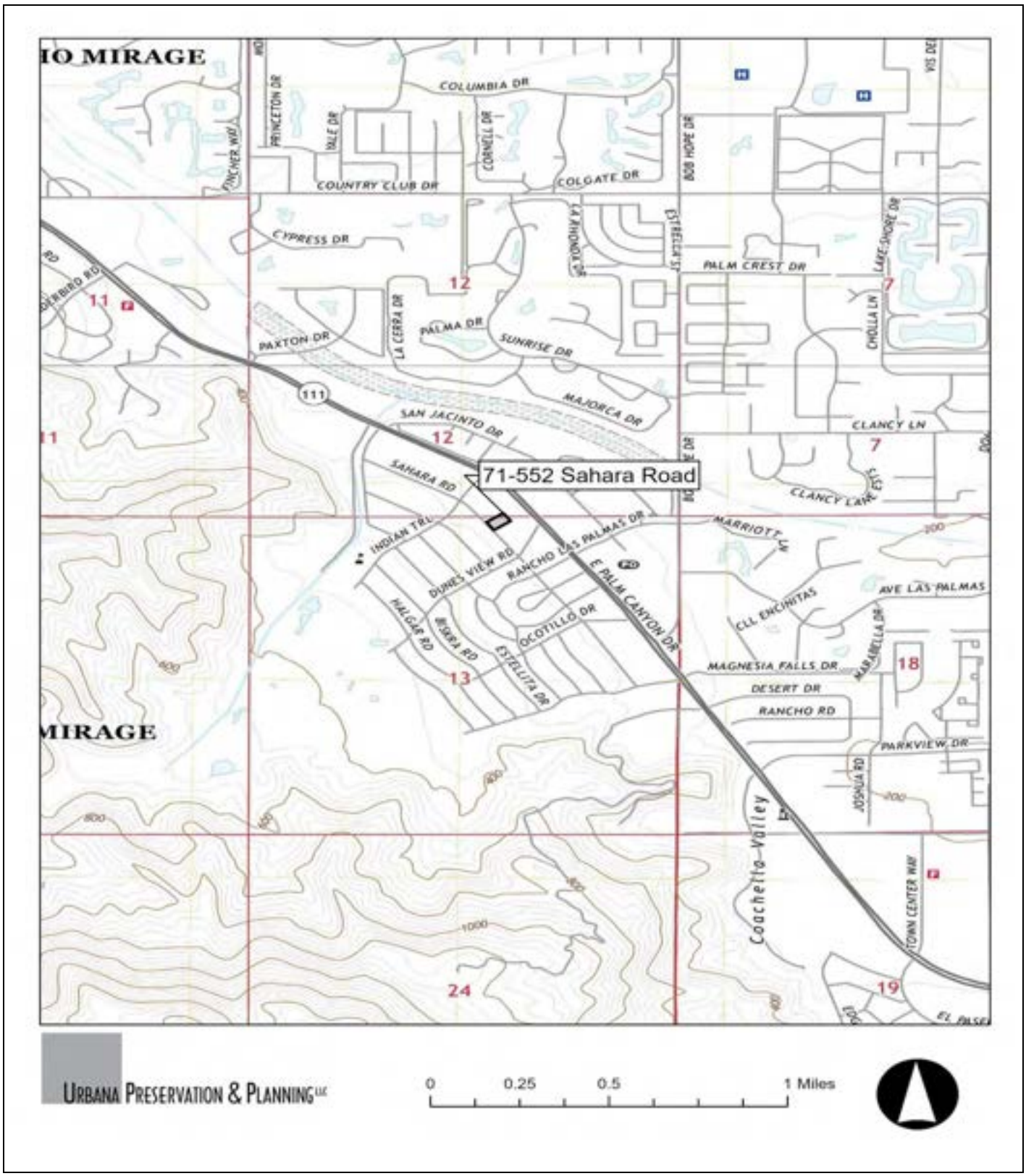
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Demolished

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings:
Other Listings: Urbana Survey No.: 117

*Map Name: Cathedral City, Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



URBANA PRESERVATION & PLANNING LLC

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Page _1_ of _2_ **Resource name(s) or number** (assigned by recorder) *71-552 Sahara Road*

P1. Other Identifier:

***P2. Location:** ☐Not for Publication ■Unrestricted ***a. County** *Riverside*

***b. USGS 7.5' Quad** **Date:**

***c. Address** *71-552 Sahara Road* **City** *Rancho Mirage* **Zip** *92270*

***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

A flat roof with deep eaves covers this one-story, rectangular, Vernacular Modern residence built circa 1940. Constructed of flattened concrete block, the edges of the house are slightly curved. Windows are steel-framed casement of various sizes. A concrete path paralleling the house leads to a recessed entry porch. The solid wood door is original. An enclosed single-car garage on the east end of the building is probably an enclosed carport. A low concrete block wall with weeping mortar forms a planter east of the entrance. On the west elevation, three square wood posts support the wide overhang. A non-original evaporative cooling system sits on the roof. The driveway is unpaved and the front yard is desert sand. Landscaping consists of shrubs and mature trees including Washingtonia filifera palms. The house appears original and in fair condition.

***P3b. Resource Attributes:** (list attributes and codes) *HP2. Single-family Property*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
Southwest elevation
August 2002

***P6. Date Constructed/Age and Sources:** ■historic
Circa 1940

***P7. Owner and Address:**
Mark W. and Katherine A. Woods
71552 Sahara Road
Rancho Mirage, CA 92270

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**
Intensive Survey.

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ☐Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #_____
HRI#_____

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *5S1*

***Resource Name or #:** *71-552 Sahara Road*

B1. Historic Name: *Unknown*
B2. Common Name: *71-552 Sahara Road*
B3. Original Use: *Single-family Residence* B4. Present Use: *Single-family Residence*
***B5. Architectural Style:** *Vernacular Modern*
***B6. Construction History:** (Construction date, alterations, and date of alterations): *Constructed circa 1940.*
Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.
July 3, 1984. Reroof.

***B7. Moved?** ■**No** ☐**Yes** ☐**Unknown** **Date:**_____ **Original Location:**_____
***B8. Related Features:**

None.

B9a. Architect: *Unknown* b. Builder: *Unknown*

***B10. Significance: Theme** *Agricultural and Early Residential Era* **Area** *Rancho Mirage*
Period of Significance: *1924-1950* **Property Type:** *Single-family Residence* **Applicable Criteria:** *C*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

This property is architecturally significant as a good and intact example of a type of 1930s and 1940s residence that appears in the early Rancho Mirage neighborhoods of Clancy Lane, Magnesia Falls, and San Jacinto Drive. It is a basic Vernacular Modern building constructed of concrete block with a flat roof, steel-framed casement windows, and virtually no applied ornamentation. This example is distinguished by the rounded corners of the concrete block that suggest the Streamline Moderne style of the 1930s. Constructed circa 1940 by an unknown architect and/or builder, the house is representative of a particular design and type apparently unique to the Rancho Mirage area in the years immediately before and after World War II. W. H. and Mary M. Eisenlord are listed as the owners in the 1953 Palm Springs directory. This was the first year that Rancho Mirage properties were listed in the directory. The property appears eligible for designation under an existing or proposed local ordinance, but does not appear eligible for listing in the National Register of Historic Places (a "5S1" National Register Status Code).

B11. Additional Resource Attributes: (List attributes and codes)_____
***B12. References:**

Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.
1953 Palm Springs Directory.
City of Rancho Mirage Building Permits.

B13. Remarks:

***B14. Evaluator:** *Peter Moruzzi, Teresa Grimes, Leslie Heumann*

***Date of Evaluation:** *September 23, 2002*

(This space reserved for official comments.)

Sketch Map

Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City, Rancho Mirage Date: 2021 Map Scale: 1;24000
Address: 71-022 Country Club Drive City: Rancho Mirage Zip: 92270
UTM Zone: 11S 553230.80 m E 3735488.76 m N
APN: 688230001

Date Constructed: 1957
Ownership and Address: Charles Y Liu, Aeran Kim; 71022 Country Club Drive, Rancho Mirage, CA 92270

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The 71-022 Country Club Drive residence was constructed in 1955, located at a corner lot in the Thunderbird North neighborhood. The one-story, single family residence is clad in smooth stucco with a flat roof. The home features a large, interior chimney clad in stone. There are two small, fixed windows visible from the public right of way. The residence most closely resembles a Desert Modern style home, and features prominent interaction between the indoor and outdoor space. The front elevation is recessed behind a privacy wall, and is more modest architecturally compared to the rear elevation. The rear elevation faces the interior community space. At the front elevation, there is a prominent double entry door with no front stoop or porch. At the front elevation, there is an attached carport supported with thick, square posts. There are natural stone accent walls at the carport. The rear elevation has an L shaped form, around an inground pool. At the rear elevation, there is a wide roof overhang, creating a covered outdoor living space. At the roof, there are prominent exposed beams, with boxed eaves. The walls at the rear elevation are largely glass, creating an intersection between the indoor and outdoor spaces.

Permits provided by the City of Rancho Mirage include:
- Sewer work in 2004 (Permit No. B0301490)
- Reroof of the dwelling in 2007 (Permit No. B0701420)
- Miscellaneous work in 2008 (Permit No. B0800089)
- Remodel work in 2014 (Permit No. B1400925)

See Continuation Sheet for Additional Information.



View east of residence. (71-022 Country Club Drive_5)

Updated Primary Record Information Continued:



View east of residence. (71-022 Country Club Drive_2)



View east of residence. (71-022 Country Club Drive_7)

Updated Building, Structure, Object Information Continued:

The current 2024 survey found that the dwelling is more specifically associated with the new themes of Residential Subdivisions and Cooperatives (1951-1973) and Rancho Mirage Architectural Styles (1934 – 1980s), but it does not possess individual documented significance in relation to this theme. The 2024 evaluation found that the property should be assigned the 5S2 status code - individual property that is eligible for local listing or designation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

A permit for the construction of the subject property, in the Thunderbird North neighborhood, was issued in 1955. The Thunderbird North neighborhood was developed by Dallas developer A. Pollard Simons. In 1953, Simons bought the 40-acre Loupe Ranch north of Thunderbird Country Club on the northeast corner of Country Club Drive and Morningside Drive. Loupe Ranch included two homes, with citrus trees, date trees, and a vineyard. By 1955, Simons commissioned Master Architect William Cody to design a seven-acre portion of the property as a small private resort community for Simons and his friends who were all members of Thunderbird Country Club and included Texas oilman Monty Moncrief and Thunderbird's all pro golfer Jimmy Hines. Simons and his friends gradually built 10 homes around a central pool with an 8000-square foot private putting green. Each home was custom built, with three designed by William Cody and another three designed by Wexler & Harrison, a partnership of Master Architect Donald Wexler and Master Architect Richard Harrison. Several other homes were designed in a compatible aesthetic although the architect for these properties has not been confirmed. The first two homes in Simons' Thunderbird North project were completed in 1956 and the last was completed in 1978.

The property was originally owned by William A. "Monty" Moncrief and his wife. Moncrief, originally from Texas, gained his fortune in the oil industry. The couple split their time between Texas and the Coachella Valley. The Moncrief's were popular in the Palm Springs and Rancho Mirage communities, being friends with Bing Crosby and often hosting gatherings at their home. The couple was one of the ten original owners in the Thunderbird North community, comprised of a group of friends. (Monty Desert Sentinel, Feb 16, 1950, Page 6; The Desert Sun, Nov 20, 1956, Page 4).

The home is a Desert Modernist style home. In the post-World War II era, country clubs began to be developed in the Coachella Valley. The development of country clubs coincided with the construction of custom residential and commercial properties within their boundaries. Booming post-war development within these country clubs helped shape what is now commonly referred to as 'Desert Modernism', a distinct subtype of the International style of architecture that incorporated modern materials, techniques, and floor plans with the unique requirements of building within a desert environment. The typical characteristics of Desert Modernism included large expanses of floor-to-ceiling glass walls sheltered by deep overhangs extending from flat roofs and flowing interior floor plans that merged gracefully with the outdoors. Often oriented to the rear, where most decorative flourishes could be visible from the fairways of the country clubs, Desert Modernist houses in Rancho Mirage often had a rear swimming pool and expansive golf course views and multiple points of outdoor access while front elevations were often constructed to be unassuming and often shielded for privacy, with only clerestories and obscured glass panels adjacent to the entries providing light. These houses were often light, with roofs floating above glass walls and clerestories, and ceilings supported by thin steel or wood posts. In addition to glass, exterior materials included stucco, wood, slumpstone, and natural rock that often mirrored the desert environment. The subject property features many character defining features of the style including a rear swimming pool, a strong intersection between the indoor/outdoor space, multiple points of outdoor access, an unassuming, shielded front elevation, clerestory windows, glass walls, prominent wood beams at the roof, and stucco and natural stone exterior cladding.

The dwelling has not been found individually eligible under NRHP/CRHR Criterion A/1, as it has not been associated with significant events or patterns of events in local, regional, state, or national history; not individually eligible under NRHP/CRHR Criterion B/2, as it has not been identified as having an association with an important person; and not individually eligible under Criterion D/4, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state or national history. The residence is not considered eligible under Local Criteria 2-6 and 8.

The single-family residence is considered eligible under NRHP/CRHR Criterion C/3 as the property individually embodies the distinctive characteristics of a Desert Modernist style home constructed within Rancho Mirage in the 1950s. The property is also eligible under Local Register Criteria 1 and 7 as it is representative of a Desert Modernist style home that embodies an outstanding attention to architectural design, detail, craftsmanship, and use of materials. As the dwelling has not been substantially altered, it maintains adequate integrity from the historic period to convey its significance.

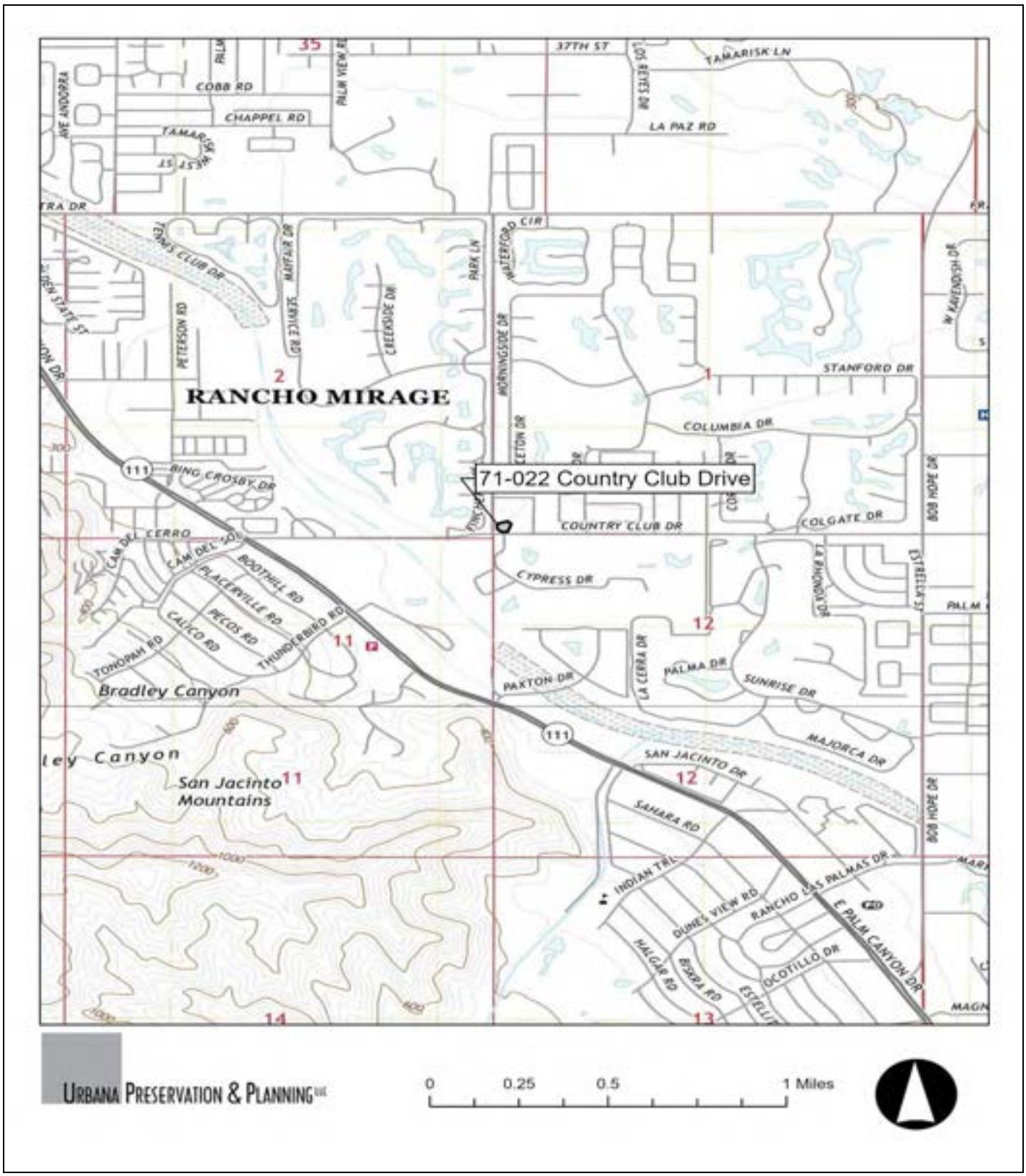
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Moncrief Residence
Page 4 of 4

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S2
Other Listings:
Other Listings: Urbana Survey No.: 118

*Map Name: Cathedral City, Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



URBANA PRESERVATION & PLANNING LLC

Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Cathedral City Date: 2021 Map Scale: 1;24000
Address: 37-690 Golf Circle City: Rancho Mirage Zip: 92270
UTM Zone: 11S 552993.41 m E 3737315.08 m N
APN: 674310003

Date Constructed: 1959
Ownership and Address: Papa Bear Residence; 199 E Lake Shore Drive, # 6W, Chicago, IL 60611

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The 37-690 Golf Circle residence was constructed in 1959. The one-story residence features a "T"-shaped form with a flat roof. The residence most closely resembles a Desert Modernist style home with Mayan features. Throughout the building, there are several character defining trapezoidal walls which convey the Mayan influence. At the southwest elevation, there is a trapezoidal wall constructed of slumpstone. This trapezoidal wall is repeated at the northwest and eastern elevations. The exterior is clad in stucco with narrow brick accents. The front elevation features a trapezoidal buttress beams that runs over the front walkway. At the front elevation, there is one large, aluminum frame window with aluminum frame casement windows at either side. There is sidelite adjacent to the front door. There is one floor-to-ceiling, fixed window at the front elevation. The residence features an attached two car garage. At the rear elevation, there is a deep roof overhang supported by angled support beams. There are several large sliding glass doors at the rear elevation, opening to the rear in-ground pool. the residence does not appear to have had any alterations, excepting exterior paint.

See Continuation Sheet for Additional Information.



View east of residence. (37-690 Golf Circle_4)

Updated Primary Record Information Continued:



View of rear elevation of residence. (37-690 Golf Circle_1)

Updated Building, Structure, Object Information Continued:

The subject property was previously found significant under Local Criteria 1, 5, as and 7. The current survey found the subject property is associated with the theme of the Country Club Era (1951 – 1973) and Rancho Mirage Architectural Styles (1934 – 1980s), but does not possess individual documented significance in relation to this theme. The 2024 evaluation found that the property should be assigned the 5S2 status code - individual property that is eligible for local listing or designation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

The subject property was built in 1959 by the MarVal Construction Company. The company was founded by contractor Robert Marx and architect Val Powelson. Marx was the son of Gummo Marx (of the Marx Brothers), born in 1930. He was a building contractor in the Coachella Valley. He partnered with architect designer Val Powelson under the firm Marval Construction Company which operated from 1957 to 1964. "Marval" is a combination of the Marx and Val names. Marx built many custom homes in the Rancho Mirage Tamarisk area, best known being the Gullwing House/Leo Maranz residence, the Sputnik House/Gummo Marx residence, and the Da Vaal Estates ("Robert 'Bob' Marx Collection," Palm Springs Art Museum, Online Archive of California). The many residences constructed by the Marval Construction firm and designed by Powelson under the Marval firm are noted for their eye-catching Modern designs. This included dramatic winged roofs, sharply pointed exposed beams, unique shapes and angles, prominent center beams, and dramatic architectural features. The Fallick Residence has been identified as being constructed by Marx, however, the architect was not identified, though it was likely designed by Powelson. The Fallick Residence features Modern details that are typical of Marx's work, including the prominent beams, unique shapes and angles, such as the trapezoidal elements, and the dramatic roof overhang.

The Fallick Residence most closely resembles a Desert Modernist style home, though it is unique for its Mayan influences. The Desert Modern style developed in the post World-War II era, specifically influenced by the construction of residential country clubs. Booming post-war development within these country clubs helped shape what is now commonly referred to as 'Desert Modernism', a distinct subtype of the International style of architecture that incorporated modern materials, techniques, and floor plans with the unique requirements of building within a desert environment. The typical characteristics of Desert Modernism included large expanses of floor-to-ceiling glass walls sheltered by deep overhangs extending from flat roofs and flowing interior floor plans that merged gracefully with the outdoors. Often oriented to the rear, where most decorative flourishes could be visible from the fairways of the country clubs, Desert Modernist houses in Rancho Mirage often had a rear swimming pool and expansive golf course views and multiple points of outdoor access while front elevations were often constructed to be unassuming and often shielded for privacy, with only clerestories and obscured glass panels adjacent to the entries providing light. These houses were often light, with roofs floating above glass walls and clerestories, and ceilings supported by thin steel or wood posts. In addition to glass, exterior materials included stucco, wood, slumpstone, and natural rock that often mirrored the desert environment. The Fallick Residence incorporates many characteristics of this style including an unassuming front elevation with a broad rear elevation facing the golf course, a deep roof overhang that creates an outdoor living space, a flat, unassuming roof, prominent exterior beams/buttresses, and the use of stucco and slumpstone materials.

The original owner of the property was Samuel J. Fallick, a Chicago attorney. The subject property was purchased in 1953, a year after the Tamarisk Country Club opened. However, the residence was not built until 1959. The Fallick's owned the property until 1961 when it was sold to Dr. and Ms. Sam Hart. Hart was on the board of the Desert Medical Center, later known as the Eisenhower Medical Center.

The dwelling has not been found individually eligible under NRHP/CRHR Criterion A/1, as it has not been associated with significant events or patterns of events in local, regional, state, or national history; not individually eligible under NRHP/CRHR Criterion B/2, as it has not been identified as having an association with an important person; and not individually eligible under Criterion D/4, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state or national history. The residence is not considered eligible under Local Criteria 2, 3, 5, 6 and 8.

Updated Building, Structure, Object Information Continued:

The single-family residence is considered eligible under NRHP/CRHR Criterion C/3 as the property individually embodies the distinctive characteristics of a Desert Modernist style home constructed within Rancho Mirage in the 1950s. The property is also eligible under Local Register Criteria 1 and 7 as it is representative of a Desert Modernist style home that embodies an outstanding attention to architectural design, detail, craftsmanship, and use of materials. The home is also eligible under Local Criterion 4 as a notable example of the MarVal Construction Company. As the dwelling has not been substantially altered, it maintains adequate integrity from the historic period to convey its significance.

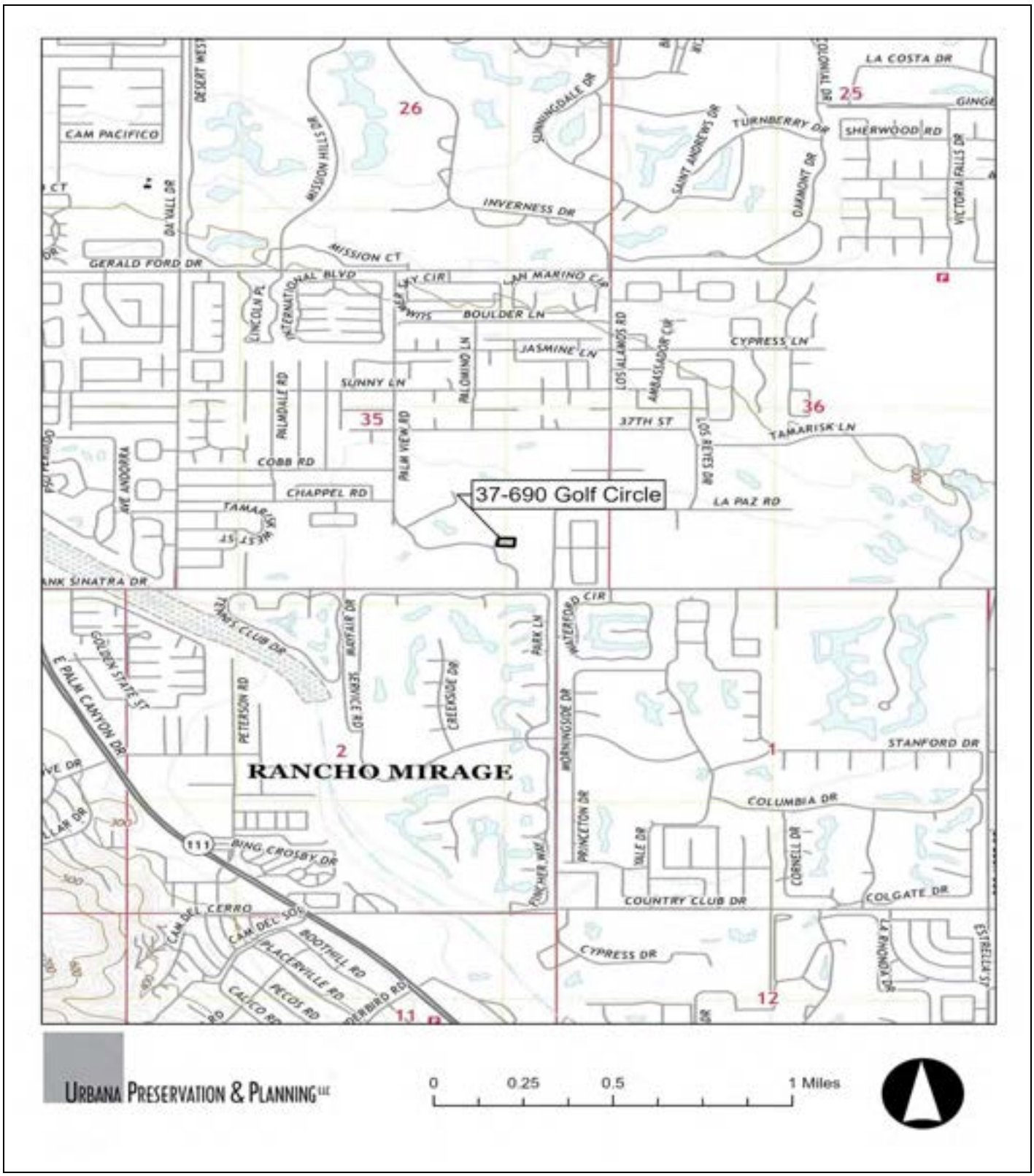
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Fallick Residence
Page 5 of 5

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S2
Other Listings:
Other Listings: Urbana Survey No.: 119

*Map Name: Cathedral City *Scale: 1:24,000 *Map Date: 2021



Updated Primary Record Information (DPR 523A):

USGS 7.5' Quad: Rancho Mirage, Cathedral City Date: 2021 Map Scale: 1:24,000
Address: 69-934 Highway 111 City: Rancho Mirage Zip: 92270
UTM Zone: 11S 551479.22 m E 3736366.28 m N
APN: 689040023

Date Constructed: 1978
Ownership and Address: Dev Grit; 201 N Palm Canyon Drive, Ste 200, Palm Springs, CA 92262

Report Citation: "Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025."

Description:

The 69-934 Highway 111 property was a one-story commercial building constructed in 1978. In 2002, Leslie Heumann and Associates described the property as an Organic Modern style building designed by Ken Kellogg. The building was notable for its unique form which followed the natural curvature of the topography. The building was demolished circa 2013. As of 2024, nothing has been built in its place.

Updated BSO Information (DPR 523B):

A prior survey evaluated the property as status code 3S - appears eligible for NR as an individual property through survey evaluation. The prior survey found the building was architecturally significant as a good example of an Organic Modern building in Rancho Mirage. The building was fully demolished in ca. 2013. As of 2024, it has not been replaced. The historic resource is no longer extant. As such, the property is not eligible for inclusion in the NRHP, CRHR, or Local Register. The property is evaluated as status code 6Z - Found ineligible for NR, CR or Local designation through survey evaluation.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Page _1_ of _3_ **Resource name(s) or number** (assigned by recorder) *Chart House Restaurant*

P1. Other Identifier:

***P2. Location:** ☐Not for Publication ■Unrestricted ***a. County** *Riverside*

***b. USGS 7.5' Quad** **Date:**

***c. Address** *69-934 Highway 111* **City** *Rancho Mirage* **Zip** *92270*

***e. Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Situated at the foot of a small hill along Highway 111, the arrestingly designed Chart House restaurant follows the natural curvature of the site. The hill appears to slope down through the one-story, southwest-facing, Organic Modern building designed by architect Ken Kellogg in 1978. There is 9,296 square feet covered by the roof. Gently sloping roof, with four inches of urethane foam, the roof undulates around the perimeter of the hill, resting on recycled roof boards that are supported by laminated curved beams. Fixed windows are mostly clerestory and opaque with black anodized aluminum mullions. The center skylight is made of three layers of translucent plastic running the full length of the restaurant. The skylight culminates in a raised, ribbed dome from which a round natural rock chimney emerges. The rock in the subterranean walls and the chimney was quarried on site. The double doors of the recessed entrance are made of laminated beveled glass in curved wood frames for keeping out the summer heat. A low-profile waterfall of about 20 feet runs in and out through the glass on the east side of the entrance. Low concrete walls form planters on either side. A curved concrete walkway leads from the parking lot which, together with the restaurant, is on 5.48 acres of land. Landscaping consists of a front lawn, gravel, cacti, shrubs, and queen palms. Although the interior has been extensively remodeled, the exterior is original and in excellent condition.

***P3b. Resource Attributes:** (list attributes and codes) *HP6. 1-3 story commercial building*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
Southwest elevation
August 2002

***P6. Date Constructed/Age and Sources:** ■historic
1978/ Source: City of Rancho Mirage Buiilding Permits

***P7. Owner and Address:**
Wessman Holdings LLC
1555 South Palm Canyon Drive #G-10
Palm Springs, CA 92264

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**
Intensive Survey .

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")
None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *3S*

***Resource Name or #:** *Chart House Restaurant*

B1. Historic Name: *Chart House Restaurant*
B2. Common Name: *Same*
B3. Original Use: *Restaurant*
B4. Present Use: *Restaurant*

***B5. Architectural Style:** *Organic Modern*

***B6. Construction History:** (Construction date, alterations, and date of alterations):
June 6, 1978. Restaurant. Value: $317,320.
July 25, 1985. Monument sign.
March 23, 1998. Interior strip out of finishes including carpet, wood booths, fixtures, pavers, adobe tile, etc.

***B7. Moved?** ■No ☐Yes ☐Unknown **Date:**_____ **Original Location:**_____

***B8. Related Features:**

None.

B9a. Architect: *Kendrick Bangs Kellogg*
b. Builder: *Wessman Construction Company*

***B10. Significance: Theme** *Cityhood* **Area** *Rancho Mirage*
Period of Significance: *1973 - Present* **Property Type:** *Single-family Residence* **Applicable Criteria:** *C*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The Chart House is architecturally significant as a unique and outstanding example of "Organic Modern" design, sensitively integrated into its site and responsive to the desert climate. Designed by architect Kendrick Bangs Kellogg, it was built in 1978 and appeared on the cover of Restaurant Design magazine in 1981. In 1994, it received the Vintage Pinot Noir Award sponsored by AIA, APA, ASLA, AEP, CSPE, IEDI of the Inland Empire of California, in large part due to its energy efficiency.

Kellogg attended university at San Diego State, University of Colorado, University of Southern California, and the University of California at Berkeley. He received an architect's license in California in 1964 and a building contractor's license in 1966, a national license in 1979, and a global (international) license in 1998. Kellogg's motto is: "the more unusual the site, the better the Architecture."

(See Continuation Sheet 3 of 3.)

B11. Additional Resource Attributes: (List attributes and codes)_____

***B12. References:**

Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.
Kendrick Bangs Kellogg website.
http://sandiegoart.com/KKellogg/restps.html
City of Rancho Mirage Building Permits.

B13. Remarks:

***B14. Evaluator:** *Peter Moruzzi, Teresa Grimes, Leslie Heumann*

(This space reserved for official comments.)

Sketch Map

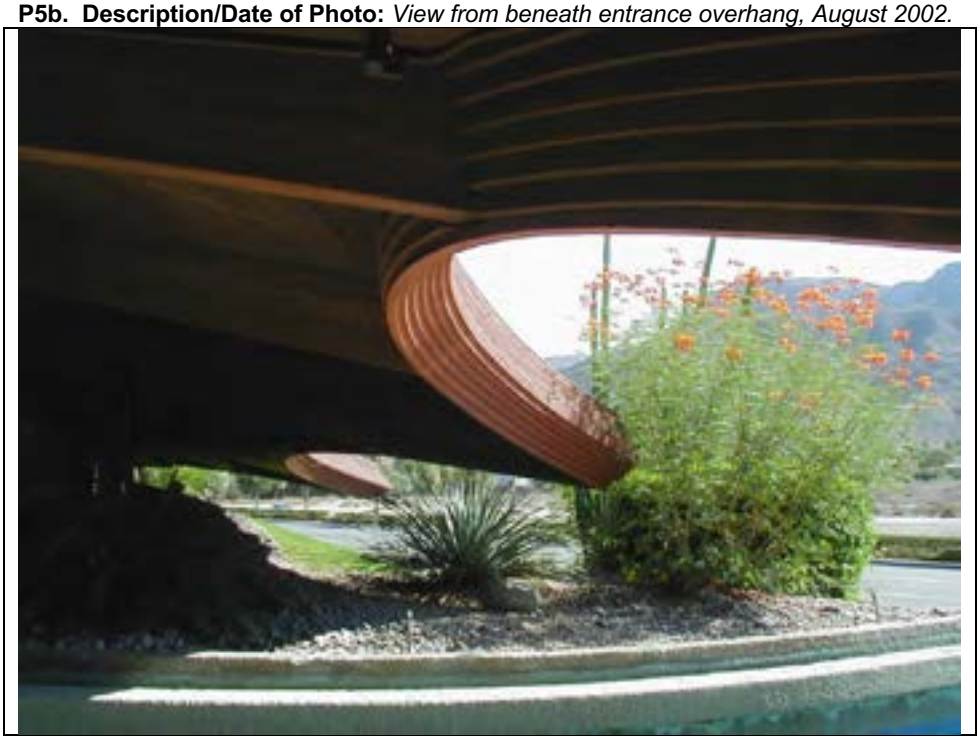
***Date of Evaluation:** *September 23, 2002*

***B10. Significance (continued):**

Kellogg's diversified experience emphasizes composing a totally unified concept. He has a rather unorthodox philosophy regarding architecture and the profession. "Although the 'architectural school' taught basic engineering, it also inadvertently taught me what not to do. Architecture cannot be taught. Beauty comes from within. I learned early that license does not make Architecture. Competitions are, for the most part, political. The technology of any time is only a tool. The AIA is composed of those, with and without license, who primarily are in the business of promoting themselves rather than Architecture. And a committee will never be composed of anything more than another level of mediocrity." Kellogg believes "Organic Architecture is the Mother of the Arts. Beauty is the sustainable essence of life. Nature is not sentimental. Both beauty and nature are the practical aspects of our compassion for survival."

The Chart House, Kellogg's only known Coachella Valley commission, brilliantly demonstrates Kellogg's design philosophy. Here he created a building that is an integral and 'organic' part of the environment as it grows out of the hill. Hugging the land, the partially subterranean building folds, curves, and undulates with the topography. It is clearly one-of-a-kind. The property appears eligible for separate listing in the National Register of Historic Places under Criterion C for exceptional merit as an example of Organic Modern design (a "3S" National Register Status Code). In addition, the property would be eligible for designation under an existing or proposed local ordinance.

P5b. Description/Date of Photo: *View from beneath entrance overhang, August 2002.*



Appendix B. New DPR Forms for Newly Recorded Properties

Table 2. Newly Recorded Properties

Newly Recorded Properties			
Urbana Survey No.	**Address**	**Resource Name**	**CRHR Status Code**
1	71-388 Cypress Drive	Phil Harris & Alice Faye Residence	6Z
2	72-424 Desert Drive	Hedy Lamarr House	3S/3CS/5S3
3	71-543 Tangier Road	Jeff Chandler Residence	3S/3CS/5S3
4	70-447 Pecos Road	Penrith-Taubman House	3S/3CS/5S3
5	40-471 Sand Dune Road	Gerald Ford Estate	3S/3CS/5S3
6	41-910 Tonopah Road	Cramer Residence	3S/3CS/5S3
7	40-516 Tonopah Road	Armstrong Residence	3S/3CS/5S3
8	70-146 Carson Road	Stoneman Residence	3S/3CS/5S3
9	70-772 Fairway Drive	D.B. McDaniels Residence	3S/3CS/5S3
10	71-136 La Paz Road	Meade Residence	3S/3CS/5S3
11	70-641 Tamarisk Lane	Spare Residence	3S/3CS/5S3
12	37-101 Los Reyes Drive	Klein Residence	3CS/5S3
13	37-319 Los Reyes Drive	Schwartz Residence	3S/3CS/5S3
14	71-017 Fairway Drive	Albert Marx Residence	3S/3CS/5S3
15	41-001 Thunderbird Road	Fred Wilson Residence	3S/3CS/5S3
16	70-385 Highway 111	Lord Fletcher's Restaurant	3S/3CS/5S3
17	71-991 Highway 111	Provident Bank	3CS/5S3
18	72-067 Highway 111	Noel F. Birns Building	3S/3CS/5S3
19	42-730 Dunes View Road	A. Ronald Button Residence	3S/3CS/5S3
20	71-530 Biskra Road	James Roosevelt Residence	3S/3CS/5S3
21	40-257 Club View Drive	Bligh Residence	3S/3CS/5S3
22	70-983 Fairway Drive	Kramer Residence	6Z
23	70-831 Fairway Drive	Gale residence	3S/3CS/5S3
24	71-094 La Paz Road	Morton Residence	3CS/5S3
25	70-050 Highway 111	Las Casuelas Nuevas Restaurant	6Z
26	39-856 Morningside Drive	Eddie Lowery Residence	3S/3CS/5S3
27	70-843 Tamarisk Lane	Riback Residence	3CS/5S3
28	39-581 Kersten Drive	Kersten Ranch	6Z
29	72-204 Rancho Road	Hughey Residence	6Z
30	71-757 Tunis Road	Carle Residence	3S/3CS/5S3
31	71-653 Mirage Road	Specht Residence	3S/3CS/5S3
32	71-560 Biskra Road	Veiling Residence	3S/3CS/5S3

33	71-490 Mirage Road	Brush Residence	5S3
34	69-825 Highway 111	Rancho Mirage City Hall	6Z
35	70-000 Thunderbird Mesa Drive	Cook Residence	3S/3CS/5S3
36	70-890 Tamarisk Lane	Maxene Andrews Residence	6Z
37	1201 Tamarisk West Street	N/A	3B/3CB/5B
38	1202 Tamarisk West Street	N/A	3D/3CD/5D3
39	1203 Tamarisk West Street	N/A	3B/3CB/5B
40	1205 Tamarisk West Street	N/A	3B/3CB/5B
41	1206 Tamarisk West Street	N/A	3B/3CB/5B
42	1207 Tamarisk West Street	N/A	3B/3CB/5B
43	1209 Tamarisk West Street	N/A	3D/3CD/5D3
44	1210 Tamarisk West Street	N/A	3D/3CD/5D3
45	1211 Tamarisk West Street	N/A	3B/3CB/5B
46	1212 Tamarisk West Street	N/A	3B/3CB/5B
47	39-000 Bob Hope Drive	Annenberg Center for Health Sciences	3CS/5S3
48	39-407 Vista Del Sol	Betty Ford Center	6Z
49	39-000 Bob Hope Drive	Eisenhower Medical Center Probst Professional Building	3S/3CS/5S3
50	71-075 Highway 111	Desert View Animal Clinic	6Z

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 1

Review Code _____ Reviewer _____ Date _____
Resource Name: Phil Harris & Alice Faye Residence

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Cathedral City Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: 71-388 Cypress Drive City: Rancho Mirage Zip: 92270
d. UTM Zone: 11 S, 553808.5 mE / 3735142.98 mN
e. Other Locational Data: APN: 684040008

***P3a. Description:**

The 71-388 Cypress Drive property, known as the Phil Harris & Alice Faye Residence, was constructed in 1952 in Thunderbird Country Club and it sits on a 0.60 acre parcel. The property is a one-story Post and Beam style single-family residence with an irregular floor plan and a low-pitched cross-gabled roof clad in composition sheets and tiles. The single-family residence has asymmetrical facades clad in brick and stucco siding. The front elevation features an offset and recessed front entrance and the rear elevation features floor-to-ceiling windows looking out over the golf course beneath a wide flat porch roof overhang. The property also has a detached non-historic (ca. 2019) guest house to the north. In 2019, the owner made significant alterations to the original dwelling, modernizing both the exterior and interior of the home, removing many of the original mid-century design elements and materials.

***P3b. Resource Attributes:** HP2. single-family property
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
71-388 Cypress Drive_1: View facing northeast of the south (rear) elevation.
***P6. Date Constructed/Age and Source**
☒Historic: 1951 (Desert Sun, 18 October 1951, 5)
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
Rancho De Ratones Trust, Lucy K. Williams, Stuart Williams; 2819 60th Ave, Mercer Island, WA 98040
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
***P9. Date Recorded:** 2024
***P10. Survey Type:**
Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation**: Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: Phil Harris & Alice Faye Residence
B2. Common Name: 71-388 Cypress Drive
B3. Original Use: Residential **B4. Present Use:** Residential
***B5. Architectural Style:** Post and Beam

***B6. Construction History:** The single-family residence was constructed in 1951. No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.

In 2002, the owner re-tiled/re-plastered the pool, added a spa, and added a block wall around the new pool equipment. In February 2019 the owner installed a new septic system. Later that year in June 2019, the owner remodeled the home by adding a new guest house and a new golf cart garage. The owner also replaced the roof and remodeled the pool and spa area in August 2019.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Hiram Hudson Benedict **b.** Builder: Unknown
***B10. Significance: Theme:** Country Club Era, 1951 – 1973 **Area:** City of Rancho Mirage
Period of Significance: 1951-1998 **Property Type:** Single-Family Residential
Applicable Criteria: NRHP/CRHR/Local ineligible

The first owners and occupants of 71-388 Cypress Drive were husband and wife, Phil Harris and Alice Faye, both well known entertainers of their age. The house was designed for the couple by Hiram Hudson Benedict. They occupied their home in Rancho Mirage until the 1990s, when Phil passed away in 1995 and Alice died in 1998. One of the earliest houses built within Thunderbird Country Club, Phil Harris and Alice Faye commissioned the home shorty after they helped establish the club as early investors. However, while the dwelling is associated with the establishment of the Country Club Era (1951-1973), it does not possess individual documented significance in relation to this theme. The construction of the home did not significantly impact the design and direction of future residents within the club boundaries. It is also associated with the new Rancho Mirage Architectural Styles (1934-1980s) theme but it is not considered a significant representative example of a known architectural style in the community.

See Continuation Sheet for significance and integrity analysis.



B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025

(This space reserved for official comments.)

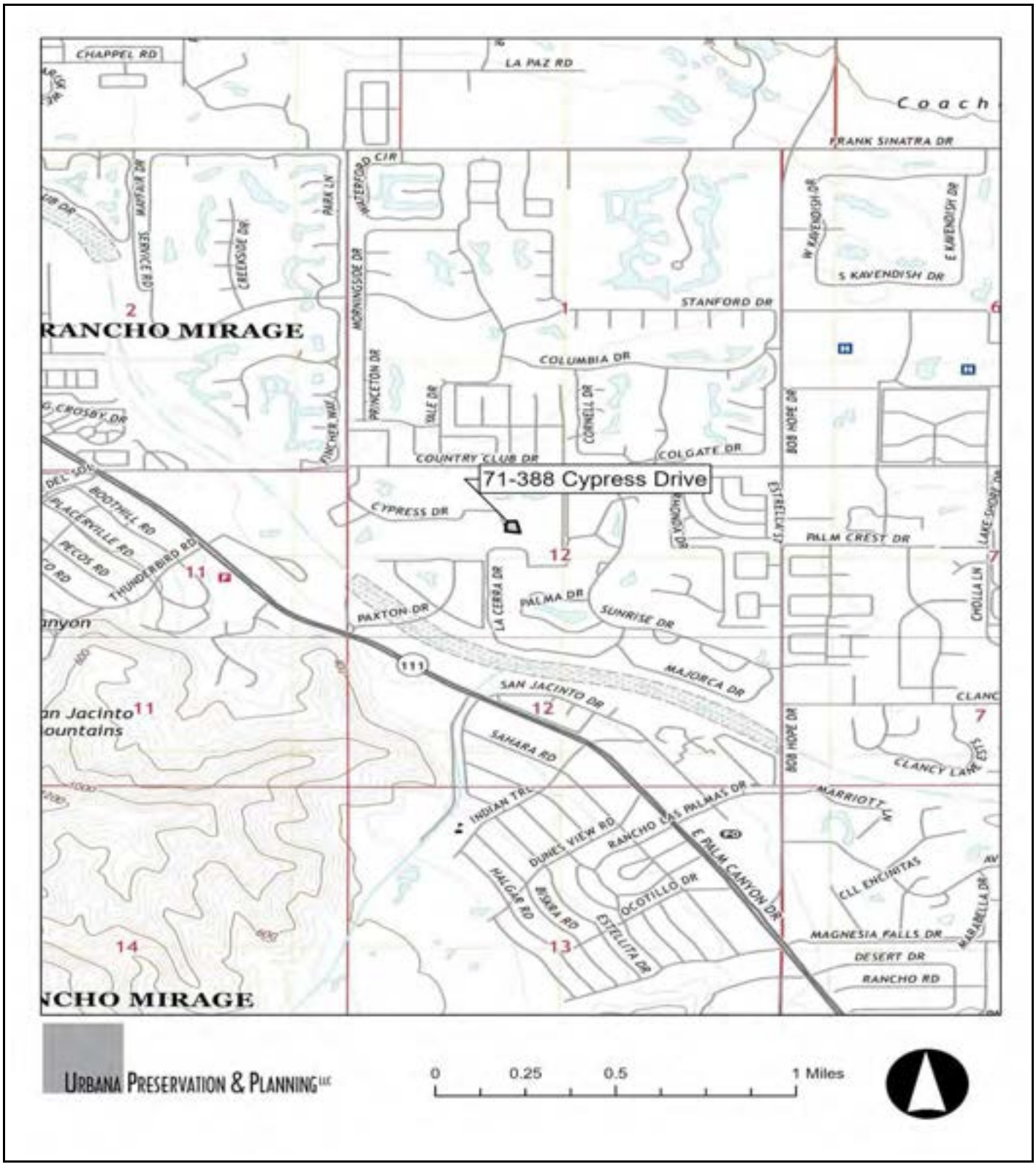
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Phil Harris & Alice Faye Residence
Page 3 of 5

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 1

*Map Name: Cathedral City *Scale: 1:24,000 *Map Date: 2021



URBANA PRESERVATION & PLANNING LLC

Primary Record Information Continued:



71-388 Cypress Drive_5: View facing east of the northwest (front) elevation

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:
The home was built originally designed as a Custom Ranch house, but a remodeling campaign in 2019, removed many of the original mid-century design elements, and materials. The original wood shake roof was removed and replaced, the original configuration of windows and doors has been substantially modified, and most of the original brick walls have been removed. Today, the home more closely resembles a Post and Beam modernist style residence.

The dwelling is not individually eligible under NRHP/CRHR Criterion A/1, as it is not directly associated with significant events or patterns of events in local, regional, state, or national history. The property is potentially individually eligible under NRHP/CRHR Criterion B/2, as the home is significantly associated with the lives of Phil Harris and Alice Faye while they were still working together in the entertainment industry. However, the property no longer retains adequate historic integrity to convey its significance under this criterion. Due to 2019 alterations, the home no longer retains integrity of design, materials, or feeling. The property is not considered eligible under NRHP/CRHR Criterion C/3 as it no longer individually embodies the distinctive characteristics of a mid-century Custom Ranch style home constructed in Rancho Mirage during the 1950s. It is not individually eligible under Criterion D/4, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state or national history.

The single-family residence is not considered eligible under Local Criteria 1-4 and 6-8. The home is potentially eligible under Local Register Criterion 5, as it is associated with persons or events that have made a meaningful contribution to the city, state or nation, Phil Harris and Alice Faye. However, the property no longer retains integrity of design, materials, or feeling. The dwelling has been substantially altered and it does not maintain adequate integrity from the historic period to convey its significance in relation to its past occupants. As such, the property is assigned a 6Z status code: Found ineligible for NRHP, CRHR, or Local Register through survey evaluation.

Building, Structure, Object Information Continued:

B12. References Continued:

Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 2

Review Code _____ Reviewer _____ Date _____
Resource Name: Hedy Lamarr House

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Rancho Mirage Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: 72-424 Desert Drive City: Rancho Mirage Zip: 92270
d. UTM Zone: 11 S, 555484.46 mE / 3732930.81 mN
e. Other Locational Data: APN: 682370017

***P3a. Description:**
The 72-424 Desert Drive property, known as the Hedy Lamarr House, was constructed in 1946 in the Rancho Mirage Annex No. 2 subdivision and it sits on a 0.90 acre parcel. The property is a one-story Custom Ranch style single-family residence with an L-shaped floor plan and a low-pitched cross-hipped roof. The single-family residence has asymmetrical facades clad in uncoursed rock and horizontal wood board siding. The front elevation features a centered front entrance beneath the wide overhanging eave of the home and a wide carport at the northwestern end building. It has horizontal sliding sash windows and a roof clad in tile. There appear to have been no significant alterations to the property over time.

***P3b. Resource Attributes:** HP2. single-family property
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
72-424 Desert Drive_1: View facing northeast of the southwest (front) elevation.
***P6. Date Constructed/Age and Source**
☒Historic: 1946 (Riverside County Assessor-County Clerk-Recorder)

☐ Prehistoric
☐ Both
***P7. Owner and Address:**
Angela Delores Bocchino, Edward Hentry, Coughran; 72424 Desert Drive, Rancho Mirage, CA 92270
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
***P9. Date Recorded:** 2024
***P10. Survey Type:**
Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation**: Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: Hedy Lamarr House
B2. Common Name: 72-424 Desert Drive
B3. Original Use: Residential **B4. Present Use:** Residential
***B5. Architectural Style:** Custom Ranch

***B6. Construction History:** The single-family residence was constructed in 1946. Limited building permit data prior to incorporation of the City of Rancho Mirage in 1973 exists. In 1962, the owner, Mike Buccino installed a swimming pool (Permit No. 85354), upgraded the electrical service to the property (No. 85377), installed a new sprinkler system (No. 85636), and added a new bathroom (No. 85720). In 1963, he installed a new AC units (No. 100196). No post-1973 permits are on file with the City of Rancho Mirage. In 2002, a permit was issued to abandon the septic system and to connect the residence to the sewer system (Permit No. B0201926). In 2004, a permit was issued to re-roof the residence (Permit No. B0402370). In 2007, a permit was issued to remove the overhead electrical service conductors and replace it with an underground service (Permit No. B0700726).

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Jack Carter (Pearson and Carter) **b.** Builder: Unknown
***B10. Significance: Theme:** Early Agricultural and Residential Period, 1924 – 1950 **Area:** City of Rancho Mirage
Period of Significance: 1946 **Property Type:** Single-Family Residential
Applicable Criteria: NRHP/CRHR Criteria B/2 and C/3; Local Criteria 1 and 5

72-424 Desert Drive is a Custom Ranch style single-family residence within Rancho Mirage Annex No. 2. The subject property was constructed in 1946 and was designed by Jack Carter (Pearson and Carter) for Hedy Lamarr, a nationally famous actress of her age. Carlos de La Leon was the interior designer. Due to a lack of telephone directory records and permit records, it is unclear how long she owned the property after it was constructed. It is rumoured that she also owned the house next door at 72-408 Desert Drive, which she utilized as a guest house.

One of the older remaining houses built within the Rancho Mirage Annex, the Hedy Lamarr House is associated with the Early Agricultural and Residential Period (1924-1950) of Rancho Mirage. A. Ronald Button, one of the principal figures in the development of Rancho Mirage, was Hedy Lamarr's lawyer for a time and likely influenced her decision to build a home in the community. However, the property was not one of the earliest homes built in the neighborhood and is not directly associated with A. Ronald Button. Therefore, it does not possess individual documented significance in relation to the Early Agricultural and Residential Period (1924-1950) theme. It is also associated with the new Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

See Continuation Sheet for significance and integrity analysis.



B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025

(This space reserved for official comments.)

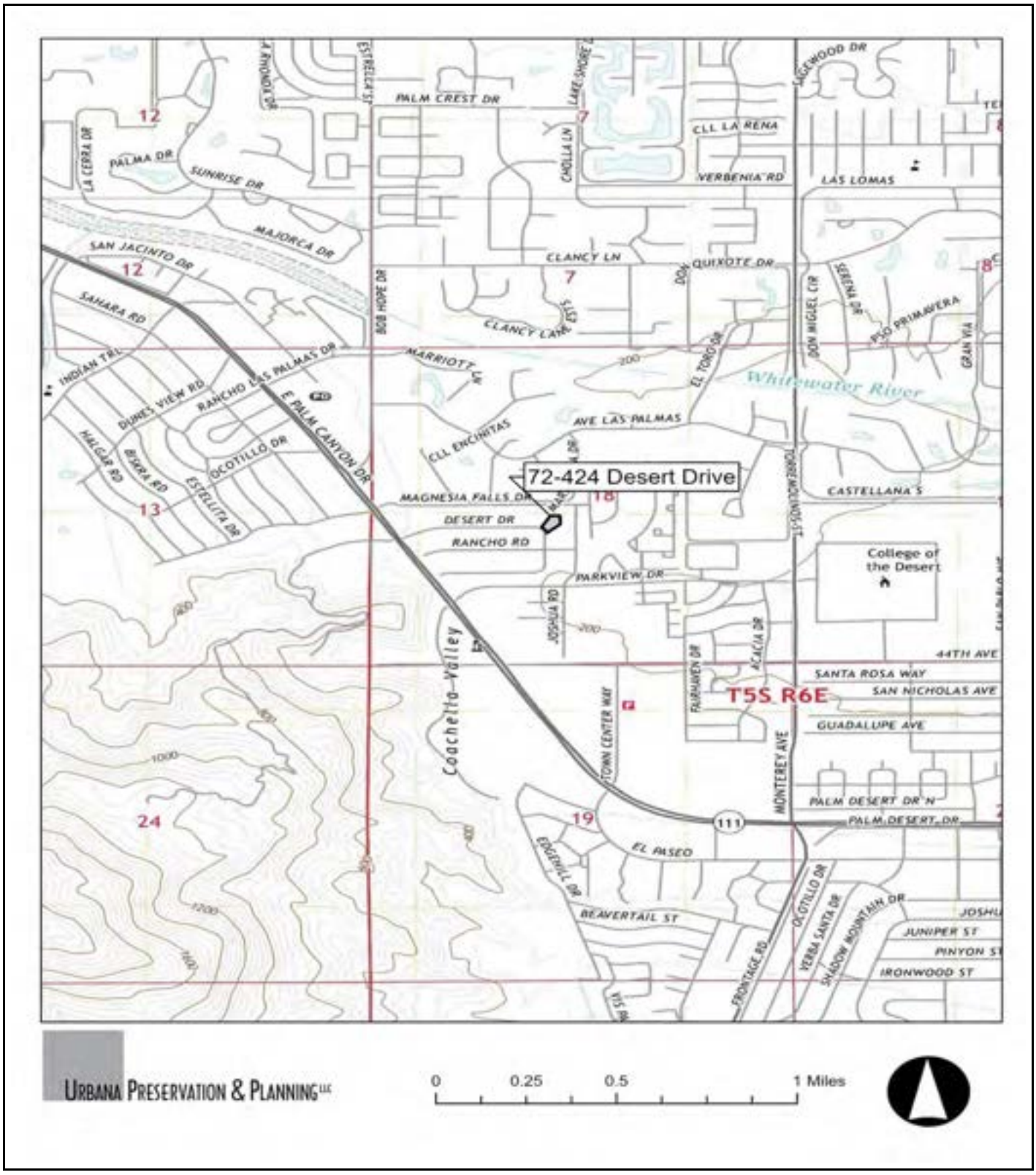
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Hedy Lamarr House
Page 3 of 5

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 2

*Map Name: Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



Primary Record Information Continued:



72-424 Rancho Road_2: View facing east of the southwest (front) elevation.

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:
The dwelling is not individually eligible under NRHP/CRHR Criterion A/1, as it is not directly associated with significant events or patterns of events in local, regional, state, or national history. The property is potentially individually eligible under NRHP/CRHR Criterion B/2, as the home is significantly associated with the life of Hedy Lamarr while she was working as an actress. The property is potentially eligible under NRHP/CRHR Criterion C/3 as it still embodies the distinctive characteristics of a Custom Ranch style home constructed in Rancho Mirage during the 1940s. It is not individually eligible under Criterion D/4, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state or national history.

The single-family residence is not considered eligible under Local Criteria 2-4 and 6-8. The Hedy Lamarr House is considered eligible under Local Register Criterion 1 as the residence is representative of a mid-20th century Custom Ranch home in Rancho Mirage. It is also considered eligible under Local Register Criterion 5, as it is associated with persons (Hedy Lamarr) or events which have made a meaningful contribution to the city, state or nation. The property appears to retain sufficient integrity of location, design, setting, materials, feeling, and association. The dwelling has not been substantially altered and it maintains adequate integrity from the historic period to convey its significance. As such, the property is assigned the 5S3 status code - appears to be individually eligible for local listing or designation through survey evaluation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

Building, Structure, Object Information Continued:

B12. References Continued:

Desert Sun, July 4 1947;
Desert Sun, March 28 1947, Number 60;
Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 3

Review Code _____ Reviewer _____ Date _____
Resource Name: Jeff Chandler Residence

P1. Other Identifier: Casa Cochise
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Rancho Mirage Date: 2021 **T** _ ; **R** ; _ ¼ **of** ¼ **of Sec** ; _ S. B. **B.M.** __
c. Address: 71-543 Tangier Road City: Rancho Mirage Zip: 92270
d. UTM Zone: 11 S, 554080.9 mE / 3733247.53 mN
e. Other Locational Data: APN: 684332009

***P3a. Description:**

The 71-543 Tangier Road property, known as the Jeff Chandler Residence, was constructed in 1957 in the Rancho Mirage Unit 6 subdivision and it sits on a 0.30 acre parcel. The property is a one-story Contemporary style single-family residence with an U-shaped floor plan and a low-pitched front-gabled roof. The residence has asymmetrical facades clad in stucco. The front elevation features a recessed off-centered front entrance with a paneled wooden door beneath the wide open eave overhang supported by a decorative metal post. Between the residence and the garage, there is a covered front patio beneath a flat roof and a wooden trellis which is located behind a decorative metal fence. The dwelling is connected to the garage at the northern end via the front patio roof and the garage is covered by its own separate front-gabled roof. The front elevation has floor-to-ceiling windows within the primary gable end that features exposed purlins and an exposed ridge beam. The roof is clad in rolled composition sheets. There appear to have been no significant additions to the property over time.

***P3b. Resource Attributes:** HP2. single-family property
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
71-543 Tangier Road_2: View southwest of the northeast (front) elevation.

***P6. Date Constructed/Age and Source**
☒Historic: 1957 (Riverside County Assessor-County Clerk-Recorder)
☐ Prehistoric
☐ Both

***P7. Owner and Address:**
Spark Trust, Sandy S. Park; 71543 Tangier Road, Rancho Mirage, CA 92270

***P8. Recorded by:**
Urbana Preservation & Planning, LLC

***P9. Date Recorded:** 2024

***P10. Survey Type:**
Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation**: Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.

***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: Jeff Chandler Residence
B2. Common Name: 71-543 Tangier Road
B3. Original Use: Residential **B4. Present Use:** Residential
***B5. Architectural Style:** Contemporary

***B6. Construction History:** The single-family residence was constructed in 1957. Limited building permits exist prior to incorporation of the City of Rancho Mirage in 1973. During construction in 1956 A. Ronald Button was issued permits to wire the property with electric lines, install a sewage system, and build the rear pool (No. 10959, SF03661, and 10996).

Permit records post-1973 indicate that ownership installed a new sewer hookup in 2001. In 2007, the owner removed overhead electrical service conductors and replaced them with underground service. In 2020, they re-roofed the home and replaced the five ton heat pump and air handler. The next year in 2021, they replaced the two ton mini split and air handler. In 2022 they replaced the five ton heat pump and air handler again. In 2023, the ownership installed solar panels on the roof. Other non-permitted undated alterations include garage door and front door replacements.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None. **B9a.** Architect: Unknown **b.** Builder: Rancho Mirage Realty Company
***B10. Significance: Theme:** Residential Subdivisions and Cooperatives, 1951 – 1973 **Area:** City of Rancho Mirage
Period of Significance: 1957 - 1961 **Property Type:** Single-Family Residential
Applicable Criteria: NRHP/CRHR Criteria B/2 and C/3; Local Criteria 1 and 5

71-543 Tangier Road is a Contemporary style single-family residence within Rancho Mirage Unit 6 subdivision. The subject property was constructed in 1957 by the Rancho Mirage Realty Company, which was owned by A. Ronald Button, Dave Culver, and Art Linkletter. The first owner and occupant was Jeff Chandler, a well known actor of his age famous for his portrayal of Cochise in the 1950 film Broken Arrow. Chandler owned and occupied this house seasonally until his tragic death in 1961.

A. Ronald Button created the Rancho Mirage Realty Company in 1954. While he sold property in Rancho Mirage throughout the late-1940s and early-1950s, homes Button's homes built by the Rancho Mirage Realty Company were unique in their design and marketing. From the 1940s, Button's plan was to build a new city and he required investors. To that end, he partnered briefly with his brother-in-law, the radio and TV personality Art Linkletter, from 1956 to 1958, to develop modern Contemporary style homes within the Magnesia Falls Cove area. During this timeframe, the Rancho Mirage Realty Company developed a number of Contemporary style tract houses using similar plans and marketed them as 'Linkletter Homes', to capitalize on name recognition and put the community on the map. Most 'Linkletter Homes' had stucco-clad exterior walls, semi-detached garages connected by patio roofs, floor-to-ceiling windows on the front and rear elevations, front-facing gables with large overhangs, and exposed roofing components.

See Continuation Sheet for significance and integrity analysis.



B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025

(This space reserved for official comments.)

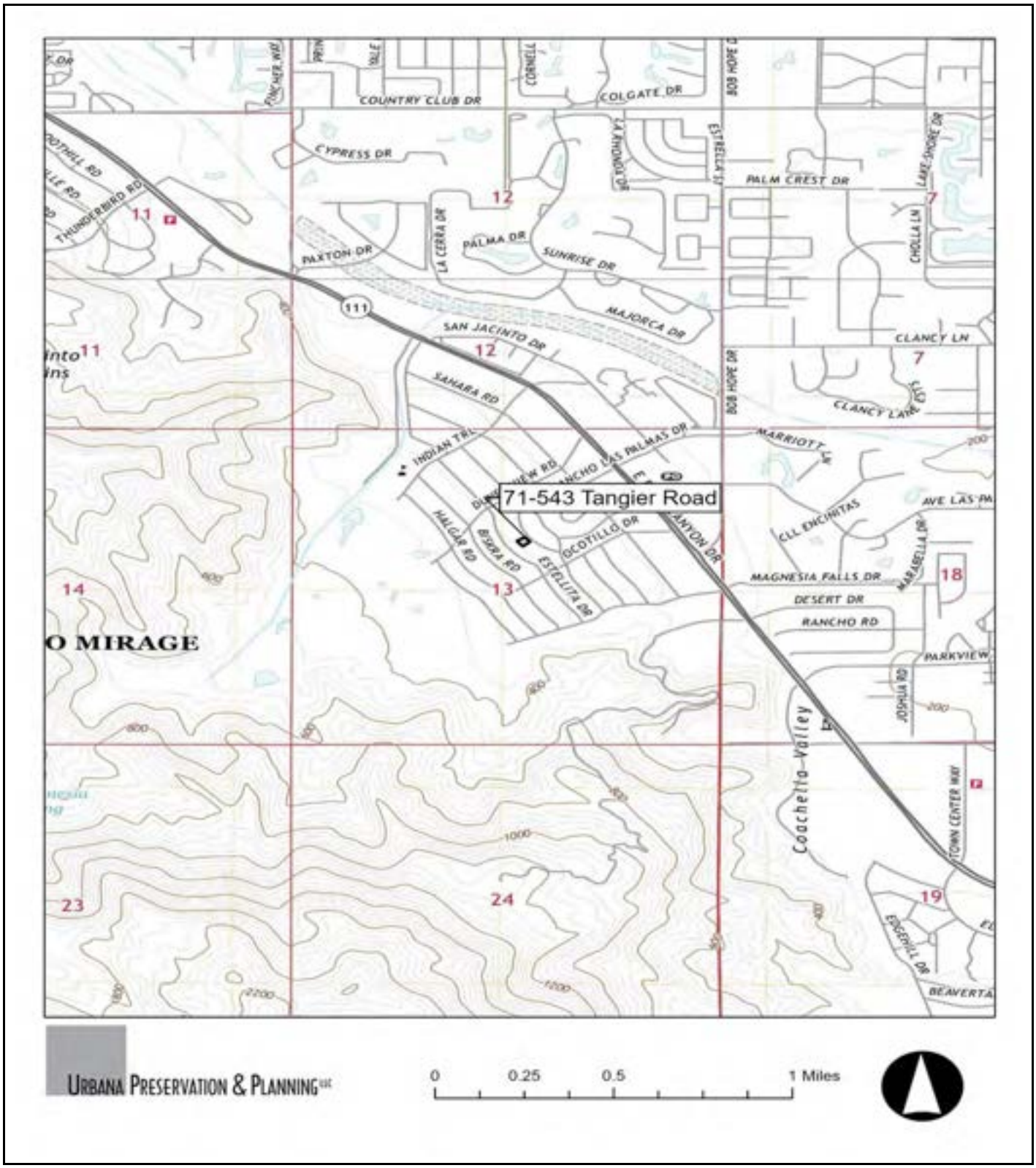
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Jeff Chandler Residence
Page 3 of 5

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 3

*Map Name: Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



Primary Record Information Continued:



71-543 Tangier Road_3: View south of the northeast (front) elevation.

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:
One of the earlier houses built within the Magnesia Falls Cove neighborhood, the Jeff Chandler Residence is associated with the Residential Subdivisions and Cooperatives (1951-1973) theme in Rancho Mirage. However, the dwelling was constructed more than a decade after A. Ronald Button began overseeing development in Magnesia Falls and it was built during the time that Button was serving as California State Treasurer (1956-1959) and left Mel Anderson in-charge to oversee his subdivision development. Therefore, it does not possess individual documented significance in relation to the Residential Subdivisions and Cooperatives (1951-1973) theme. It is also associated with the new Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

The dwelling is not individually eligible under NRHP/CRHR Criterion A/1, as it is not directly associated with significant events or patterns of events in local, regional, state, or national history. The property is potentially individually eligible under NRHP/CRHR Criterion B/2, as the home is significantly associated with the life of Jeff Chandler while he was working as an actor in Hollywood. The property is potentially eligible under NRHP/CRHR Criterion C/3 as it still embodies the distinctive characteristics of a Contemporary style home constructed in Rancho Mirage during the 1950s. It is not individually eligible under Criterion D/4, as further study of the property would not appear to yield information which could be considered important in local, regional, state or national history.

The single-family residence is not considered eligible under Local Criteria 2-4 and 6-8. The Jeff Chandler Residence is considered eligible under Local Register Criterion 1 as the residence is representative of a mid-20th century Contemporary style home in Rancho Mirage. It is also considered eligible under Local Register Criterion 5, as it is associated with persons (Jeff Chandler) or events which have made a meaningful contribution to the city, state or nation. The property appears to retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association. The dwelling has not been substantially altered and it maintains adequate integrity from the historic period to convey its significance. As such, the property is assigned the 5S3 status code - appears to be individually eligible for local listing or designation through survey evaluation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

Building, Structure, Object Information Continued:

B12. References Continued:

Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 4

Review Code _____ Reviewer _____ Date _____
Resource Name: Penrith-Taubman House

P1. Other Identifier: Thunderbird House
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Cathedral City, Rancho Mirage Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: 70-447 Pecos Road City: Rancho Mirage Zip: 92270
d. UTM Zone: 11 S, 552240.77 mE / 3734819.01 mN
e. Other Locational Data: APN: 690162003
690162007

***P3a. Description:**

The 70-447 Pecos Road property, known as the Penrith-Taubman House, was constructed in 1965 in the Thunderbird Ranch 2 subdivision of Thunderbird Heights and it sits on a 1.90 acre parcel. The property is a two-story Desert Modernist style single-family residence with an X-shaped floor plan and a flat roof. The single-family residence has asymmetrical facades clad in stucco and uncoursed stone. The front elevation features a recessed front entrance under the wide overhanging eaves. The all elevations feature large sliding sash windows or floor-to-ceiling windows. The roof is clad in rolled composition sheets. There appear to have been no significant additions to the property over time.

***P3b. Resource Attributes:** HP2. single-family property
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
70-447 Pecos Road_1: View south of the northeast (front) elevation.

***P6. Date Constructed/Age and Source**
☒Historic: 1965 (Riverside County Assessor-County Clerk-Recorder)
☐ Prehistoric
☐ Both

***P7. Owner and Address:**
RD 70447 Pecos; 200 E Long Lake, Bloomfield Hills, MI 48303

***P8. Recorded by:**
Urbana Preservation & Planning, LLC

***P9. Date Recorded:** 2024

***P10. Survey Type:**
Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation**: Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.

***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: Penrith-Taubman House
B2. Common Name: 70-447 Pecos Road
B3. Original Use: Residential **B4. Present Use:** Residential
***B5. Architectural Style:** Desert Modernist

***B6. Construction History:** The single-family residence was constructed in 1965. No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.

Permit records post-1973 indicate that the ownership added 40 feet of retaining wall in 2006 and a seepage pit for the septic tank in 2006. In 2007, they added 105 feet of wrought iron fencing with gates and four columns. In 2011, they improved their pool drainage.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: John Randal McDonald **b.** Builder: Albert Wild and Ross Patten
***B10. Significance: Theme:** Residential Subdivisions and Cooperatives, 1951 – 1973 **Area:** City of Rancho Mirage
Period of Significance: 1965 **Property Type:** Single-Family Residential
Applicable Criteria: NRHP/CRHR Criterion C/3; Local Criteria 1, 4, and 7

70-447 Pecos Road is a Desert Modernist style single-family residence within Thunderbird Heights. The subject property was designed by John Randal McDonald and constructed in 1965 by Albert Wild and Ross Patten. The first owners and occupants were Jack M. and Geraldine I. Penrith. Jack Penrith was vice president of United Insurance of America and president of the United Insurance Company in Chicago. Geraldine Penrith was an avid golfer and they both became members of the Thunderbird Country Club in 1961. Geraldine Penrith was the daughter of O.T. Hogan who was the founder and chairman of United Insurance. According to Hogan's obituary, the company was located in the 41-story United of America Building at State and Wacker, known as "the world's tallest marble skyscraper" in the mid 1960s. Mr. Hogan retired as board chairman in 1969, but continued as honorary chairman. Jack Penrith had joined the company as a young man, working as an elevator operator, and continued to work with the company until his death in 1964 when he was murdered in Chicago.

See Continuation Sheet for significance and integrity analysis.

B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025



(This space reserved for official comments.)

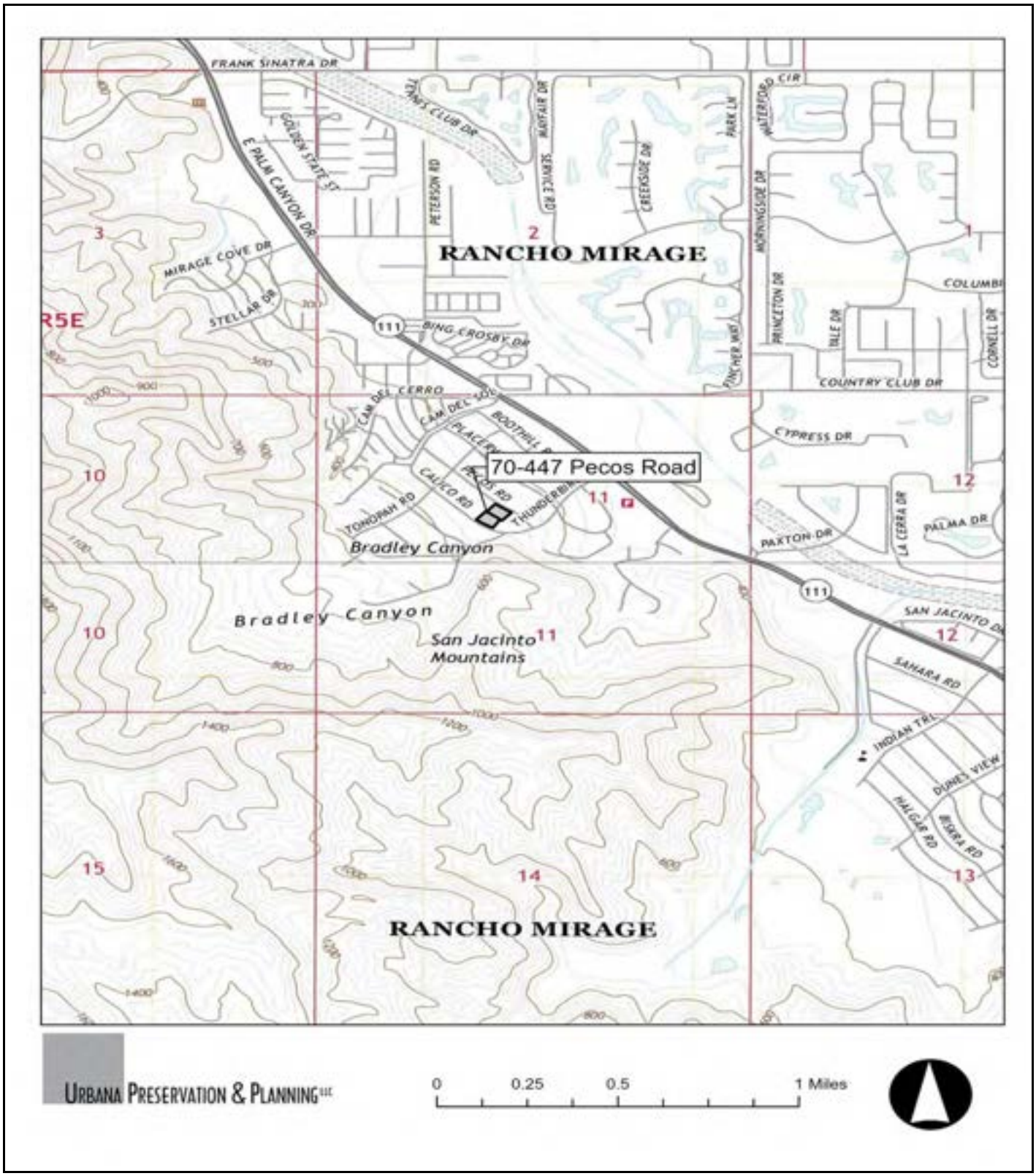
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Penrith-Taubman House
Page 3 of 5

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 4

*Map Name: Cathedral City, Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



Primary Record Information Continued:



70-447 Pecos Road_4: View north of the northeast (rear) elevation.

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2: The current owners are the Taubman family who updated the interior of the home over recent years. Julia Reyes Taubman, co-founder of the Museum of Contemporary Art Detroit, oversaw many of these updates with her interior designer, Brad Dunning, until her death in 2018. Julia was also a well known photographer who published her book, Detroit: 138 Square Miles, to showcase her work. Her family owned one of the nation's largest privately held companies, the Chicago-based food and beverage distribution company, Reyes Holdings LLC. She married Robert Taubman, the current chairman, president and CEO of Taubman Centers Inc., in 1999.

John Randal McDonald (1922-2003) was an American architect who worked in the 1950s and 1960s. McDonald was born in Milwaukee in 1922 and served in World War II as an officer in the U.S. Navy before pursuing a degree in architecture. After a brief stint in the fine arts program at the State Teacher's College, McDonald decided to pursue his interest in architecture at Yale University. His work has often been compared to Frank Lloyd Wright's because nature was a continuous theme in his design, emphasizing the importance of a natural setting and the use of natural materials. McDonald also encouraged homeowners to be aware of the elegance of the natural environment, thereby making them more sensitive to nature. McDonald designed unique homes that appealed to the public and were often were affordable. Initially, McDonald's designs were predominantly for private residences; however, as years passed and his success and reputation increased, he was commissioned to design monasteries, hotels, factories, dormitories, schools, and churches across the country and abroad. McDonald constructed his first house, located at 801 Lathrop Avenue, Racine, Wisconsin in 1949. With his continued success, McDonald expanded his business and moved to Florida in the late 1950s. McDonald was successful throughout his life as he designed hotels, banks, churches, and marinas throughout the world, as well as homes for various celebrities, such as Björn Borg, Mickey Mantle, Perry Como, Jimmy Connors, James Garner and Maureen O'Hara. He died in 2003.

One of the earlier houses built within the Thunderbird Heights, the Penrith-Taubman House is associated with the Residential Subdivisions and Cooperatives (1951-1973) theme in Rancho Mirage. However, the dwelling is not individually significantly associated with development within the community. It did not influence the design or direction of other Desert Modernist houses built in the neighborhood during the 1960s and 1970s. Therefore, it does not possess individual documented significance in relation to the Residential Subdivisions and Cooperatives (1951-1973) theme. It is also associated with the new Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

Building, Structure, Object Information Continued:

The dwelling is not individually eligible under NRHP/CRHR Criterion A/1, as it is not directly associated with significant events or patterns of events in local, regional, state, or national history. The property is not individually eligible under NRHP/CRHR Criterion B/2, as the home is not significantly associated with the lives of persons significant in our past. The property is potentially eligible under NRHP/CRHR Criterion C/3 as it still embodies the distinctive characteristics of a Desert Modernist style home constructed in Rancho Mirage during the 1960s and is representative of the work of recognized the master architect John Randall McDonald and master builders Albert Wild and Ross Patten. It is not individually eligible under Criterion D/4, as further study of the property would not appear to yield information which could be considered important in local, regional, state or national history.

The single-family residence is not considered eligible under Local Criteria 2-3, 5-6, and 8. The Penrith-Taubman House is considered eligible under Local Register Criterion 1 as the residence is representative of a mid-20th century Desert Modernist style home in Rancho Mirage. It is also considered eligible under Local Register Criterion 4, as it represents the work of a master architect John Randall McDonald and master builders Albert Wild and Ross Patten. Furthermore, the property is eligible under Local Register Criterion 7 as it embodies elements of outstanding attention to architectural design, detail, craftsmanship and materials. The property appears to retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association. The dwelling has not been substantially altered and it maintains adequate integrity from the historic period to convey its significance. As such, the property is assigned the 5S3 status code - appears to be individually eligible for local listing or designation through survey evaluation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

B12. References Continued:

John Randal McDonald Collection, 1949-2001 (bulk 1949-1958),"" Wisconsin Historical Society, accessed March 2025, https://digicoll.library.wisc.edu/cgi/f/findaid/findaid-idx?c=wiarchives;cc=wiarchives;view=text;rgn=main;didno=uw-whs-pho6616;
Aleanna Siacon, ""MOCAD co-founder Julia Reyes Taubman, 50, dies after cancer battle,"" Detroit Free Press, January 29 2018, accessed March 2025, https://www.freep.com/story/news/obituary/2018/01/29/mocad-founder-julia-reyes-taubman-obituary/1074217001/;
Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 5

Review Code _____ Reviewer _____ Date _____
Resource Name: Gerald Ford Estate

P1. Other Identifier: None
*__P2. Location: ☐ Not for Publication ☒ Unrestricted__
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Cathedral City, Rancho Mirage Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: 40-471 Sand Dune Road City: Rancho Mirage Zip: 92270
d. UTM Zone: 11 S, 553959.88 mE / 3735083.89 mN
e. Other Locational Data: APN: 684020043

***P3a. Description:**
40-471 Sand Dune Road, known as the Gerald Ford Estate, was constructed in 1978 in Thunderbird Country Club and it sits on a 1.35 acre parcel. The property is a single-story Desert Modernist style single-family residence with an L-shaped floor plan and a flat roof. The single-family residence has asymmetrical facades clad in stucco. The front elevation features a recessed front entrance under the wide overhanging eaves. The all elevations feature large sliding sash windows or floor-to-ceiling metal framed windows. The roof is clad in rolled composition sheets. There appear to have been no significant additions to the property over time.

***P3b. Resource Attributes:** HP2. single-family property
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
40-471 Sand Dune Road_1: View southeast of the northwest (rear) elevation.
***P6. Date Constructed/Age and Source**
☒Historic: 1978 (Riverside County Assessor-County Clerk-Recorder)
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
John William Mcilwee, William J. Damaschke; 9255 Sunset Blvd, Ste 805, West Hollywood, CA 90069
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
***P9. Date Recorded:** 2024
***P10. Survey Type:**
Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation**: Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: Gerald Ford Estate
B2. Common Name: 40-471 Sand Dune Road
B3. Original Use: Residential **B4. Present Use:** Residential
***B5. Architectural Style:** Desert Modernist

***B6. Construction History:** The single-family residence was constructed in 1978. Permit records post-construction indicate that the ownership replaced the A/C unit in 2008, replaced the split system in 2011, added solar panels in 2012, completed an extensive interior remodel in 2013, and added 45 feet of block wall for the outdoor spa in 2014.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None. **B9a.** Architect: Welton Becket & Associates (MacDonald Becket) **b.** Builder: Bill Foster
***B10. Significance: Theme:** Cityhood, 1973 - Present **Area:** City of Rancho Mirage
Period of Significance: 1978-2011 **Property Type:** Single-Family Residential
Applicable Criteria: NRHP/CRHR Criteria B/2 and C/3; Local Criteria 1, 4, and 5

40-471 Sand Dune Road is a Desert Modernist style single-family residence within Thunderbird Country Club. The subject property was designed by MacDonald Becket of Welton Becket & Associates and constructed in 1978 by Bill Foster, a former mayor of Palm Springs who was also second-generation builder. The home was built for former President Gerald Ford and former First Lady Betty Ford. The Ford Family built their house on property adjacent to their friend Leonard Firestone, who finished construction on his estate in 1957.

Born in Seattle in 1902, Welton Becket studied architecture at the University of Washington. He moved with his schoolmate Walter Wurdeman to Los Angeles in 1933. Together with Charles Plummer, they formed Plummer, Wurdeman and Becket, a firm that largely designed restaurants and shops. In 1935 they designed the Pan Pacific Auditorium in Los Angeles in a striking Streamline Moderne design. After Plummer's death in 1939, the duo continued as Wurdeman and Becket. They worked largely on defense and housing projects until the end of World War II. When large-scale projects were green-lit across the country, Becket and Plummer were well positioned to receive a sizable share of the new commissions. Their first major post war building was the 1947 Bullock's Pasadena, one of the first department stores to open after the war. The same year, their General Petroleum building became the first major post war office building to rise in downtown Los Angeles. After Wurdeman died unexpectedly in 1949, Becket renamed the firm Welton Becket and Associates. He continued to design several iconic buildings including: Capitol Records (Hollywood, 1956), Parker Center (Civic Center, 1955), Los Angeles International Airport (with William Pereira, Charles Luckman, and Paul R. Williams; Inglewood, 1959), and The Music Center (Civic Center, 1964-67). Becket's firm also completed master plans for Panorama City (1947) and Century City (1960), UCLA Medical Center (Westwood, 1948-70), and the civic cores of Pomona (1962-69) and the City of Orange (1963). Welton "Welt" Becket oversaw the construction of more than a hundred projects before his passing in 1969.

See Continuation Sheet for significance and integrity analysis.



B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025

(This space reserved for official comments.)

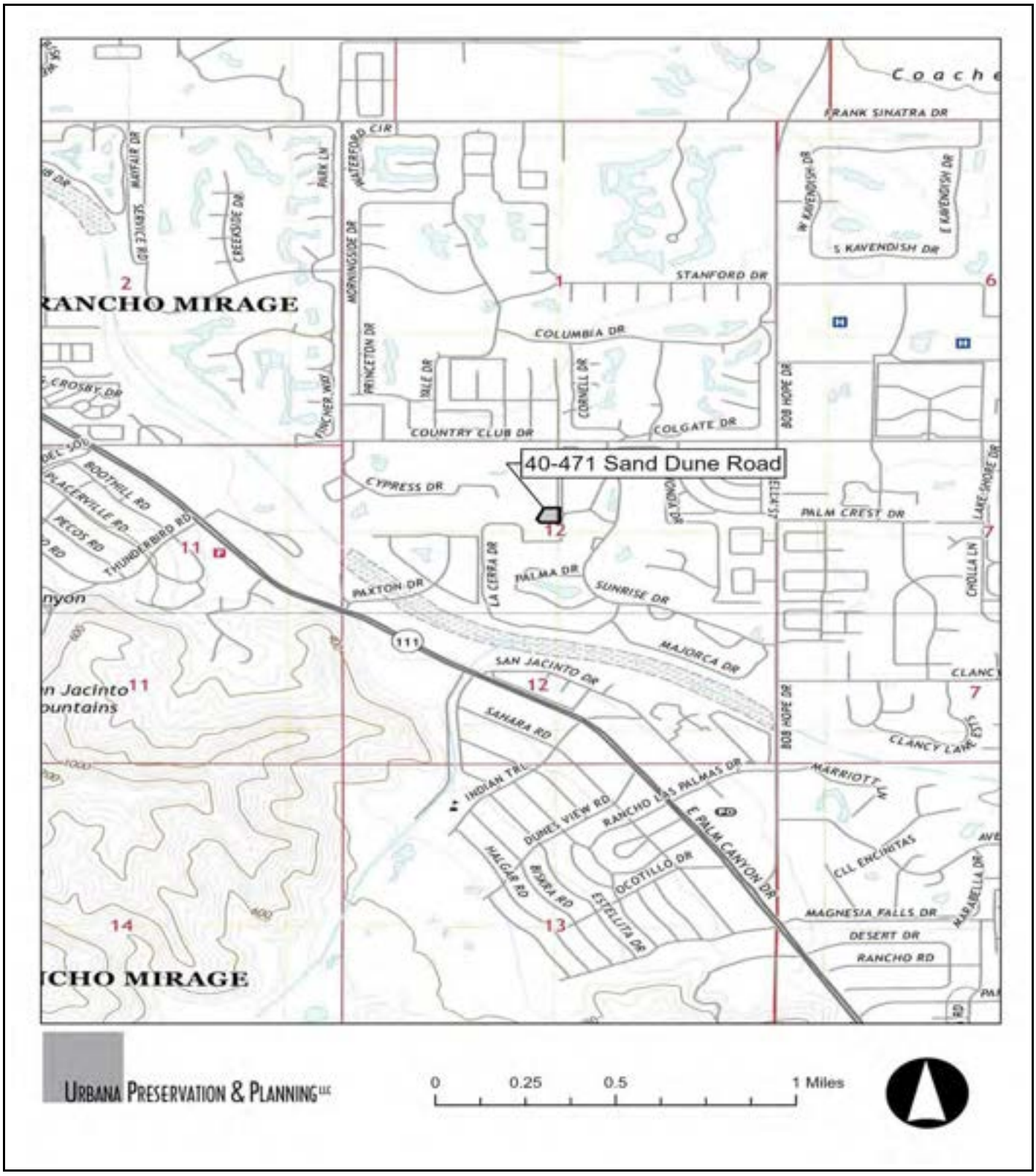
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Gerald Ford Estate
Page 3 of 5

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 5

*Map Name: Cathedral City, Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



Primary Record Information Continued:



40-471 Sand Dune Road_5: View east of the northwest (rear) elevation.

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:

MacDonald Becket graduated from the USC School of Architecture in 1952. Like his uncle, MacDonald was a driving force in the development of architecture in Los Angeles. Two of his major roles in California were coordinating architect for the master planning and architectural implementations of the 260-acre Century City project and in the successful renovation of the state capitol building in Sacramento. Becket became president of Welton Becket and Associates in 1969, after Welton's death, and under his leadership, the firm became significant for its corporate and institutional architecture with multiple offices in the United States and around the world. He was instrumental in the design of projects such as the Washington, D.C. Convention Center, Terminal One at the Los Angeles International Airport, Barclays Bank International in New York City, the Federal Courts Building in downtown Los Angeles, the redevelopment of the Boston Commons, Xerox Square in Rochester, New York, the Reunion Hyatt Regency in Dallas, and the Valley National Bank (now Chase Bank) in downtown Phoenix, which is still the tallest building in Arizona.

MacDonald Becket also expanded the firm's development, investment, and international roles. In China, His firm designed the Great Wall Hotel in Beijing and the firm later developed the World Trade Center in Moscow, Russia. He was the first American architect to do a major building in China. Five large projects for the Samsung Corporation in Seoul, South Korea, were also accomplished under his direction. The firm merged in 1987 with Ellerbe Inc. to forllerbe Becket, once the largest architectural firm in the United States. In 2009, AECOM Technology purchased Ellerbe Becket. Prior to the merger, Becket oversaw a staff of 300 architects, planners, engineers, interior designers, space planners and programmers, and allied specialists offering comprehensive total design services on a worldwide basis. In addition, Becket designed and completed personal homes for former United States presidents Dwight Eisenhower and Gerald Ford, as well as for J.C. Hall, owner and president of Hallmark Cards. He died in 2017 at the age of 89 years old in Phoenix, Arizona.

The Gerald Ford Estate was built decades after the initial formation of Thunderbird Country Club. Due to the year that the Fords finished their home, the property is associated with the Cityhood (1973 - Present) theme in Rancho Mirage. However, the house is not individually significantly associated with the development of Rancho Mirage as a community because it was already associated with celebrities and former U.S. presidents. Therefore, it does not possess individual documented significance in relation to the Cityhood (1973 - Present) theme. It is also associated with the new Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

Building, Structure, Object Information Continued:

The dwelling is not individually eligible under NRHP/CRHR Criterion A/1, as it is not directly associated with significant events or patterns of events in local, regional, state, or national history. The property is individually eligible under NRHP/CRHR Criterion B/2, as the home is significantly associated with the lives of both Gerald Ford and Betty Ford. This was the retirement home for Gerald Ford, but Betty Ford conducted significant work with the Betty Ford Center at the Eisenhower Medical Center to establish treatment options for individuals battling addiction and substance abuse while she lived at the house. The property is potentially eligible under NRHP/CRHR Criterion C/3 as it embodies the distinctive characteristics of a Desert Modernist style home constructed in Rancho Mirage during the 1970s and it represents the work of the master architects of Welton Becket & Associates, when the company was led by the nephew of Welton Becket, MacDonald Becket. While the property does not meet the 50-year threshold for listing in the NRHP at the time of this survey, there is precedent for exceptions, especially regarding properties associated with the lives of U.S. Presidents. Therefore, the property is eligible for listing in the CRHR and the NRHP under Criterion C/3. It is not individually eligible under Criterion D/4, as further study of the property would not appear to yield information which could be considered important in local, regional, state or national history.

The single-family residence is not considered eligible under Local Criteria 2-3 and 6-8. The Gerald Ford Estate is considered eligible under Local Register Criterion 1 as the residence is representative of a mid-20th century Desert Modernist style home in Rancho Mirage. It is also considered eligible under Local Register Criterion 4, as it represents the work of a master architect, Welton Becket & Associates, headed by MacDonald Becket. It is also considered eligible under Local Register Criterion 5, as it is associated with both Gerald Ford and Betty Ford, who both accomplished much while living on the property. The home appears to retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association. While the interior was renovated in 2013, the exterior has not been substantially altered and it maintains adequate integrity from the historic period to convey its significance. As such, the property is assigned the 5S3 status code - appears to be individually eligible for local listing or designation through survey evaluation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

B12. References Continued:

"In Memoriam: Architect MacDonald Becket, 89,"" USC Architecture, January 7 2017, accessed March 2025, https://arch.usc.edu/news/in-memoriam-architect-macdonald-becket-89;
Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 6

Review Code _____ Reviewer _____ Date _____
Resource Name: Cramer Residence

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Cathedral City, Rancho Mirage Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: 41-910 Tonopah Road City: Rancho Mirage Zip: 92270
d. UTM Zone: 11 S, 551836.61 mE / 3734718.57 mN
e. Other Locational Data: APN: 690083001

***P3a. Description:**
41-910 Tonopah Road, known as the Cramer Residence, was constructed in 1971 in Thunderbird Heights and it sits on a 1.21 acre parcel. The property is a single-story Desert Modernist style single-family residence with an L-shaped floor plan and a flat roof. The single-family residence has asymmetrical facades that are clad in stucco and cement with large pieces of stone aggregate. The front elevation features a centered recessed front entrance under the wide overhanging eaves. The entrance is flanked by large floor-to-ceiling metal framed windows. The roof is clad in rolled composition sheets. There appear to have been no significant additions to the property over time apart from a detached rear guest house which was added in 2000.

***P3b. Resource Attributes:** HP2. single-family property
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
41-910 Tonopah Road_1: View east of the northwest (front) elevation.
***P6. Date Constructed/Age and Source**
☒Historic: 1971 (Riverside County Assessor-County Clerk-Recorder)
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
Bernard Sacks, Audrey Sacks; 600 W Irving Park Rd, Schaumburg, IL 60193
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
***P9. Date Recorded:** 2024
***P10. Survey Type:**
Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation**: Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: Cramer Residence
B2. Common Name: 41-910 Tonopah Road
B3. Original Use: Residential **B4. Present Use:** Residential
***B5. Architectural Style:** Desert Modernist

***B6. Construction History:** The single-family residence was constructed in 1971. No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.

Permit records post-1973 indicate that the ownership built a detached guest house/gym and a rear tennis court in 2000, installed a new entry gate with walls along a new driveway that same year, and replaced the HVAC system in 2016.

***B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Kaptur-Lapham **b.** Builder: Unknown
***B10. Significance: Theme:** Residential Subdivisions and Cooperatives, 1951 – 1973 **Area:** City of Rancho Mirage
Period of Significance: 1971 **Property Type:** Single-Family Residential
Applicable Criteria: NRHP/CRHR Criterion C/3; Local Criteria 1, 4, and 7

41-910 Tonopah Road is a Desert Modernist style single-family residence within Thunderbird Heights. The subject property was constructed in 1971 and designed by Hugh Kaptur and Larry Lapham for Glenn A. Cramer and his wife. The interior design was completed by Stephen Chase of Arthur Elrod Associates. Glen Cramer was the director of the Transamerica Corporation from 1968 to 1994, chairman of the executive committee of Transamerica Airlines from 1983 to 1994, and president of Trans International Airlines from 1962 to 1983.

See Continuation Sheet for significance and integrity analysis.

B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025



(This space reserved for official comments.)

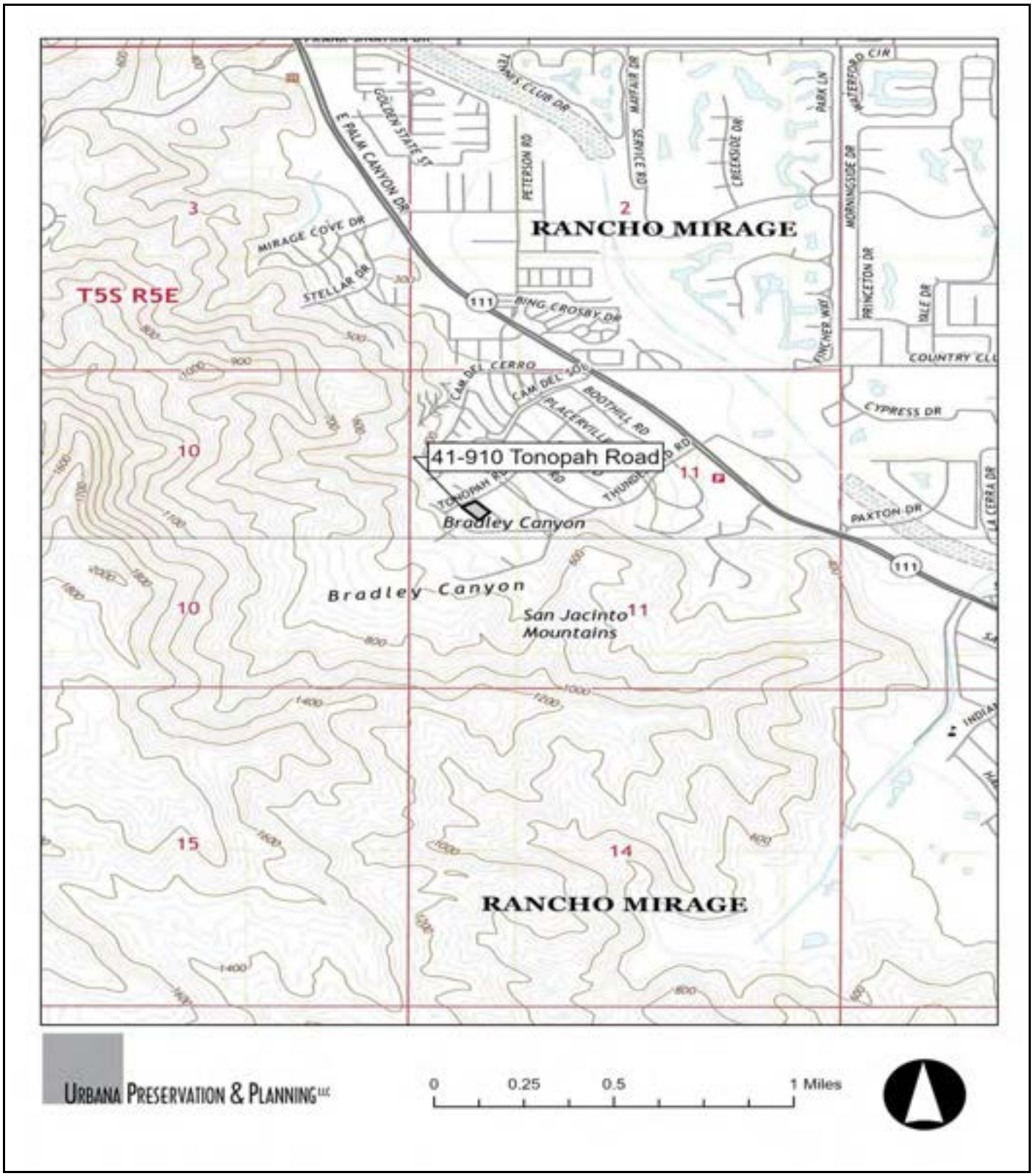
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Cramer Residence
Page 3 of 6

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 6

*Map Name: Cathedral City, Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



URBANA PRESERVATION & PLANNING LLC

Primary Record Information Continued:



41-910 Tonopah Road_6: View east of the northwest (front) elevation.



Cramer Residence rendering by Kaptur - PS Life: Hugh Kaptur Rendering of the Cramer Residence.

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:
Hugh Kaptur was born in Detroit Michigan where his father was a designer in the Packard and General Motors studios. He studied architecture at the Lawrence Institute of Technology. He joined the Marines and while stationed at Camp Pendleton, he met his first wife and designed a real estate office for her family in San Clemente, his first built project. In 1954, Kaptur returned to Detroit where he worked with his Dad in GM's styling division. He moved to Palm Springs in 1956 and apprenticed with Donald Wexler and Richard Harrison. After being let go during a recession, Kaptur went to work independently making renderings for other architects and was hired by contractors to draw building plans. In 1962 he formed a partnership with licensed architect Robert Ricciardi to get the commission for Palm Springs Fire Station #3 and the Palm Springs Golf Course Clubhouse. After that partnership ended, he formed a new firm with Larry Lapham, Kaptur & Lapham, who was the son of the noted architect Howard Lapham. That partnership lasted ten years during which they designed homes in the Thunderbird and Eldorado Country Clubs. After another partnership with James Cioffi, he semi-retired in 1992.

Lawrence "Larry" Lapham, born in 1935, was an Oklahoma native. He spent two years at Oklahoma City University before he was drafted in 1954 to serve in the Korean War. In 1956, he returned to the United States and moved to Palm Springs in 1959 to work with his father, Howard Lapham as an architect and developer of both homes and commercial properties. In the early 1970s, Lapham partnered with Bill Bachwick to develop Desert Dorado, a 500-unit housing development. He is known for both Modernist and Mediterranean Revival style properties. Lapham is particularlu known for the Alan Laddbuilding on Palm Springs Canyon Drive and many other notable properties across the Coachella Valley. In later years, he became a member of the Palm Spring Planning Commission and a part of the Tribal Council Planning Commission. He dies in 2004 at the age of 68 from cancer at the Desert Regional Medical Center.

One of the earlier houses built within the Thunderbird Heights, the Cramer Residence is associated with the Residential Subdivisions and Cooperatives (1951-1973) theme in Rancho Mirage. However, the dwelling is not individually significantly associated with development within the community. It did not influence the design or direction of other Desert Modernist houses built in the neighborhood during the early 1970s. Therefore, it does not possess individual documented significance in relation to the Residential Subdivisions and Cooperatives (1951-1973) theme.

The dwelling is not individually eligible under NRHP/CRHR Criterion A/1, as it is not directly associated with significant events or patterns of events in local, regional, state, or national history. The property is not individually eligible under NRHP/CRHR Criterion B/2, as the home is not significantly associated with the lives of persons significant in our past. The property is potentially eligible under NRHP/CRHR Criterion C/3 as it still embodies the distinctive characteristics of a Desert Modernist style home constructed in Rancho Mirage during the 1970s and is representative of the work of the master architects Hugh Kaptur and Larry Lapham. It is not individually eligible under Criterion D/4, as further study of the property would not appear to yield information which could be considered important in local, regional, state or national history.

The single-family residence is not considered eligible under Local Criteria 2-3, 5-6, and 8. The Cramer Residence is considered eligible under Local Register Criterion 1 as the residence is representative of a mid-20th century Desert Modernist style home in Rancho Mirage. It is also considered eligible under Local Register Criterion 4, as it represents the work of a master architects Hugh Kaptur and Larry Lapham. Furthermore, the property is eligible under Local Register Criterion 7 as it embodies elements of outstanding attention to architectural design, detail, craftsmanship and materials. The property appears to retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association. The dwelling has not been substantially altered and it maintains adequate integrity from the historic period to convey its significance. As such, the property is assigned the 5S2 status code - individual property that is eligible for local listing or designation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

B12. References Continued:

Michelle Woo, "Lawrence Lapham, architect, dies," Desert Sun, April 17 2004, 33;
"Hugh Michael Kaptur (1931-)," US Modernist, accessed March 2025, https://usmodernist.org/kaptur.htm;
Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 7

Review Code _____ Reviewer _____ Date _____
Resource Name: Armstrong Residence
Page 1 of 5

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Cathedral City, Rancho Mirage Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: 40-516 Tonopah Road City: Rancho Mirage Zip: 92270
d. UTM Zone: 11 S, 552095.16 mE / 3735000.64 mN
e. Other Locational Data: APN: 690104001

***P3a. Description:**
40-516 Tonopah Road, known as the Armstrong Residence, was constructed in 1968 in the Thunderbird Ranch 2 subdivision of Thunderbird Heights and it sits on a 0.45 acre parcel. The property is a single-story Desert Modernist style single-family residence with an L-shaped floor plan and a flat roof. The single-family residence has asymmetrical facades that are clad in painted brick and stucco. The front elevation features a centered recessed front entrance with two solid wood doors under the large flat porch roof supported by square columns. The doors are flanked by two original French bronze figures in fountains on either side of the walkway, which contains original terrazzo. The building features large floor-to-ceiling metal framed windows across all elevations. The roof is clad in rolled composition sheets. There appear to have been no significant additions to the property over time.

***P3b. Resource Attributes:** HP2. single-family property
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
40-516 Tonopah Road_1: View east of the west (front) elevation.
***P6. Date Constructed/Age and Source**
☒Historic: 1969 (Riverside County Assessor-County Clerk-Recorder)
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
Paul Richard Jr Revocable Living Trust, Bank of the West; 300 S Grand Ave, FL 12th, Los Angeles, CA 90071
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
***P9. Date Recorded:** 2024
***P10. Survey Type:**
Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation**: Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: Armstrong Residence
B2. Common Name: 40-516 Tonopah Road
B3. Original Use: Residential **B4. Present Use:** Residential
***B5. Architectural Style:** Desert Modernist

***B6. Construction History:** The single-family residence was constructed in 1969. No building permits exist prior to incorporation of the City of Rancho Mirage in 1973. Permit records post-1973 indicate that the ownership upgraded their electrical system in 2020.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None. **B9a.** Architect: Charles Du Bois **b.** Builder: Ernst Off
***B10. Significance: Theme:** Residential Subdivisions and Cooperatives, 1951 – 1973 **Area:** City of Rancho Mirage
Period of Significance: 1969 **Property Type:** Single-Family Residential
Applicable Criteria: NRHP/CRHR Criterion C/3; Local Criteria 1, 4, and 7

40-516 Tonopah Road is a Desert Modernist style single-family residence within Thunderbird Heights. The subject property was constructed in 1969 for Burt Armstrong and Catherine Armstrong, who was a member of the Palm Springs Branch of the American Association of University Women (AAUW) and interior decorator who designed the interior of the home. Burt and Catherine were both Los Angeles based interior designers who designed model apartments in major Los Angeles projects like the Century Towers and the Comstock Towers on Wilshire Boulevard. The Armstrong family sold the home the following year in 1970.

Charles Du Bois was born in Rochester, New York. He was raised, with his sister, by his uncle in Glendale, California. He attended UCLA for a year and then transferred to MIT, where he attended school intermittently from 1922 to 1930. During this time, he was also working as a draftsman for several prominent architecture firms, including Walker & Eisen (1923-1931), Gogerty & Weyl (1926-1929), and Horatio W. Bishop (1929). Du Bois was exposed to many Spanish Baroque, Spanish Colonial, and Mediterranean Revival styles in these early years. In 1938, he opened his office in Hollywood. When housing construction slowed during WWII, he worked as a Senior Set Designer for MGM. After the war, he lived in Encino and returned to designing and working with developers across southern California. Some of his works include the Hollywood Riviera Estates, Palos Verdes Riviera Beach Estates, Fairwood Estates in Granada Hills, Santa Anita Estates in Pasadena, and Woodland West in Woodland Hills. In particular, Woodland West offers a glimpse of several Du Bois design hallmarks, namely Palos Verdes stone cladding, double entry doors, and "casket-pull" door handles. His Palm Springs homes possess many classic mid-century modern traits, such as post-and-beam construction, vaulted ceilings, walls of glass, and an emphasis on blending indoor and outdoor living. Du Bois is well known for the Swiss Miss Houses in Palm Springs, featuring dramatic A-frame entries as well as the Las Palmas Summit and Canyon Estates developments. Du Bois died in 1996.

See Continuation Sheet for significance and integrity analysis.



B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com

(This space reserved for official comments.)

***Date of Evaluation:** 2025

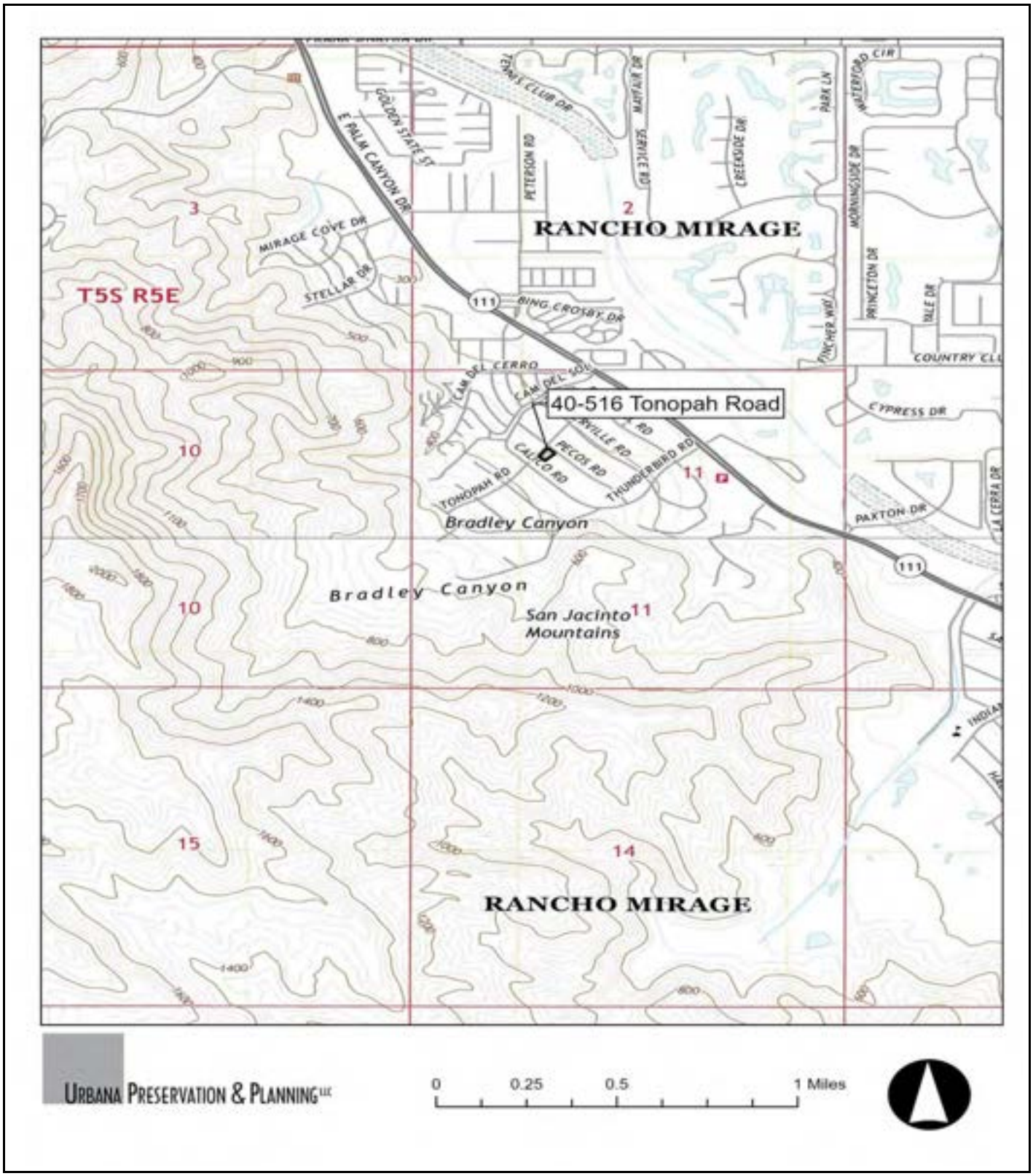
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Armstrong Residence
Page 3 of 5

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 7

*Map Name: Cathedral City, Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



Primary Record Information Continued:



40-516 Tonopah Road_3: View southeast of the west (front) elevation.



40-516 Tonopah Road_4: View east of west (front) elevation. Detail view of the front entrance.

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:
One of the earlier houses built within the Thunderbird Heights, the Armstrong Residence is associated with the Residential Subdivisions and Cooperatives (1951-1973) theme in Rancho Mirage. However, the dwelling is not individually significantly associated with development within the community. It did not influence the design or direction of other Desert Modern designs built in the neighborhood during the 1960s or early 1970s. Therefore, it does not possess individual documented significance in relation to the Residential Subdivisions and Cooperatives (1951-1973) theme. It is also associated with the new Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

The dwelling is not individually eligible under NRHP/CRHR Criterion A/1, as it is not directly associated with significant events or patterns of events in local, regional, state, or national history. The property is not individually eligible under NRHP/CRHR Criterion B/2, as the home is not significantly associated with the lives of persons significant in our past. The property is eligible under NRHP/CRHR Criterion C/3 as it embodies the distinctive characteristics of the Desert Modernist style home constructed in Rancho Mirage during the 1960s and is representative of the work of the master architect Charles D. Du Bois. It is not individually eligible under Criterion D/4, as further study of the property would not appear to yield information which could be considered important in local, regional, state or national history.

The single-family residence is not considered eligible under Local Criteria 2-3, 5-6, and 8. The Armstrong Residence is considered eligible under Local Register Criterion 1 as the residence is representative of a mid-20th century Desert Modernist style home in Rancho Mirage. It is also considered eligible under Local Register Criterion 4, as it represents the work of master architect Charles D. Du Bois. Furthermore, the property is eligible under Local Register Criterion 7 as it embodies elements of outstanding attention to architectural design, detail, craftsmanship and materials. The property appears to retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association. The dwelling has not been substantially altered and it maintains adequate integrity from the historic period to convey its significance. As such, the property is assigned the 5S3 status code - appears to be individually eligible for local listing or designation through survey evaluation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

B12. References Continued:
Randy Garner, "Architects Who Built Palm Springs: Charles Du Bois," Visit Palm Springs California, August 16 2022, accessed March 2025, https://visitpalmsprings.com/blog/post/palm-springs-architect-charles-du-bois/;
Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 8

Review Code _____ Reviewer _____ Date _____
Resource Name: Stoneman Residence

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Cathedral City, Rancho Mirage Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: 70-146 Carson Road City: Rancho Mirage Zip: 92270
d. UTM Zone: 11 S, 551753.7 mE / 3734892.19 mN
e. Other Locational Data: APN: 690082004

***P3a. Description:**
70-146 Carson Road, known as the Stoneman Residence, was constructed in 1964 in Thunderbird Heights and it sits on a 0.86 acre parcel. The property is a single-story Desert Modernist style single-family residence with an L-shaped floor plan and a flat roof. The single-family residence has asymmetrical facades that are clad in stucco. The front elevation features a front gate with dual metal doors that leads to an inner courtyard with a pool and fountain where the dual wood paneled front doors are centrally located under a large flat porch roof supported walls and decorative metal posts. The exterior walls are painted stucco interrupted by fiberglass sliding glass doors and fixed floor-to-ceiling metal framed windows. Outdoor walkways are clad in stone with brick framing and the flat roof extends out from most exterior walls to create continuous patio space around the inner courtyard which is supported by simple square metal columns. The flat roof is clad in rolled composition sheets. There appear to have been no significant additions to the property over time.

***P3b. Resource Attributes:** HP2. single-family property
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
70-146 Carson Road_1: View northwest of the southwest (front) elevation.
***P6. Date Constructed/Age and Source**
☒Historic: 1964 (Riverside County Assessor-County Clerk-Recorder)
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
Daniel Kunin, Constance Bigelow Kunin; 1270 Goose Lane Rd, White Bear Lake, MN 55110
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
***P9. Date Recorded:** 2024
***P10. Survey Type:**
Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation**: Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: Stoneman Residence
B2. Common Name: 70-146 Carson Road
B3. Original Use: Residential **B4. Present Use:** Residential ***B5. Architectural Style:** Desert Modernist

***B6. Construction History:** The single-family residence was constructed in 1964. Limited building permits exist prior to incorporation of the City of Rancho Mirage in 1973. In 1962, Alan Stoneman received a permit for the construction of a the home and concrete block retaining wall (No. 94050 and 85412). In 1963 he received permits to install a sprinkler system and a swimming pool (No. 100330 and 96014). In 1965 and 1966, he received additional permits to extend the concrete block retaining wall (No. 135901 and 140052). Permit records post-1973 indicate that the ownership replaced their roof in 2005 and changed out their HVAC unit in 2022.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A. ***B8. Related Features:** None.
B9a. Architect: Howard Lapham **b.** Builder: Unknown ***B10. Significance: Theme:** Residential Subdivisions and Cooperatives, 1951 – 1973 **Area:** City of Rancho Mirage **Period of Significance:** 1964
Property Type: Single-Family Residential **Applicable Criteria:** NRHP/CRHR Criterion C/3; Local Criteria 1, 4, and 7

70-146 Carson Road is a Desert Modernist style single-family residence within Thunderbird Heights. The subject property was constructed in 1964 for Alan C. Stoneman and his wife Lois. Stoneman was president of the Purex Industries Inc. and the Orange County chairman during Ronald Reagan's 1966 gubernatorial campaign. Lois Lynn Rodgers (Stoneman) was an accomplished concert pianist and an active member of the Palm Springs Branch of the American Association of University Women (AAUW). The AAUW opened the house for tours shortly after its construction to help fundraise for a local scholarship fund.

Howard Lapham was born in 1914 in Stamford, Connecticut. In 1954 at age 40, he arrived in the Coachella Valley. Although he was a registered designer, Lapham intended on becoming a builder in his new desert home. Within a year, however, he was designing residences for wealthy and influential members of the Thunderbird Country Club along the Club's fairways and up the slopes of what became known as Thunderbird Heights. A number of Lapham's buildings appeared in "Architectural Digest", including the Hyatt von Dehn Residence (1960, Thunderbird Heights), the Kiewit Residence (1960, Thunderbird Country Club), the Clarke Swanson Residence (1961, Thunderbird Country Club), the Morrow Residence (1961, Silver Spur Ranch, Palm Desert), and the 1961 remodel of the Thunderbird Country Club clubhouse. He remodeled the famous Chi Chi nightclub in 1959, giving it an ultra-modern new façade. Lapham also designed Lord Fletcher's English Pub in 1966 on what became known as 'restaurant row' on Highway 111 in Rancho Mirage. One of Lapham's largest residential projects was the Mayan-themed Cook House, known as Ichpa Mayapan, built atop Thunderbird Heights in 1970. Lapham also drew the initial plans for the Eisenhower Medical Center, although Edward D. Stone obtained the commission. Lapham officially retired in the 1980s although he maintained an office in Palm Springs for many years. He died in 2008.

See Continuation Sheet for significance and integrity analysis.



B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025

(This space reserved for official comments.)

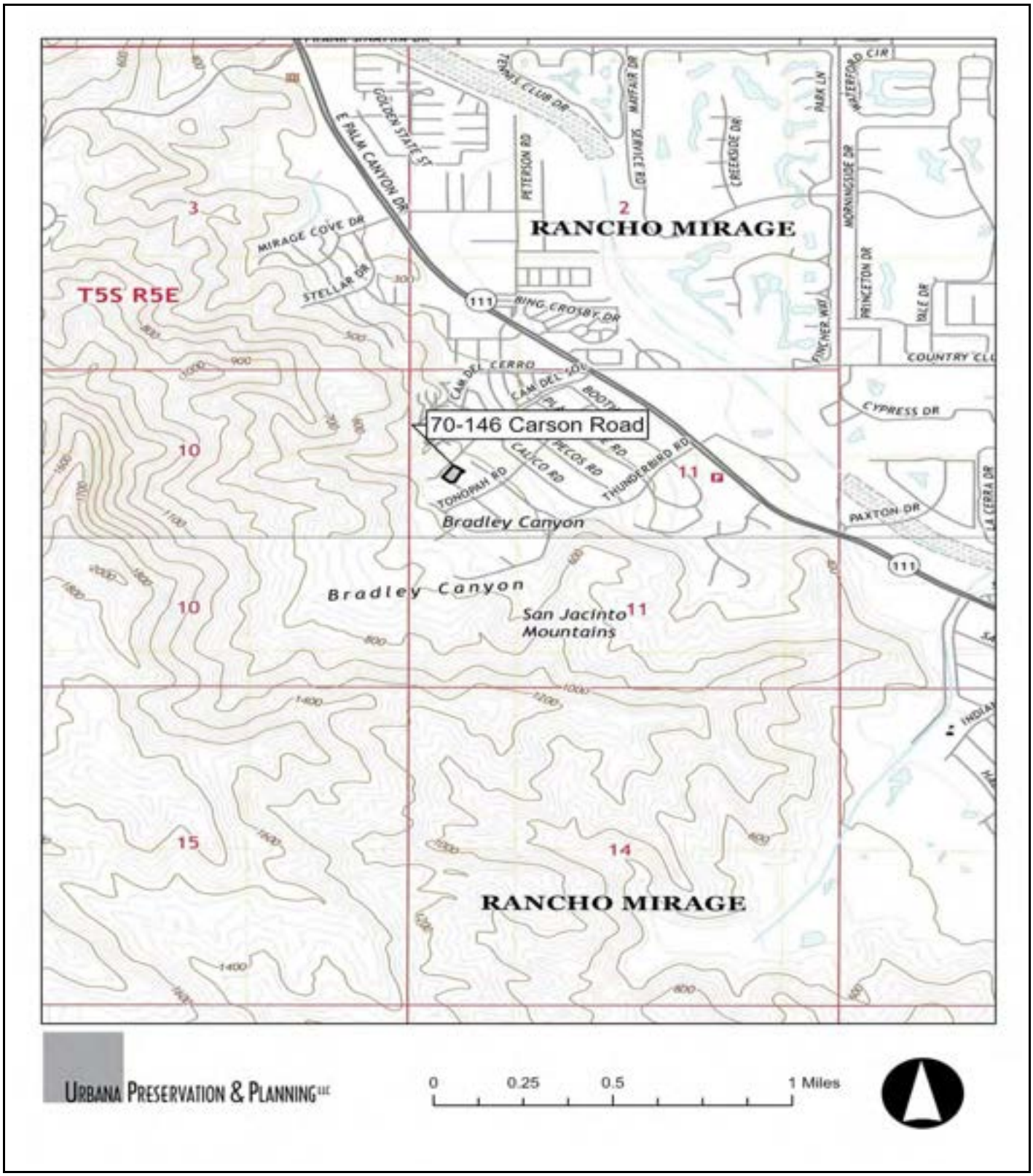
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Stoneman Residence
Page 3 of 5

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 8

*Map Name: Cathedral City, Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



Primary Record Information Continued:



70-146 Carson Road_3: View of southwest elevation.

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:

One of the earlier houses built within the Thunderbird Heights, the Stoneman Residence is associated with the Residential Subdivisions and Cooperatives (1951-1973) theme in Rancho Mirage. However, the dwelling is not individually significantly associated with development within the community. It did not influence the design or direction of other Desert Modernist designs built in the neighborhood during the 1960s. Therefore, it does not possess individual documented significance in relation to the Residential Subdivisions and Cooperatives (1951-1973) theme. It is also associated with the new Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

The dwelling is not individually eligible under NRHP/CRHR Criterion A/1, as it is not directly associated with significant events or patterns of events in local, regional, state, or national history. The property is not individually eligible under NRHP/CRHR Criterion B/2, as the home is not significantly associated with the lives of persons significant in our past. While Alan Stoneman was a notable executive, he does not appear to have spent significant time at the property until after his retirement from Purex in 1966. The property is potentially eligible under NRHP/CRHR Criterion C/3 as it embodies the distinctive characteristics of the Desert Modernist style home constructed in Rancho Mirage during the 1960s and is representative of the work of the master architect Howard Lapham. It is not individually eligible under Criterion D/4, as further study of the property would not appear to yield information which could be considered important in local, regional, state or national history.

The single-family residence is not considered eligible under Local Criteria 2-3, 5-6, and 8. The Stoneman Residence is considered eligible under Local Register Criterion 1 as the residence is representative of a mid-20th century Desert Modernist style home in Rancho Mirage. It is also considered eligible under Local Register Criterion 4, as it represents the work of master architect Howard Lapham. Furthermore, the property is eligible under Local Register Criterion 7 as it embodies elements of outstanding attention to architectural design, detail, craftsmanship and materials. The property appears to retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association. The dwelling has not been substantially altered on the exterior and it maintains adequate integrity from the historic period to convey its significance. As such, the property is assigned the 5S3 status code - appears to be individually eligible for local listing or designation through survey evaluation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

Building, Structure, Object Information Continued:

B12. References Continued:

Alex Dethier, "Famous Palm Springs architects," Palm Springs: Homes by Alex Detthier, accessed March 2025, https://www.pshomes.com/palm-springs-architects/;
Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 9

Review Code _____ Reviewer _____ Date _____
Resource Name: D.B. McDaniels Residence

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Cathedral City, Rancho Mirage Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: 70-772 Fairway Drive City: Rancho Mirage Zip: 92270
d. UTM Zone: 11 S, 552839.36 mE / 3735066.56 mN
e. Other Locational Data: APN: 690140003

***P3a. Description:**
70-772 Fairway Drive, known as the D.B. McDaniels Residence, was constructed in 1952 in Thunderbird Country Club and it sits on a 0.35 acre parcel. The property is a single-story Custom Ranch style single-family residence with an Y-shaped floor plan and low-pitched hipped roof. The single-family residence has asymmetrical facades that are clad with vertical wood board siding. The front elevation features a recessed front entrance under the wide overhanging eaves. The rear elevation features large sliding sash doors and floor-to-ceiling metal framed windows. The roof is clad in flat ceramic tiling. There appear to have been no significant additions to the property over time apart from an additional lanai back patio roof at the rear.

***P3b. Resource Attributes:** HP2. single-family property
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
70-772 Fairway Drive_4: View southwest of the northeast (rear) elevation.
***P6. Date Constructed/Age and Source**
☒Historic: 1952 (Riverside County Assessor-County Clerk-Recorder)
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
Annette P. Cumming; PO Box 4902, Jackson, WY 83001
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
***P9. Date Recorded:** 2024
***P10. Survey Type:**
Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation**: Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: D.B. McDaniels Residence
B2. Common Name: 70-772 Fairway Drive
B3. Original Use: Residential **B4. Present Use:** Residential
***B5. Architectural Style:** Custom Ranch

***B6. Construction History:** The single-family residence was constructed in 1952. No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.

Permit records post-1973 indicate that the ownership installed an additional patio cover roof in 2001, replaced the wood shake roof with tile in 2009, replaced the HVAC package unit in 2014, upgraded electrical systems in 2019, added a backyard outdoor spa in 2021, and installed solar panels in 2024.

***B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: William F. Cody **b.** Builder: Unknown
***B10. Significance: Theme:** Country Club Era, 1951 – 1973 **Area:** City of Rancho Mirage
Period of Significance: 1952-1955 **Property Type:** Single-Family Residential
Applicable Criteria: NRHP/CRHR Criteria B/2 and C/3; Local Criteria 1, 4 and 5

70-772 Fairway Drive is a Custom Ranch style single-family residence within Thunderbird Country Club. The subject property was constructed in 1952 for D.B. McDaniels and his wife Grace. McDaniels (often listed as McDaniel) was a Texas oilman and Cadillac dealership owner from Houston, Texas. McDaniels was instrumental in the creation of Thunderbird Country Club, donating $100,000 to Johnny Dawson in order to construct the country club.

William Francis Cody (1916-1978) was born in Dayton, Ohio, in 1916, Cody's family relocated to California in 1930. While attending Beverly Hills High School, Cody designed and built stages for school plays prior to his graduation in 1932. Following high school, he graduated from Santa Monica Junior College in 1939 and enrolled in the College of Architecture and Fine Arts at the University of Southern California. He graduated from USC in 1942. During his time at Santa Monica Junior College and USC, Cody worked for architects, Heath Wharton and Asa Hudson. Following his graduation, Cody worked for several engineering and architecture firms in California, including Cliff May whom he worked for in 1944. In 1945, Cody's firm was hired to alter the Desert Inn in Palm Springs. Following the Desert Inn project, Cody began working independently in California and Arizona by 1946.

See Continuation Sheet for significance and integrity analysis.



B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025

(This space reserved for official comments.)

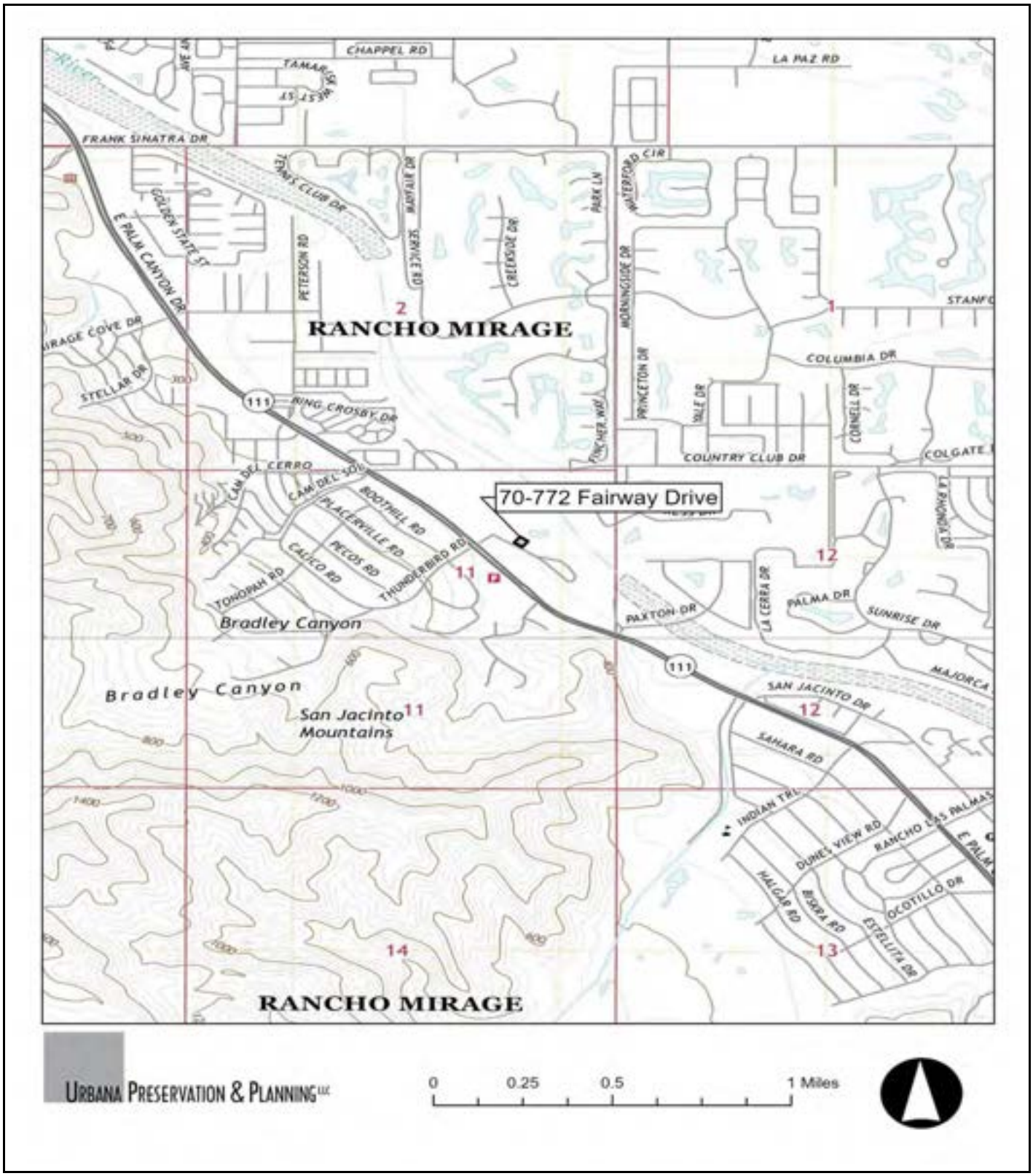
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: D.B. McDaniels Residence
Page 3 of 5

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 9

*Map Name: Cathedral City, Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



Primary Record Information Continued:



70-772 Fairway Drive: View of southwest (front) elevation.

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:
In 1946, William F. Cody moved to Palm Springs permanently and received his first independent commission to design the Del Marcos Hotel, which earned him an award in 1949 from the California chapter of the American Institute of Architects. In 1947, he was hired to convert the Thunderbird Dude Ranch, originally constructed in 1936, to the Thunderbird Country Club. His work at Thunderbird led to future commissions at other clubhouses, recreational facilities, and residential developments, at locations throughout Palm Desert, such as the Eldorado Country Club, Tamarisk Country Club, the Racquet Club, the Tennis Club, and the Seven Lakes Clubhouse. In Palm Springs, Cody was one of the architects, with Wexler & Harrison and Philip Koenig, to design the Spa Bathhouse and Spa Hotel. In 1952, Cody designed the Horizon Hotel.

In the Coachella Valley, he was responsible for several notable Contemporary style residential designs including the Perlberg, Shamel, and Abernathy residences in Palm Springs. Throughout his career, he designed commercial and residential properties throughout California, Arizona, Texas, Cub, and Mexico. He was inducted into the College of Fellows of the AIA in 1965. Some of his final projects included St. Theresa's Catholic Church in 1968 and the Palm Springs Library Center in 1972. In 1973, he suffered a severe stroke which caused him to end his architectural career. He died in 1978 and today is considered one of the most important architects in the Desert Modernism movement.

The home, designed by famed master architect William F. Cody, was one of the first built within the club, adjacent to the clubhouse. While the residence was one of the first constructed in Thunderbird Country Club, it was one of many that were being constructed by the original group of investors around the course at the same time, many of which are still extant. Therefore, while the D.B. McDaniels Residence is associated with the Country Club Era (1951 – 1973) theme, it does not possess individual documented significance related to that theme. It is also associated with the new Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

Building, Structure, Object Information Continued:

The dwelling is not individually eligible under NRHP/CRHR Criterion A/1, as it is not directly associated with significant events or patterns of events in local, regional, state, or national history. The property is individually eligible under NRHP/CRHR Criterion B/2, as the home is significantly associated with the life of D.B. McDaniels, a significant figure in local history due to his connection with the creation of the Thunderbird Country Club and one of the earliest users of the mechanized golf cart before his death in 1955. The property is eligible under NRHP/CRHR Criterion C/3 as it embodies the distinctive characteristics of a Custom Ranch style home constructed in Rancho Mirage during the 1950s and it represents the work of the master architect William F. Cody. It is not individually eligible under Criterion D/4, as further study of the property would not appear to yield information which could be considered important in local, regional, state or national history.

The single-family residence is not considered eligible under Local Criteria 2-3 and 6-8. The D.B. McDaniels Residence is considered eligible under Local Register Criterion 1 as the residence is representative of a mid-20th century Custom Ranch style home in Rancho Mirage. It is also considered eligible under Local Register Criterion 4, as it represents the work of a master architect, William F. Cody. It is also considered eligible under Local Register Criterion 5, as it is associated with D.B. McDaniels, who was significant in the establishment of the Thunderbird Country Club while he lived at the property. The home appears to retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association. While a subsequent owner added an additional patio roof to the home in 2001, the original layout of the home remains intact and most of the original materials remain. Overall, the exterior has not been substantially altered and it maintains adequate integrity from the historic period to convey its significance. As such, the property is assigned the 5S3 status code - appears to be individually eligible for local listing or designation through survey evaluation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

B12. References Continued:

Melissa Riche, "Thoroughly Modern Cody," Palm Springs Life, February 10 2020, accessed March 2025, https://www.palmspringslife.com/thunderbird-country-club-rancho-mirage/;
Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 10

Review Code _____ Reviewer _____ Date _____
Resource Name: Meade Residence

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Cathedral City Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: 71-136 La Paz Road City: Rancho Mirage Zip: 92270
d. UTM Zone: 11 S, 553600.63 mE / 3737518.4 mN
e. Other Locational Data: APN: 674331006

***P3a. Description:**
71-136 La Paz Road, known as the Meade Residence, was constructed in 1972 in Tamarisk Country Club and it sits on a 0.45 acre parcel. The property is a single-story Post and Beam style single-family residence with an rectangular-shaped floor plan and a front-gabled roof. The single-family residence has asymmetrical facades that are clad in stucco, brick, and glass windows. The front elevation features a recessed central entryway concealed by a central brick wall that fills the facade at the height of the gable end. The rear elevation mainly consists of floor-to-ceiling metal framed glass windows interrupted by small sections of brick walls. The roof has wide open overhanging eaves with wooden purlins and a large ridge beam, which are supported by square brick columns. The eaves cover the entire rear patio space, which has a tiled floor. The gabled roof is clad in rolled composition sheets. There appear to have been no significant additions to the property over time.

***P3b. Resource Attributes:** HP2. single-family property
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
71-136 La Paz Road_5: View south of the north (rear) elevation.
***P6. Date Constructed/Age and Source**
☒Historic: 1972 (Riverside County Assessor-County Clerk-Recorder)
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
PAZ 71136 LA; 5 Revere Dr, Ste 510, Northbrook, IL 60062
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
***P9. Date Recorded:** 2024
***P10. Survey Type:**
Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation**: Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: Meade Residence
B2. Common Name: 71-136 La Paz Road
B3. Original Use: Residential **B4. Present Use:** Residential
***B5. Architectural Style:** Post and Beam

***B6. Construction History:** The single-family residence was constructed in 1972. No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.

Permit records post-1973 indicate that the ownership replaced the HVAC system in 2006, replaced the roof in 2010, added solar panels later that same year, replaced the an additional patio cover roof in 2001, upgraded the line in 2011, upgraded the HVAC system again in 2015, replaced the air handler and condenser in 2017, made more repairs to the HVAC also in 2017, and repaired the pool drainage system in 2020.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Buff & Hensman & Associates **b.** Builder: Unknown
***B10. Significance: Theme:** Country Club Era, 1951 – 1973 **Area:** City of Rancho Mirage
Period of Significance: 1972 **Property Type:** Single-Family Residential
Applicable Criteria: NRHP/CRHR Criterion C/3; Local Criteria 1, 4, and 7

71-136 La Paz Road is a Post and Beam style single-family residence within Tamarisk Country Club. The subject property was constructed in 1972 for James Meade, the principal manager of the Merkeri Foundation, by Buff & Hensman & Associates. One of the later houses built within Tamarisk Country Club, the Meade Residence is associated with the Country Club Era (1951-1973) theme in Rancho Mirage. However, the dwelling is not individually significantly associated with the development of country clubs, as it was built at the tail end of this era, after many country clubs had been established throughout the Coachella Valley. The residence did not influence the design or direction of other Desert Modern designs built in the neighborhood during the 1970s. Therefore, it does not possess individual documented significance in relation to the Country Club Era (1951-1973) theme. It is also associated with the new Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

See Continuation Sheet for significance and integrity analysis.



B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025. **See Continuation Sheet for additional references.**
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025

(This space reserved for official comments.)

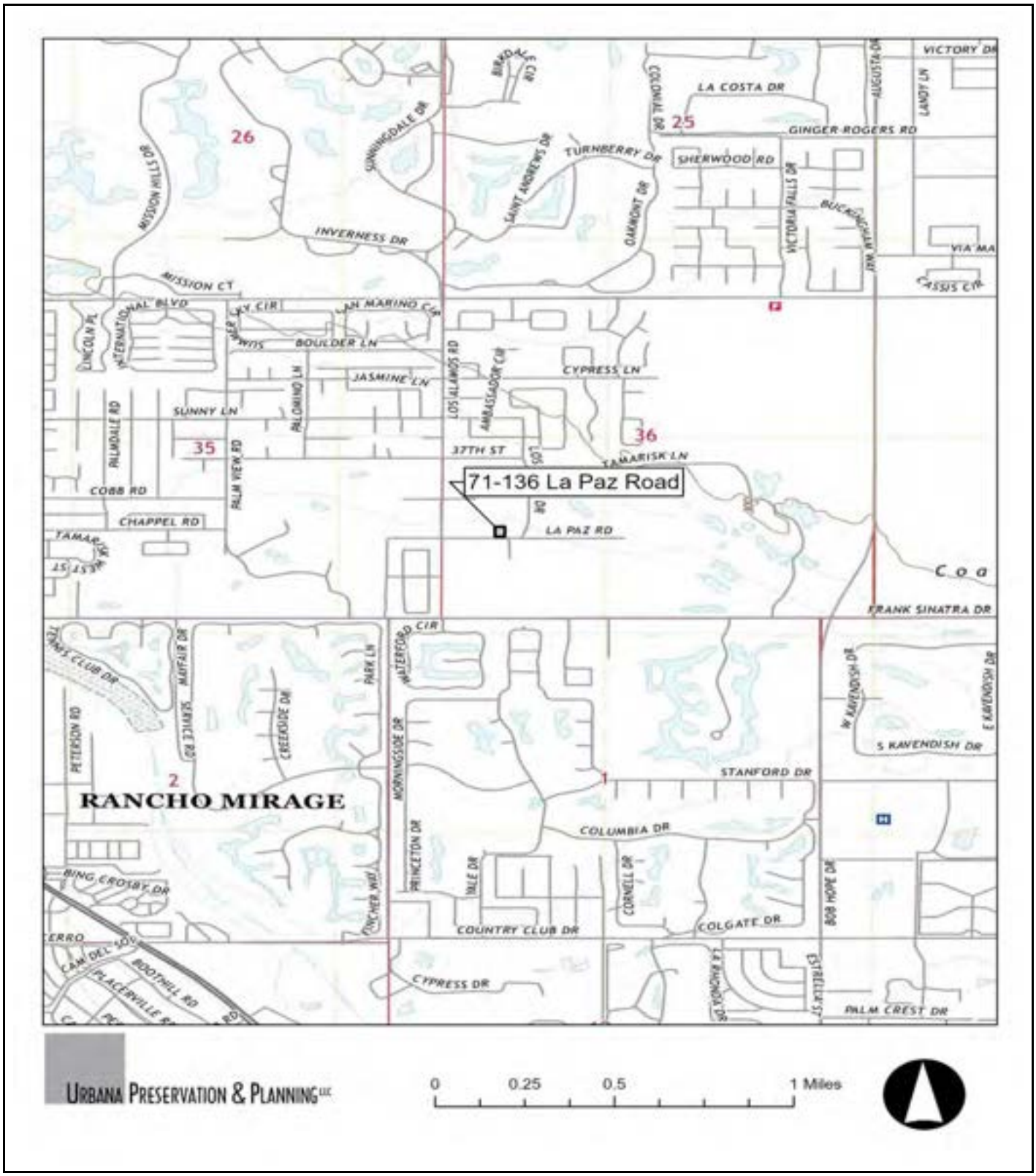
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Meade Residence

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 10

*Map Name: Cathedral City *Scale: 1:24,000 *Map Date: 2021



URBANA PRESERVATION & PLANNING LLC

Primary Record Information Continued:



71-136 La Paz Road_2: View of south (front) elevation.



Meade pool interior vintage: Undated Meade Residence Interior

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:
One of the more prolific developers of Contemporary style homes and custom Modernistic style residences in Southern California during the postwar era, Buff, Straub & Hensman was a Pasadena based firm born out of the USC School of Architecture. Between 1958 and 1963, the partners, Conrad Buff, Donald Hensman, and Calvin Straub, became award winning designers, creating Modern style dwellings, including the Poppy Peak Historic District in Pasadena. In 1963, Straub relocated to Arizona and the firm changed names to Buff & Hensman & Associates (1964-1988). During this time they designed the Meade Residence in 1972 and the governor's mansion for Ronald Reagan the following year in 1973.

The dwelling is not individually eligible under NRHP/CRHR Criterion A/1, as it is not directly associated with significant events or patterns of events in local, regional, state, or national history. The property is not individually eligible under NRHP/CRHR Criterion B/2, as the home is not significantly associated with the lives of persons significant in our past. The property is potentially eligible under NRHP/CRHR Criterion C/3 as it embodies the distinctive characteristics of the Post and Beam style home constructed in Rancho Mirage during the 1970s and is representative of the work of the master architects Buff & Hensman & Associates. It is not individually eligible under Criterion D/4, as further study of the property would not appear to yield information which could be considered important in local, regional, state or national history.

The single-family residence is not considered eligible under Local Criteria 2-3, 5-6, and 8. The Meade Residence is considered eligible under Local Register Criterion 1 as the residence is representative of a mid-20th century Post and Beam style home in Rancho Mirage. It is also considered eligible under Local Register Criterion 4, as it represents the work of master architects Buff & Hensman & Associates. Furthermore, the property is eligible under Local Register Criterion 7 as it embodies elements of outstanding attention to architectural design, detail, craftsmanship and materials. The property appears to retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association. The dwelling has not been substantially altered on the exterior and it maintains adequate integrity from the historic period to convey its significance. As such, the property is assigned the 5S3 status code - appears to be individually eligible for local listing or designation through survey evaluation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

Building, Structure, Object Information Continued:

B12. References Continued:

"Buff, Straub & Hensman," Los Angeles Conservancy, accessed March 2025, https://www.laconservancy.org/learn/architect-biographies/buff-straub-hensman/;
Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 11

Review Code _____ Reviewer _____ Date _____
Resource Name: Spare Residence

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Cathedral City Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: 70-641 Tamarisk Lane City: Rancho Mirage Zip: 92270
d. UTM Zone: 11 S, 552804.87 mE / 3737843.34 mN
e. Other Locational Data: APN: 674260005

***P3a. Description:**

70-641 Tamarisk Lane, known as the Spare Residence, was constructed in 1974 in Tamarisk Country Club and it sits on a 0.44 acre parcel. The property is a single-story Desert Modernist style single-family residence with an irregular-shaped floor plan and a flat roof. The single-family residence has asymmetrical facades that are clad in stucco, painted brick, uncoursed stone, and glass windows. The front elevation features a recessed central entryway concealed behind a glass wall with metal framed glass doors and an attached garage on the eastern end of the building. The rear elevation mainly consists of floor-to-ceiling metal framed glass windows broken up with sections of stucco walls and square painted brick columns. The roof has wide overhanging eaves which are supported by the brick columns and stucco walls. The eaves extend out over the rear patio space, which has a concrete floor. The gabled roof is clad in rolled composition sheets. There appear to have been no significant additions to the property over time.

***P3b. Resource Attributes:** HP2. single-family property
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
70-641 Tamarisk Lane_6: View northwest of the south (rear) elevation.

***P6. Date Constructed/Age and Source**
☒Historic: 1974 (Riverside County Assessor-County Clerk-Recorder)
☐ Prehistoric
☐ Both

***P7. Owner and Address:**
James P. Bennette, David M. Cowan; 70641 Tamarisk LN, Rancho Mirage, CA 92270

***P8. Recorded by:**
Urbana Preservation & Planning, LLC

***P9. Date Recorded:** 2024

***P10. Survey Type:**
Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation**: Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.

***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: Spare Residence
B2. Common Name: 70-641 Tamarisk Lane
B3. Original Use: Residential **B4. Present Use:** Residential
***B5. Architectural Style:** Desert Modernist

***B6. Construction History:** The single-family residence was constructed in 1974. Permit records post-construction indicate that the ownership removed and replaced the concrete curb approaches to the street in 2006, replace a five ton HVAC coil in 2016, replaced the sewer connection in 2019, and added solar panels to the roof in 2021.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Stan Alan Sackley **b.** Builder: Unknown
***B10. Significance: Theme:** Cityhood, 1973 - Present **Area:** City of Rancho Mirage
Period of Significance: 1974 **Property Type:** Single-Family Residential
Applicable Criteria: NRHP/CRHR Criterion C/3; Local Criteria 1, 4, and 7

70-641 Tamarisk Lane is a Desert Modernist style single-family residence within Tamarisk Country Club. The subject property was constructed in 1974 by Stan Alan Sackley for Alexander T. Spare, a notable Chicago attorney. Spare was also the 'registered agent' for numerous Chicago companies. These businesses varied widely and included the Johnson Kiddie Rides and the Lake Tower Motel Corporation, coffee companies; the Long Realty Co.; Mark Realty & Investment Co.; Midland Building Corp.; National Design Center; Quality House Inc.; a company in his wife's name: R. H. S. Corp.; and Spare Realty Inc. He and his wife Rita started coming to the the Coachella Valley in the early 1960s. In 1961 they owned a house at 70-906 La Paz Road, in Tamarisk Country Club. Spare died in December 1973 at the age of 69 after a short battle with an unknown illness shortly before the completion of his home in August 1974.

See Continuation Sheet for significance and integrity analysis.

B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025



(This space reserved for official comments.)

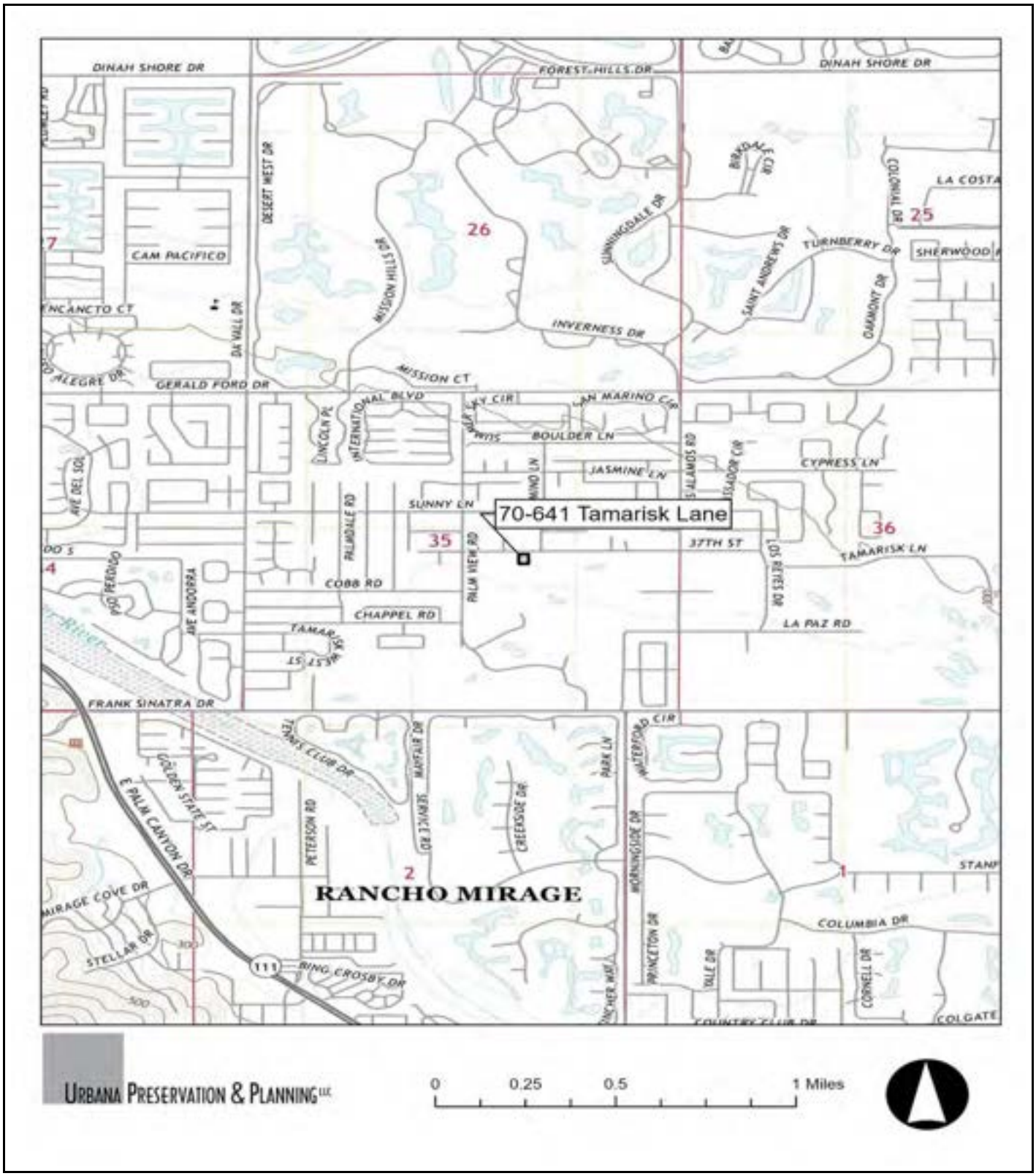
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Spare Residence
Page 3 of 6

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 11

*Map Name: Cathedral City *Scale: 1:24,000 *Map Date: 2021



Primary Record Information Continued:



70-641 Tamarisk Lane_2: View south of the north (front) elevation.



70-641 Tamarisk Lane_3: Detail view of the front entrance.

Primary Record Information Continued:



70-641 Tamarisk Lane_5: View north of the south (rear) elevation.

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:
Stan Alan Sackley was a prolific Modernist architect in the Coachella Valley. He was born in Los Angeles County and graduated from the University of Southern California with a degree in architecture in 1961. In the early 1960s, prior to forming his own firm, Sackley partnered with Herman Charles Light. Sackley was never licensed as an architect but maintained a successful design firm in Palm Springs. He received national fame when his house for James Hollowell was featured in Playboy in April 1966. Sackley is best known for mid-century Modern homes along Caliente Drive. By 1986, Sackley had retired. He died in 2001.

One of the later houses built within Tamarisk Country Club, the Spare Residence is associated with the Cityhood (1973-Present) theme in Rancho Mirage. However, the dwelling is not individually significantly associated with the development of City of Rancho Mirage, as the construction was simply a continuation of earlier building across the club grounds. The residence did not influence the design or direction of other Desert Modern designs built in the neighborhood during the 1970s. Therefore, it does not possess individual documented significance in relation to the Cityhood (1973-Present) theme. It is also associated with the new Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

The dwelling is not individually eligible under NRHP/CRHR Criterion A/1, as it is not directly associated with significant events or patterns of events in local, regional, state, or national history. The property is not individually eligible under NRHP/CRHR Criterion B/2, as the home is not significantly associated with the lives of persons significant in our past. The property is potentially eligible under NRHP/CRHR Criterion C/3 as it embodies the distinctive characteristics of the Desert Modernist style home constructed in Rancho Mirage during the 1970s and is representative of the work of the master architect Stan Alan Sackley. It is not individually eligible under Criterion D/4, as further study of the property would not appear to yield information which could be considered important in local, regional, state or national history.

Building, Structure, Object Information Continued:

The single-family residence is not considered eligible under Local Criteria 2-3, 5-6, and 8. The Spare Residence is considered eligible under Local Register Criterion 1 as the residence is representative of a mid-20th century Desert Modernist style home in Rancho Mirage. It is also considered eligible under Local Register Criterion 4, as it represents the work of the master architect Stan Alan Sackley. Furthermore, the property is eligible under Local Register Criterion 7 as it embodies elements of outstanding attention to architectural design, detail, craftsmanship and materials. The property appears to retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association. The dwelling has not been substantially altered on the exterior and it maintains adequate integrity from the historic period to convey its significance. As such, the property is assigned the 5S3 status code - appears to be individually eligible for local listing or designation through survey evaluation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation

B12. References Continued:

"Stan Alan Sackley, FAIA (1937-2001)," US Modernist, accessed March 2025, https://usmodernist.org/sackley.htm;
Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3CS/5S3
Other Listings: Urbana Survey No.: 12

Review Code _____ Reviewer _____ Date _____
Resource Name: Klein Residence

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Cathedral City Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: 37-101 Los Reyes Drive City: Rancho Mirage Zip: 92270
d. UTM Zone: 11 S, 553662.23 mE / 3737820.02 mN
e. Other Locational Data: APN: 674281017

***P3a. Description:**
37-101 Los Reyes Drive, known as the Klein Residence, was constructed in 1983 in Tamarisk Country Club and it sits on a 1.17 acre parcel. The property is a single-story Postmodern style single-family residence with an irregular-shaped floor plan with flat roofs forms divided by parapet walls at varying heights. The single-family residence has asymmetrical facades that are clad in concrete, metal, and glass. The front elevation is sparsely decorated with geometric concrete walls and garden beds. The front entrance has a stone tiled sloped walkway with a pair of metal framed glass doors beneath a flat concrete porch roof with metal fascia. The rear elevation mainly consists of floor-to-ceiling metal framed glass windows and concrete walls. A solarium with curved windows is located at the northern end of the rear elevation. A rear pool is surrounded by square concrete columns connected with beams clad in metal fascia. The roof has no overhang and the short parapets that are curved inward. The roof is clad in rolled composition sheets. There appear to have been no significant additions to the property over time.

***P3b. Resource Attributes:** HP2. single-family property
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
37-101 Los Reyes Drive_4: View east of the west (rear) elevation.
***P6. Date Constructed/Age and Source**
☒Historic: 1983 (Riverside County Assessor-County Clerk-Recorder)
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
Douglas M Moreland Living Trust, Douglas M Moreland; 37101 Los Reyes Dr, Rancho Mirage, CA 92270
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
***P9. Date Recorded:** 2024
***P10. Survey Type:**
Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation**: Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: Klein Residence
B2. Common Name: 37-101 Los Reyes Drive
B3. Original Use: Residential **B4. Present Use:** Residential
***B5. Architectural Style:** Postmodern

***B6. Construction History:** The single-family residence was constructed in 1983. Permit records post-construction indicate that the ownership replaced the sewer hook-up in 2007, replaced concrete paving in 2015, replaced the existing gas line in 2022, re-roofed the building in 2022, installed solar panels that same year, remodeled the kitchen/master bedroom in 2022, remodeled the bar in 2023, and also installed a new spa in 2023.

***B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Ted Grenzbach **b.** Builder: Unknown
***B10. Significance: Theme:** Cityhood, 1973 - Present **Area:** City of Rancho Mirage
Period of Significance: 1983 **Property Type:** Single-Family Residential
Applicable Criteria: NRHP ineligible; CRHR Criterion C/3; Local Criteria 1, 4, and 7

37-101 Los Reyes Drive is a Postmodern style single-family residence within Tamarisk Country Club. The subject property was constructed in 1983 by Ted Grenzbach, a notable post-war Modernist architect in Southern California, for Eugene "Gene" Klein, a New York businessman and owner of the San Diego Chargers. One of the later houses built within Tamarisk Country Club, the Klein Residence is associated with the Cityhood (1973-Present) theme in Rancho Mirage. However, the dwelling is not individually significantly associated with the development of City of Rancho Mirage, as the construction was simply a continuation of earlier building across the club grounds. The residence did not influence the design or direction of other designs built in the neighborhood during the early 1980s. Therefore, it does not possess individual documented significance in relation to the Cityhood (1973-Present) theme. It is also associated with the new Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

See Continuation Sheet for significance and integrity analysis.

B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025



(This space reserved for official comments.)

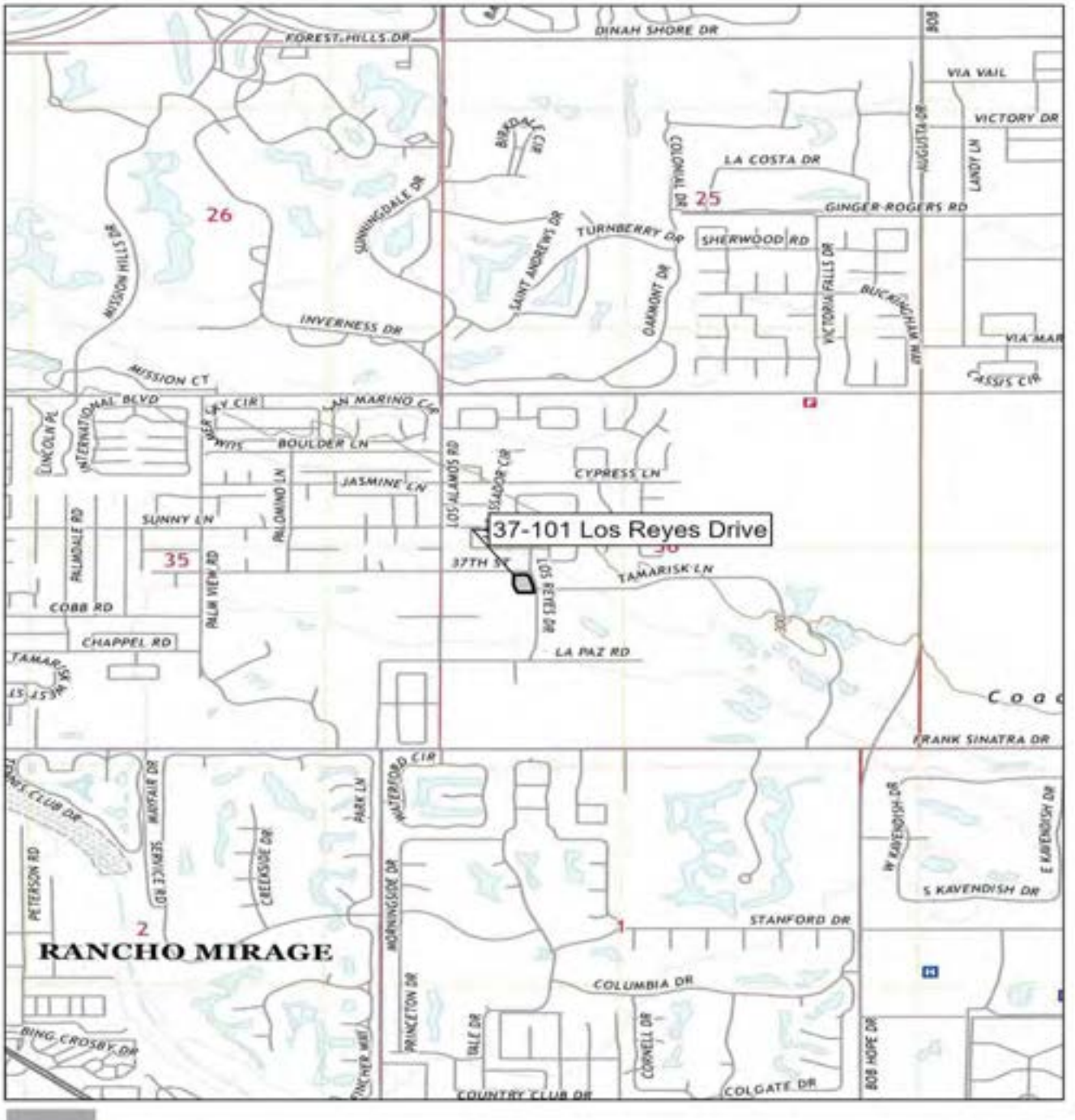
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Klein Residence
Page 3 of 5

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3CS/5S3
Other Listings: Urbana Survey No.: 12

*Map Name: Cathedral City *Scale: 1:24,000 *Map Date: 2021



URBANA PRESERVATION & PLANNING LLC

Primary Record Information Continued:



37-101 Los Reyes Drive_2: View of the east (front) elevation)

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:
The architect and owner of the home were both notable figures. Ted Grenzbach was born in New York City but grew up in 1930s Hollywood. After serving in the Navy during World War II, Grenzbach earned a degree in architecture from U.C. Berkeley. Following graduation, he built homes in Modernist styles for stars such as Frank Sinatra, Dinah Shore, Cher, Gene Kelly, Herb Alpert, Rock Hudson, Rod Stewart, Barbra Streisand and Johnny Carson. Gene Klein, born in the Bronx, made his money and reputation in California as the owner of a used-car dealership. He later became and investor and later president of National General Corporation, which later became American Financial Group. In 1966, Klein with San Schulman and a group of minority investors bought the San Diego Chargers. In 1984, Klein sold his share in the team to Alex Spanos as he entered retirement.

The dwelling is not individually eligible under NRHP/CRHR Criterion A/1, as it is not directly associated with significant events or patterns of events in local, regional, state, or national history. The property is not individually eligible under NRHP/CRHR Criterion B/2, as the home is not significantly associated with the lives of persons significant in our past. While it was commissioned by Gene Klein, a notable businessman and public figure, he only lived part-time at the residence after retirement and he died in 1990. The property is potentially eligible under NRHP/CRHR Criterion C/3 as it embodies the distinctive characteristics of the Postmodern style home constructed in Rancho Mirage during the 1980s and is representative of the work of the master architect Ted Grenzbach. However, the building was completed in 1982, and does not meet the 50-year age requirement for listing in the NRHP. As a result, the property is only eligible under CRHR Criterion 3. It is not individually eligible under Criterion D/4, as further study of the property would not appear to yield information which could be considered important in local, regional, state or national history. It is not individually eligible under Criterion D/4, as further study of the property would not appear to yield information which could be considered important in local, regional, state or national history.

Building, Structure, Object Information Continued:

The single-family residence is not considered eligible under Local Criteria 2-3, 5-6, and 8. The Klein Residence is considered eligible under Local Register Criterion 1 as the residence is representative of a mid-20th century Postmodern style home in Rancho Mirage. It is also considered eligible under Local Register Criterion 4, as it represents the work of the master architect Ted Grenzbach. Furthermore, the property is eligible under Local Register Criterion 7 as it embodies elements of outstanding attention to architectural design, detail, craftsmanship and materials. The property has been meticulously restored by a subsequent owner and many of the original features have been restored to both the interior and exterior of the building. The property appears to retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association. The dwelling has not been substantially altered on the exterior and it maintains adequate integrity from the historic period to convey its significance. As such, the property is assigned the 5S3 status code - appears to be individually eligible for local listing or designation through survey evaluation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

B12. References Continued:

"Edward (Ted) Grenzbach; Designed Stars' Homes," L.A. Times Archives, June 11, 1994, accessed March 2025, https://www.latimes.com/archives/la-xpm-1994-06-11-mn-2839-story.html;
"Klein, former Chargers owner, dies," Spokesman-Review, Associated Press, March 13 1990, C4;
Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 13

Review Code _____ Reviewer _____ Date _____
Resource Name: Schwartz Residence

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Cathedral City Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; _S. B. _**B.M.** _
c. Address: 37-319 Los Reyes Drive City: Rancho Mirage Zip: 92270
d. UTM Zone: 11 S, 553668.1 mE / 3737651.35 mN
e. Other Locational Data: APN: 674331012

***P3a. Description:**
37-319 Los Reyes Drive, known as the Schwartz Residence, was constructed in 1969 in Tamarisk Country Club and it sits on a 1.52 acre parcel. The property is a single-story Desert Modernist style single-family residence with an U-shaped floor plan with flat roofs forms at varying heights. The single-family residence has asymmetrical facades that are clad in stucco, brick, and glass. The front elevation features long expanses of painted brick wall with glass window walls and a center entryway with a flat patio roof supported by undecorated circular columns. The front entrance has a circular driveway and the attached garage on the northern end of the building is accessed via another driveway. The rear elevation is in a U-shape that wraps around the pool. The rear of the home mainly consists of floor-to-ceiling metal framed glass windows and circular concrete columns that support the eaves of the flat roof which extend out in a wide overhang. The roof of the house is clad in rolled composition sheets and covered with solar panels. A long pond with an island gazebo wraps around the west (rear) and south elevations. A private tennis court is located south of the residence. There appear to have been no significant additions to the property over time.

***P3b. Resource Attributes:** HP2. single-family property
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
37-319 Los Reyes Drive_11: View east of the west (rear) elevation.
***P6. Date Constructed/Age and Source**
☒Historic: 1969 (Riverside County Assessor-County Clerk-Recorder)
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
Arete Prop INC; 1075 W. Georgia St, Ste 2600, Vancouver, BC V6E3C9
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
***P9. Date Recorded:** 2024
***P10. Survey Type:**
Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation**: Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: Schwartz Residence
B2. Common Name: 37-319 Los Reyes Drive
B3. Original Use: Residential **B4. Present Use:** Residential
***B5. Architectural Style:** Desert Modernist

***B6. Construction History:** The single-family residence was constructed in 1969. No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.

Permit records post-1973 indicate that the ownership replaced the sewer hook-up in 2000, repaved the driveway approach in 2000, replaced the roof in 2010, and added solar panels to the roof in 2014. Interior remodeling with no permits associated with work took place in the 1990s and early 2000s.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: William Sutherland Beckett **b.** Builder: Unknown
***B10. Significance: Theme:** Country Club Era, 1951 – 1973 **Area:** City of Rancho Mirage
Period of Significance: 1969 **Property Type:** Single-Family Residential
Applicable Criteria: NRHP/CRHR Criterion C/3; Local Criteria 1 and 4

37-319 Los Reyes Drive is a Desert Modernist style single-family residence within Tamarisk Country Club. The subject property was constructed in 1969 by William Sutherland Beckett, a notable post-war Modernist architect in Southern California, for Daniel "Danny" and Natalie Schwartz. Val Arnold was the interior designer. Daniel Schwartz was a Bay area developer and World War II veteran. His wife, Natalie, owned a beauty shop in Palm Springs. When they lived in Rancho Mirage, they were donors and members of the development committee for the Barbara Sinatra Children's Center, as they were good friends with both Frank and Barbara Sinatra. They owned the home until 1998 when they moved to Las Vegas and sold it to Samuel Belzberg, a well known Canadian businessman and philanthropist, who lived part-time on the property until his death in 2018.

See Continuation Sheet for significance and integrity analysis.

B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025



(This space reserved for official comments.)

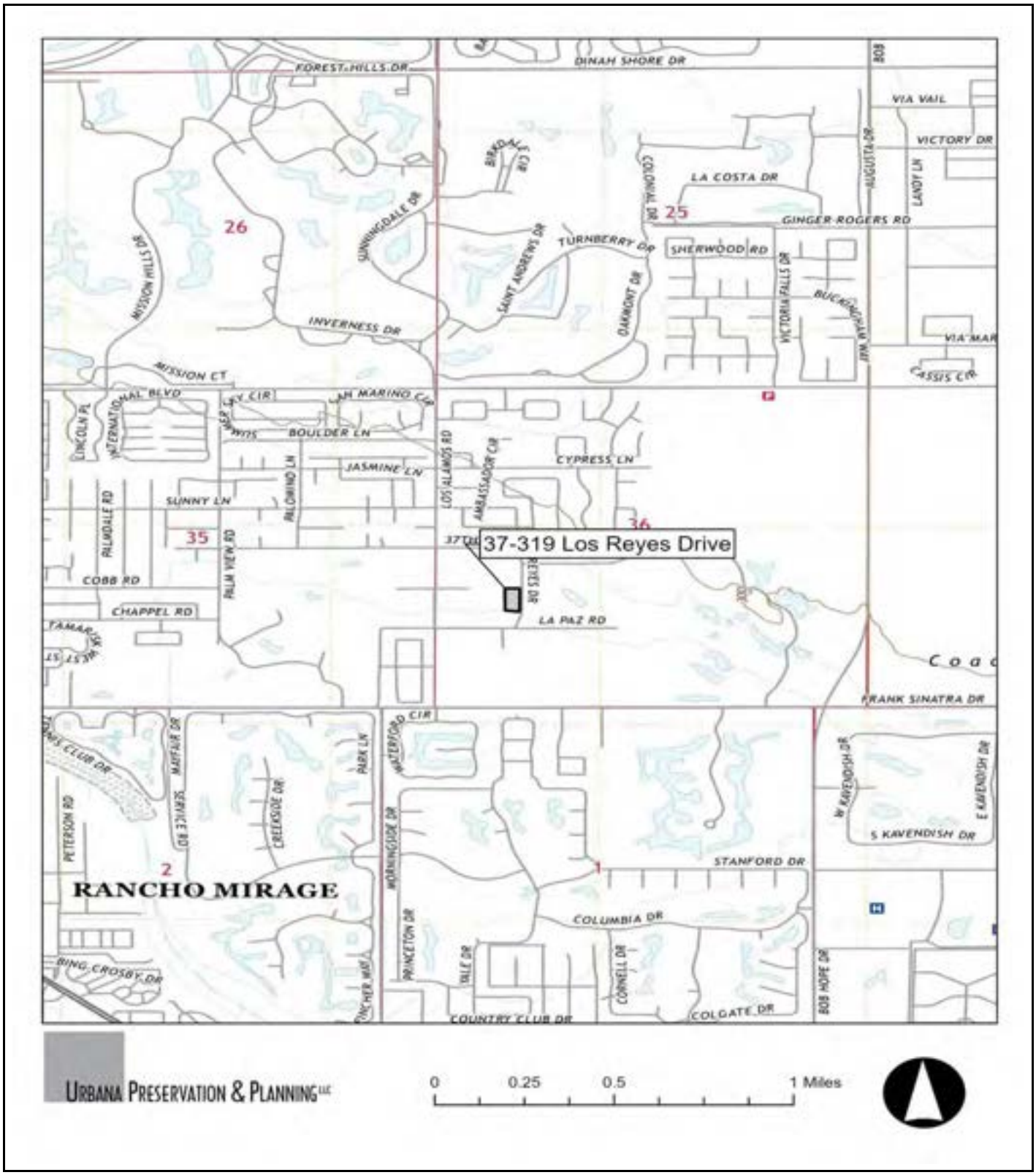
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Schwartz Residence
Page 3 of 6

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 13

*Map Name: Cathedral City *Scale: 1:24,000 *Map Date: 2021



Primary Record Information Continued:



37-310 Los Reyes Drive_2: View of east (front) elevation.



37-319 Los Reyes Drive_3: Detail view of front entrance.

Primary Record Information Continued:



37-319 Los Reyes Drive_8: View of west (rear) elevation.

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:
William Sutherland Beckett was born June 14, 1921 in Kansas City, Missouri. He attended Yale University and graduated in 1943. Beckett moved to California after graduating and worked for Douglas Aircraft for a short time during World War II. He later went to work for the firm Spaulding and Rex from 1944 to 1949, eventually achieving the title Chief Designer. Beckett married fellow Kansas Citian and socialite, Julianne Kemper in 1948. She was the daughter of James Madison Kemper, Sr. and part of a prominent banking family and patrons of the arts in Kansas City. In late 1949, Beckett went out on his own, and by 1950, he had completed his own offices, located at 9026 Melrose Avenue. The building garnered him an AIA National Honor First Award in 1952, one of only three given nationwide that year. This prestigious award set his reputation as an architect for stars like Charlton Heston, setting him off on a career designing many celebrity homes and businesses in Beverly Hills and throughout LA. William Beckett died at the early age of 56 in 1977 due to issues resulting from chronic alcoholism.

Built well after the establishment of the Tamarisk Country Club, the Schwartz Residence is associated with the Country Club Era (1951-1973) theme in Rancho Mirage. However, the dwelling is not individually significantly associated with the development of country clubs, as other clubs were already in development across Rancho Mirage at the time of construction. The property did not influence the design or direction of other houses built in the neighborhood during the late 1960s or early 1970s. Therefore, it does not possess individual documented significance in relation to the Country Club Era (1951-1973) theme. It is also associated with the new Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

Building, Structure, Object Information Continued:

The dwelling is not individually eligible under NRHP/CRHR Criterion A/1, as it is not directly associated with significant events or patterns of events in local, regional, state, or national history. The property is not individually eligible under NRHP/CRHR Criterion B/2, as the home is not significantly associated with the lives of persons significant in our past. While the house was commissioned by Daniel Schwartz, a notable public figure, he only lived in there retirement. While Samuel Belzberg is also a significant figure, he appears to have only lived part-time in Rancho Mirage. The property is potentially eligible under NRHP/CRHR Criterion C/3 as it embodies the distinctive characteristics of the Desert Modernist style home constructed in Rancho Mirage during the 1960s and is representative of the work of the master architect William Sutherland Beckett. It is not individually eligible under Criterion D/4, as further study of the property would not appear to yield information which could be considered important in local, regional, state or national history.

The single-family residence is not considered eligible under Local Criteria 2-3 and 5-8. The Schwartz Residence is considered eligible under Local Register Criterion 1 as the residence is representative of a mid-20th century Desert Modernist style home in Rancho Mirage. It is also considered eligible under Local Register Criterion 4, as it represents the work of the master architect William Sutherland Beckett. The property is not eligible under Local Register Criterion 7 as it no longer embodies elements of outstanding attention to architectural design, detail, craftsmanship and materials because the interior has been remodeled since its initial construction. Overall however, the property appears to retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association. The dwelling has not been substantially altered on the exterior and it maintains adequate integrity from the historic period to convey its significance. As such, the property is assigned the 5S3 status code - appears to be individually eligible for local listing or designation through survey evaluation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

B12. References Continued:

"37-319 Los Reyes," Desert Sun, January 24 1998, 94;
"Daniel Charles Schwartz," Desert Sun, December 20 2023;
Chuck Davis, "Samuel Belzberg," The Canadian Encyclopedia, May 28 2008, accessed March 2025, https://www.thecanadianencyclopedia.ca/en/article/samuel-belzberg;
"William Sutherland Beckett," KCmodern, accessed March 2025, https://www.kcmodern.com/william-sutherland-beckett;
Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 14

Review Code _____ Reviewer _____ Date _____
Resource Name: Albert Marx Residence

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Cathedral City Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: 71-017 Fairway Drive City: Rancho Mirage Zip: 92270
d. UTM Zone: 11 S, 553484.13 mE / 3737631.17 mN
e. Other Locational Data: APN: 674300014, 674300015, 674300016

***P3a. Description:**
71-017 Fairway Drive, known as the Albert Marx Residence, was constructed in 1964 in Tamarisk Country Club and it sits on three parcels totaling 1.64 acres. The property is a single-story International style single-family residence with an irregular-shaped floor plan and a flat roof. The single-family residence has an asymmetrical facades that are clad with stucco, glass window walls, and painted concrete masonry unit blocks. The front elevation features a prominent three-car garage on the eastern end and a front entrance covered by an extended flat porch roof supported by circular columns. The front doors are glass with metal frames with dual side-lites. The rear elevation features a back patio flat roof supported by circular columns that wraps around the south, west and east, elevations. The rear features a pool located southwest of the residence. The roof is clad in rolled composition sheets. There appear to have been no significant additions to the property over time.

***P3b. Resource Attributes:** HP2. single-family property
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
71-017 Fairway Drive_6: View of north (front) elevation.
***P6. Date Constructed/Age and Source**
☒Historic: 1964 (Riverside County Assessor-County Clerk-Recorder)
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
Muriel Myerson; 12100 Wilshire Blvd, Ste 200, Los Angeles, CA 90025
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
***P9. Date Recorded:** 2024
***P10. Survey Type:**
Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation**: Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: Albert Marx Residence
B2. Common Name: 71-017 Fairway Drive
B3. Original Use: Residential **B4. Present Use:** Residential
***B5. Architectural Style:** International

***B6. Construction History:** The single-family residence was constructed in 1964. No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.

Permit records post-1973 indicate that the current owner, Muriel Myerson re-roofed the home in 2024.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Richard A. Harrison **b.** Builder: Unknown
***B10. Significance: Theme:** Country Club Era, 1951 – 1973 **Area:** City of Rancho Mirage
Period of Significance: 1964-1977 **Property Type:** Single-Family Residential
Applicable Criteria: NRHP/CRHR Criteria B/2 and C/3; Local Criteria 1, 4, and 5

71-017 Fairway Drive is an International style single-family residence within Tamarisk Country Club. The subject property was constructed in 1964 by Richard A. Harrison, a notable post-war Modernist architect in Southern California, for Albert and Harriet Marx. Albert Marx was an well known record producer who gained notoriety in 1938 when he recorded Benny Goodman's famous Carnegie Hall concert via telephone wire. After working as a publisher for Musicraft, he founded Discovery Records in 1948. He first married to singer Helen Ward in the 1930s, but they divorced some time during the 1950s. Marx remained active in the music industry in the 1980s. His second wife, Harriet, was a model and a dancer on Broadway. She was also a lead singer with Sonny Dunham and the Charlie Barnet Orchestra. Harriet and Albert sponsored a scholarship fund at the College of the Desert's Music Department in honor of their son, Peter Marx, who died in a car accident in 1972. He was also preparing to study music in college. Albert and Harriet Marx owned the home at 71-017 Fairway Drive until at least 1977.

See Continuation Sheet for significance and integrity analysis.



B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025

(This space reserved for official comments.)

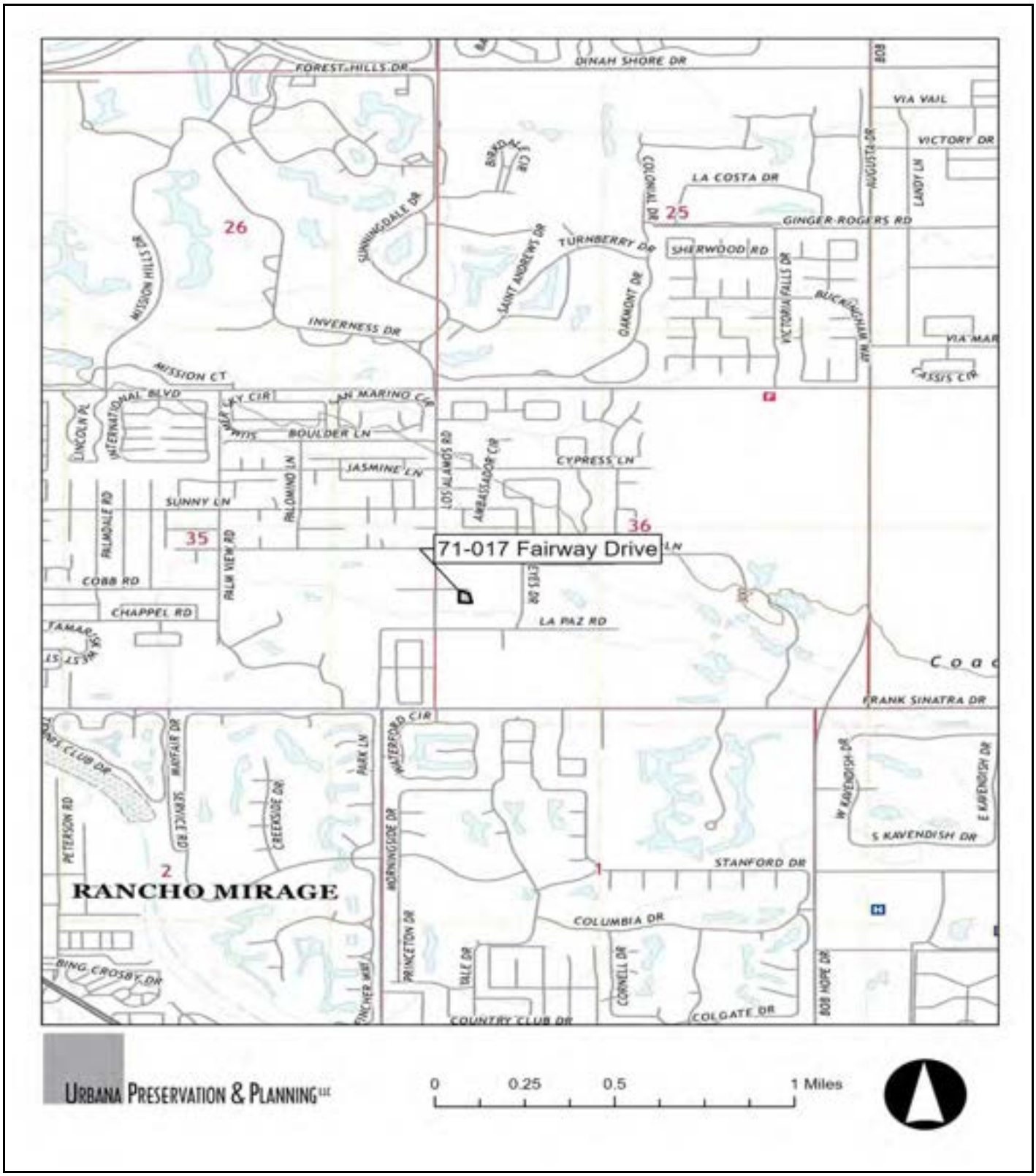
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Albert Marx Residence
Page 3 of 5

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 14

*Map Name: Cathedral City *Scale: 1:24,000 *Map Date: 2021



Primary Record Information Continued:



71-017 Fairway Drive_4: View north of the south (rear) elevation.

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:
Richard Arnett Harrison was born in Los Angeles on June 5, 1924. Richard "Rick" attended University High School in Los Angeles. He went on to graduate from University of Southern California in 1951 with a degree in Architecture. After travel to Mexico and Canada, Harrison began work at William F. Cody's firm in Palm Springs from July 1951 to February 1953, where he worked side by side with his soon to be partner Donald Wexler (who previously began his career in the office of Richard Neutra). Harrison went on to design homes throughout Southern California including Seven Lakes, and enclaves of homes in Nevada.

Built after the establishment of the Tamarisk Country Club, the Albert Marx Residence is associated with the Country Club Era (1951-1973) theme in Rancho Mirage. However, the dwelling is not individually significantly associated with the development of country clubs, as other clubs were already in development across Rancho Mirage at the time of construction. The property did not influence the design or direction of other houses built in the neighborhood during the 1960s or early 1970s. Therefore, it does not possess individual documented significance in relation to the Country Club Era (1951-1973) theme. It is also associated with the new Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

Building, Structure, Object Information Continued:
The dwelling is not individually eligible under NRHP/CRHR Criterion A/1, as it is not directly associated with significant events or patterns of events in local, regional, state, or national history. The property is individually eligible under NRHP/CRHR Criterion B/2, as the home is significantly associated with the lives of Albert Marx, a notable figure in the music industry and the Rancho Mirage community. Albert continued to work in the music industry while living on the property, and Harriet managed the scholarship while they owned the home. The property is potentially eligible under NRHP/CRHR Criterion C/3 as it embodies the distinctive characteristics of an International style home constructed in Rancho Mirage during the 1960s and is representative of the work of the master architect Richard A. Harrison. It is not individually eligible under Criterion D/4, as further study of the property would not appear to yield information which could be considered important in local, regional, state or national history.

The single-family residence is not considered eligible under Local Criteria 2-3 and 6-8. The Albert Marx Residence is considered eligible under Local Register Criterion 1 as the residence is representative of a mid-20th century International style home in Rancho Mirage. It is considered eligible under Local Register Criterion 4, as it represents the work of a master architect, Richard A. Harrison. It is also considered eligible under Local Register Criterion 5, as it is associated with Albert Marx, who worked as a significant music producer while he lived at the property. The home appears to retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association. Overall, the exterior has not been substantially altered and it maintains adequate integrity from the historic period to convey its significance. As such, the property is assigned the 5S3 status code - appears to be individually eligible for local listing or designation through survey evaluation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

B12. References Continued:
"Obituaries: Marx," Desert Sun, Agust 23 1972, 2A;
"COD music students win grants," Desert Sun, February 2 1978, 2;
"Albert Marx," accessed March 2025, https://www.discogs.com/artist/522453-Albert-Marx?srsltid=AfmBOoqmZUsL9ahU_fdSUQfbgP-eWKquYwfU-8sLynrnRrXIruioOWbh;
"Harriet Marx Obituary," The Desert Sun, April 25, 2009, https://www.legacy.com/us/obituaries/thedesertsun/name/harriet-marx-obituary?id=22827539;
"And the Star Goes to Richard Harrison," Modernism Weekly, accessed March 2025, https://mwkly.com/architecture/and-the-star-goes-to-architect-richard-harrison/;
Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 15

Review Code _____ Reviewer _____ Date _____
Resource Name: Fred Wilson Residence

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Cathedral City, Rancho Mirage Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: 41-001 Thunderbird Road City: Rancho Mirage Zip: 92270
d. UTM Zone: 11 S, 551903.7 mE / 3734644.36 mN
e. Other Locational Data: APN: 690083002

***P3a. Description:**
41-001 Thunderbird Road, known as the Fred Wilson Residence, was constructed in 1969 in the Thunderbird Heights 2 subdivision and it sits on a 1.23 acre parcel. The property is a single-story Desert Modernist style single-family residence with an irregular-shaped floor plan and flat roofs forms at varying heights. The single-family residence has asymmetrical facades that are clad in stucco, uncoursed stone, concrete masonry block, and glass window walls. The front elevation features a painted concrete masonry wall with metal gates and a central stone archway leading to a walkway that are both covered with flat roofs. The front walls are either clad in stucco or unpainted and uncoursed rock. The east elevation (rear) features metal framed glass window walls that open out to the back patio covered with a flat roof with a wide overhang. The roof of the house is clad in rolled composition sheets and covered with pebble ballast. An interior remodeling campaign in 2001 also added a 214 square foot addition to the home.

***P3b. Resource Attributes:** HP2. single-family property
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
41-001 Thunderbird Road_2: View northeast of the south (front) elevation.
***P6. Date Constructed/Age and Source**
☒Historic: 1969 (Riverside County Assessor-County Clerk-Recorder)
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
Pape Prop Inc; PO Box 407, Eugene, OR 97401
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
***P9. Date Recorded:** 2024
***P10. Survey Type:**
Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation**: Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: Fred Wilson Residence
B2. Common Name: 41-001 Thunderbird Road
B3. Original Use: Residential **B4. Present Use:** Residential
***B5. Architectural Style:** Desert Modernist

***B6. Construction History:** The single-family residence was constructed in 1969. No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.

Permit records post-1973 indicate that the ownership conducted an interior remodel with a 214 square-foot addition in 2001; re-roofed the home; added a new spa, new fireplace, and new garden wall in 2007; and re-roofed the home again in 2018.

***B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown **b.** Builder: Unknown
***B10. Significance: Theme:** Residential Subdivisions and Cooperatives, 1951 – 1973 **Area:** City of Rancho Mirage
Period of Significance: 1969 **Property Type:** Single-Family Residential
Applicable Criteria: NRHP/CRHR Criterion C/3; Local Criteria 1 and 7

41-001 Thunderbird Road is a Desert Modernist style single-family residence within Thunderbird Heights. The subject property was constructed in 1969 for Fred C. and Vondell "Vonnie" Wilson after Fred bought ten different lots within the community two years earlier. Fred Wilson was a WWII and Korean War Navy veteran who afterwards became founder of the Trans World Insurance Company. As he grew his business, he became friends with many well-known entertainers and politicians, most notably, Gerald Ford. During a visit to Rancho Mirage to see Wilson, Gerald and Betty Ford decided to move there and build their own house for retirement. While their home was under construction at the Thunderbird Country Club, they rented out the Wilson's home. After the Fords completed their home in 1978, Fred and Vonnie lived at the property until at least 1998. Fred died in 2006 and Vonnie died in 2012.

See Continuation Sheet for significance and integrity analysis.

B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025. **See Continuation Sheet for additional references.**
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025



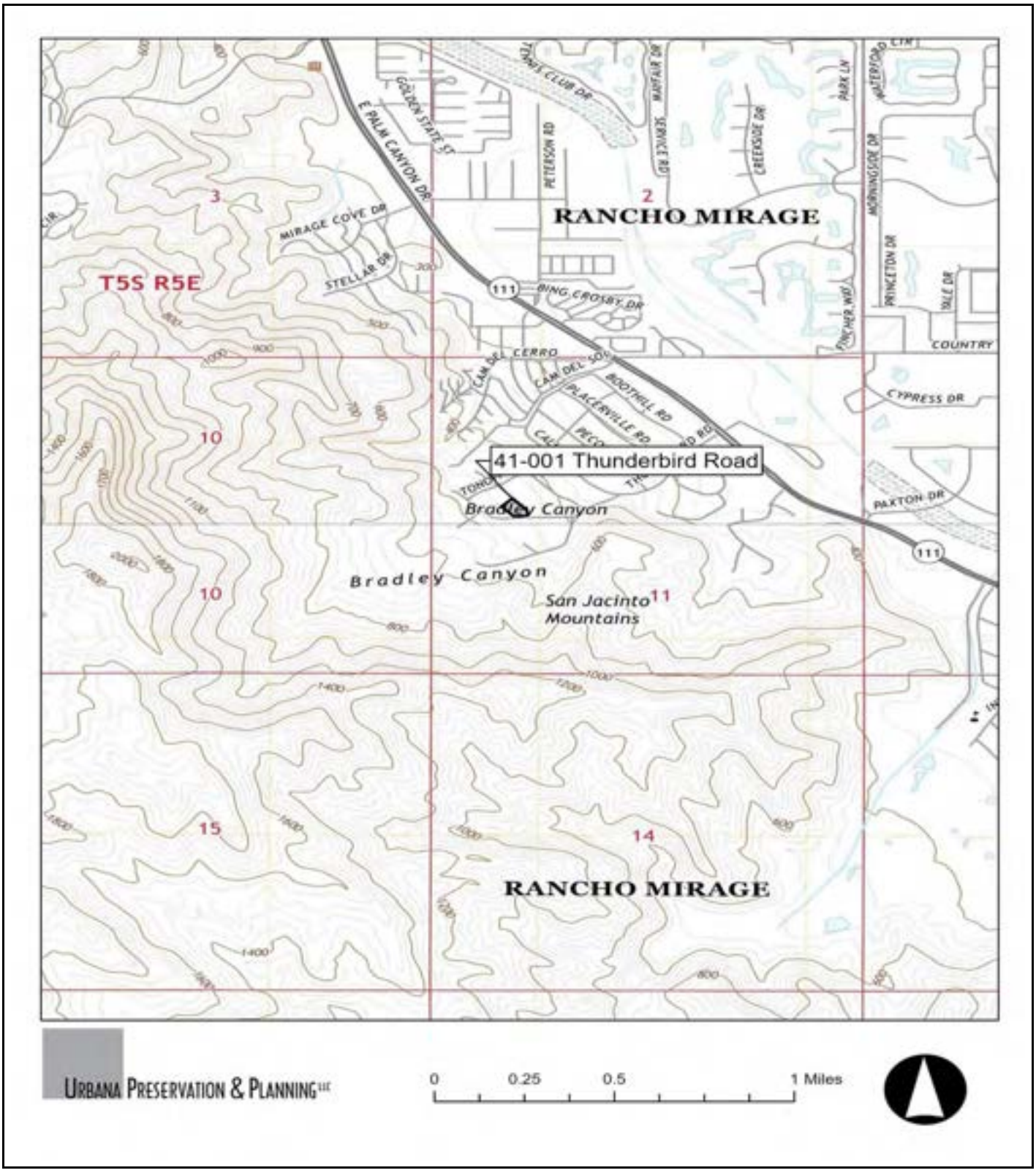
(This space reserved for official comments.)

LOCATION MAP

Resource Name: Fred Wilson Residence

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 15

*Map Name: Cathedral City, Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



Primary Record Information Continued:



41-001 Thunderbird Road_1: View northwest of the south (front) elevation.



41-001 Thunderbird Road_3: Detail view of the front entrance.

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:
Built well after the establishment of the Thunderbird Heights community, the Fred Wilson Residence is associated with the Residential Subdivisions and Cooperatives (1951-1973) theme in Rancho Mirage. However, the dwelling is not individually significantly associated with the development of community, as many other homes were already built within the neighborhood. The property did not influence the design or direction of other houses built in the surrounding area. Therefore, it does not possess individual documented significance in relation to the Residential Subdivisions and Cooperatives (1951-1973) theme. It is also associated with the new Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

The dwelling is not individually eligible under NRHP/CRHR Criterion A/1, as it is not directly associated with significant events or patterns of events in local, regional, state, or national history. The property is not individually eligible under NRHP/CRHR Criterion B/2, as the home is not significantly associated with the lives of persons significant in our past. While the house was short occupied by Gerald and Betty Ford, it was not their permanent residence. The property is potentially eligible under NRHP/CRHR Criterion C/3 as it embodies the distinctive characteristics of the Desert Modernist style home constructed in Rancho Mirage during the 1960s. The low-profile modernistic elements of the post-and-beam construction help the building blend seamlessly with the surrounding desert environment. Furthermore, the stone ballast on the roofing, overall tan/brown color scheme, desert climate landscaping, and use of uncoursed stone making it a unique property that is an excellent example of what makes Desert Modernism unique from other International style variations. It is not individually eligible under Criterion D/4, as further study of the property would not appear to yield information which could be considered important in local, regional, state or national history.

The single-family residence is not considered eligible under Local Criteria 2-6 and 8. The Fred Wilson Residence is considered eligible under Local Register Criterion 1 as the residence is representative of a mid-20th century Desert Modernist style home in Rancho Mirage. The property is also eligible under Local Register Criterion 7 as it embodies elements of outstanding attention to architectural design, detail, craftsmanship and materials. While the interior has likely been widely remodeled, the exterior appears to retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association. An exterior addition was added in 2001, though it does not appear to be public-facing and does not significantly detract from the overall historic character of the building. The dwelling maintains adequate integrity from the historic period to convey its significance. As such, the property is assigned the 5S3 status code - appears to be individually eligible for local listing or designation through survey evaluation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

Building, Structure, Object Information Continued:

B12. References Continued:

John Herbers, "Ford Plays Golf; Sees Oil Facility," New York Times, April 1 1975, accessed March 2025, https://www.nytimes.com/1975/04/01/archives/ford-plays-golf-sees-oil-facility-is-dinner-host-to-reagand-on.html;
"Thunderbird Heights," Desert Sun, April 18 1998, 78;
"Wilson, Vondell Darr," Los Angeles Times, September 14 2012, 59;
Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 16

Review Code _____ Reviewer _____ Date _____
Resource Name: Lord Fletcher's Restaurant
Page 1 of 5

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Cathedral City, Rancho Mirage Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: 70-385 Highway 111 City: Rancho Mirage Zip: 92270
d. UTM Zone: 11 S, 552180.11 mE / 3735437.06 mN
e. Other Locational Data: APN: 689210022

***P3a. Description:**
70-385 Highway 111, known as Lord Fletcher's Restaurant, was constructed in 1966 along Highway 111 and it sits on a 1.23 acre parcel. The property is a single-story Tudor Revival style commercial building with a rectangular-shaped floor plan and a flat roof that features a faux mansard parapet clad in slate shingles. The commercial building has asymmetrical facades that are clad in stucco and divided by wood timbering. The front elevation features a central tripartite bay window supported by two wood brackets with the openings filled with stained glass and topped with a sloped brass roof. Set back from the front elevation to the west, the front entryway bump-out has two wood paneled front doors that are flanked on either side by large brass lighting fixtures. A square brick column at the western corner that supports s moderate roof overhang over the front entrance. The roof of the building is clad in rolled composition sheets. There appear to have been no significant additions to the property over time.

***P3b. Resource Attributes:** HP6. 1-3 story commercial building
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
70-385 Highway 111_1: View south of the north (front) elevation.
***P6. Date Constructed/Age and Source**
☒Historic: 1966 (Doug Brown, "A Bit of Old England debuts In Desert: Lord Fletcher Inn," Desert Sun, December 10 1966, 11)
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
70663 Oroville Circle, Rancho Mirage, CA 92270
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
***P9. Date Recorded:** 2024
***P10. Survey Type:**
Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation**: Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: Lord Fletcher's Restaurant
B2. Common Name: 70-385 Highway 111
B3. Original Use: Commercial **B4. Present Use:** Commercial
***B5. Architectural Style:** Tudor Revival

***B6. Construction History:** The commercial building was constructed in 1966. No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.

Permit records post-1973 indicate that the owner, Michael Fletcher, reroofed the area around the HVAC unit/compressor platform and replaced the sign lettering in 2002; installed a new sewer hook-up and grease interceptor in 2003; and re-roofed the building in 2007. In 2023, the ownership repaired damage done by a car that ran into the building, which involved exterior wall framing and repairing utilities.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Howard Lapham **b.** Builder: Cobble & Wessman Construction Company
***B10. Significance: Theme:** Commercial Development, 1934 – 1973 **Area:** City of Rancho Mirage
Period of Significance: 1966 **Property Type:** Commercial
Applicable Criteria: NRHP/CRHR Criterion A/1; Local Criterion 3

70-385 Highway 111 is a Tudor Revival style commercial building along the Highway 111 corridor. The subject property was designed by Howard Lapham and built by the Cobble & Wessman Construction Company in 1966 for Ron Fletcher, a restaurateur and previous manager of the Thunderbird Country Club restaurant. Fletcher, born in England, partnered with Robert O. Naegle, president of Naegle Advertising, Minneapolis, in May 1966 to fund the construction of the English style pub restaurant along Highway 111. To decorate the establishment, Fletcher visited England and bought items from his mother's antique shop, bringing them back overseas to create his own unique pub atmosphere. The most notable item included an authentic portrait of Winston Churchill painted by Alfred Edgerton Cooper. Opening on Thursday December 10th, 1966, "Lord Fletcher's Inn" quickly became a popular establishment. Over time, the restaurant hosted notable celebrities and local influential figures such as Lucille Ball, Walter Annenberg, Kirk Douglas, Gerald Ford, and Frank Sinatra. It is considered the first significant restaurant established on what would become Restaurant Row. The building was managed by the Fletcher family until 2020, when it closed and Michael Fletcher, the son of Ron, sold the property. In early 2025, Mike French acquired the defunct building and made plans to revitalize the local landmark using the same name and spirit.

See Continuation Sheet for significance and integrity analysis.



B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025

(This space reserved for official comments.)

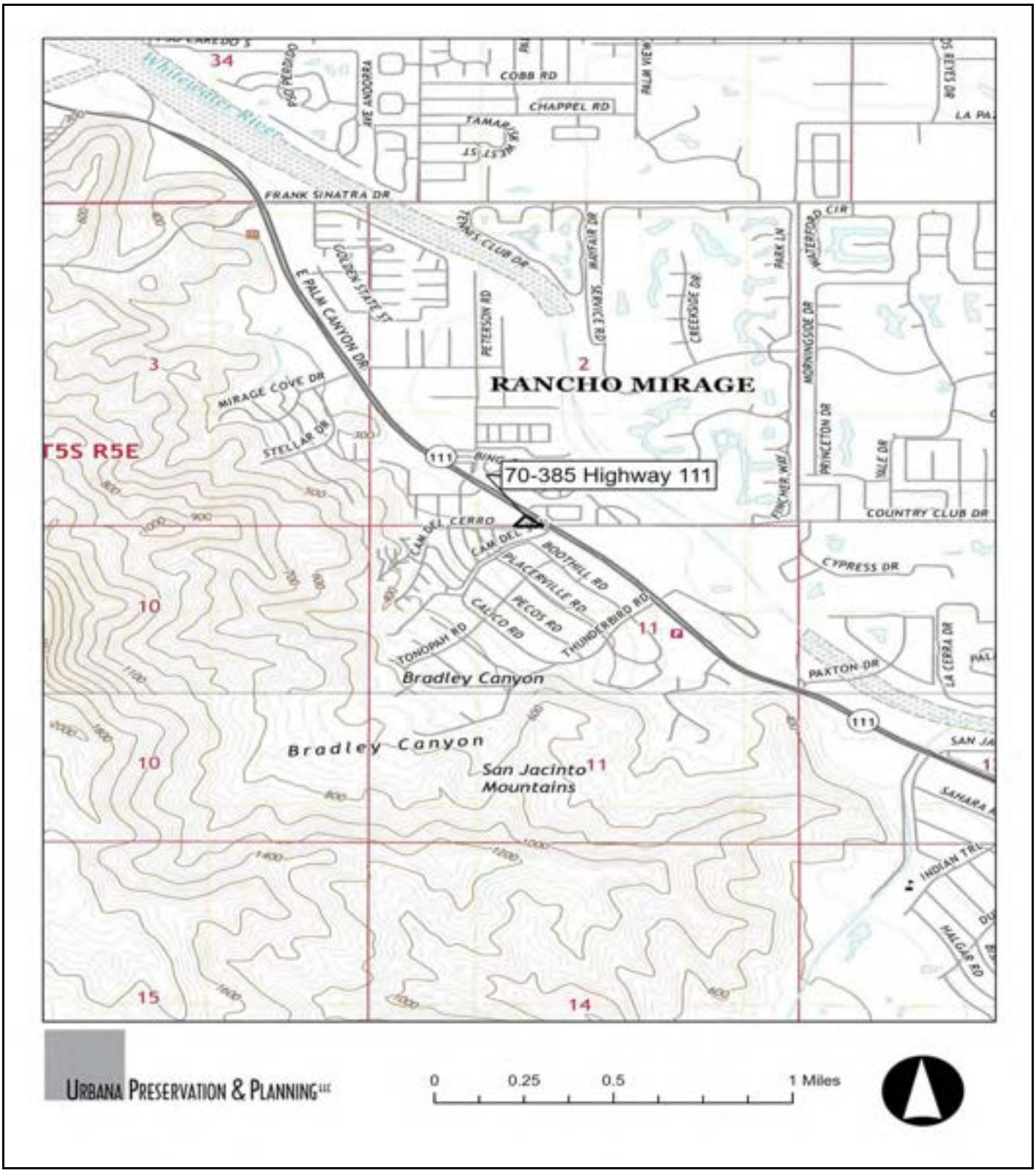
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Lord Fletcher's Restaurant
Page 3 of 5

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 16

*Map Name: Cathedral City, Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



Primary Record Information Continued:



70-385 Highway 111_2: View southeast of the north (front) elevation.

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:

Howard Lapham was born in 1914 in Stamford, Connecticut. In 1954 at age 40, he arrived in the Coachella Valley. Although he was a registered designer, Lapham intended on becoming a builder in his new desert home. Within a year, however, he was designing residences for wealthy and influential members of the Thunderbird Country Club along the Club's fairways and up the slopes of what became known as Thunderbird Heights. A number of Lapham's buildings appeared in "Architectural Digest", including the Hyatt von Dehn Residence (1960, Thunderbird Heights), the Kiewit Residence (1960, Thunderbird Country Club), the Clarke Swanson Residence (1961, Thunderbird Country Club), the Morrow Residence (1961, Silver Spur Ranch, Palm Desert), and the 1961 remodel of the Thunderbird Country Club clubhouse. He remodeled the famous Chi Chi nightclub in 1959, giving it an ultra-modern new façade. Lapham also designed Lord Fletcher's English Pub in 1966 on what became known as 'restaurant row' on Highway 111 in Rancho Mirage. One of Lapham's largest residential projects was the Mayan-themed Cook House, known as Ichpa Mayapan, built atop Thunderbird Heights in 1970. Lapham also drew the initial plans for the Eisenhower Medical Center, although Edward D. Stone obtained the commission. Lapham officially retired in the 1980s although he maintained an office in Palm Springs for many years. He died in 2008.

Built as the first significant restaurant on Restaurant Row, Lord Fletcher's Restaurant is individually significant within the theme of Commercial Development (1934 – 1973) in Rancho Mirage because it significantly impacted the development of Restaurant Row and helped establish the center for commercial dining within the community. The success of the restaurant paved the way for the later construction of Las Casuelas Nuevas, the Chart House, Wally's Desert Turtle, Kobe Japanese Steak House, and others. The property also influenced the design or direction of other restaurants built in the surrounding area, of which many also utilized strong cultural motifs to differentiate themselves from one another. It is also associated with the Rancho Mirage Architectural Styles (1934-1980s) theme but it is not considered a significant representative example of a known architectural style in the community.

Building, Structure, Object Information Continued:

The commercial building is individually eligible under NRHP/CRHR Criterion A/1, as it is directly associated with a significant pattern of events in local Rancho Mirage history. The property is not individually eligible under NRHP/CRHR Criterion B/2, as the building is not significantly associated with the lives of persons significant in our past. While Ron Fletcher and his son Michael are important local figures, their accomplishments are chiefly tied to the ownership and operation of the restaurant. The property is not potentially eligible under NRHP/CRHR Criterion C/3 as it does not embody the distinctive characteristics of a Tudor Revival style commercial restaurant. While the building has not been substantially altered over time, it is a minimal example of the Tudor Revival style and lacks many of the distinct character defining features typical of other buildings constructed in the same manner. The interior of the building contained many of the property's primary decorative features, which are no longer extant or are in poor condition. While the property was designed by master architect Howard Lapham, it is not representative of his work, which mainly consisted of Modernist style designs. It is not individually eligible under Criterion D/4, as further study of the property would not appear to yield information which could be considered important in local, regional, state or national history.

The commercial building is not considered eligible under Local Criteria 1-2 and 4-8. Lord Fletcher's Restaurant is considered eligible under Local Register Criterion 3 as the property is representative of the development of the economic growth of the City of Rancho Mirage. While the interior is likely in poor condition and only partially intact, the exterior appears to retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association. The building maintains adequate integrity from the historic period to convey its significance. As such, the property is assigned the 5S3 status code - appears to be individually eligible for local listing or designation through survey evaluation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

B12. References Continued:

Thirza Williams, "Authentic Old English Decor To Highlight New Restaurant," Desert Sun, May 7 1966, 7;
"A True Touch of Ye Olde Country," Desert Sun, May 13 1966, 6;
Doug Brown, "Merrie England Inn Is Coming," Desert Sun, October 29 1966, 4;
Doug Brown, "A Bit of Old England Debuts In Desert: Lord Fletcher Inn," Desert Sun, December 10 1966, 11;
Paul Albani-Burgio, "New owners purchase Lord Fletcher's restaurant, plan to revive Sinatra's old hangout," Desert Sun, January 16 2025, accessed March 2025, https://www.desertsun.com/story/money/business/2025/01/16/new-owners-purchase-lord-fletchers-in-rancho-mirage-a-sinatra-hangout/77747760007/;
Alex Dethier, "Famous Palm Springs architects," Palm Springs: Homes by Alex Detthier, accessed March 2025, https://www.pshomes.com/palm-springs-architects/;
Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3CS/5S3
Other Listings: Urbana Survey No.: 17

Review Code _____ Reviewer _____ Date _____
Resource Name: Provident Bank

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Rancho Mirage Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: 71-991 Highway 111 City: Rancho Mirage Zip: 92270
d. UTM Zone: Rancho Mirage, 11 S mE / 554772.68 mN
e. Other Locational Data: APN: 684421020

***P3a. Description:**

71-991 Highway 111, known as Provident Bank, was constructed in 1982 along Highway 111 and it sits on a 1.06 acre parcel. The property is a single-story Desert Modernist style commercial building with a rectangular-shaped floor plan and a flat roof with a wide overhang and enclosed eaves that is clad in a copper fascia. Wood trellises project out of the south and east elevations. The commercial building has asymmetrical facades that are clad in uncoursed black lava rock and glass window walls. The front (east) elevation features a curved wooden trellis over two curved rock walls broken by a central walkway and set of stairs. The doorway is located beneath the trellis and it consists of metal framed glass doors. The parking area is also covered in a flat roof clad with copper metal fascia. The roof of the building is clad in rolled composition sheets. There appear to have been no significant additions to the property over time.

***P3b. Resource Attributes:** HP6. 1-3 story commercial building
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
71-991 Highway 111_3: View east of the west (rear) elevation.
***P6. Date Constructed/Age and Source**
☒Historic: 1982 (Riverside County Assessor-County Clerk-Recorder)
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
Provident Savings Bank; 3756 Central Ave, Riverside, CA 92506
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
***P9. Date Recorded:** 2024
***P10. Survey Type:**
Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: Provident Bank
B2. Common Name: 71-991 Highway 111
B3. Original Use: Commercial **B4. Present Use:** Commercial
***B5. Architectural Style:** Desert Modernist

***B6. Construction History:** The commercial building was constructed in 1982. In 2001, a permit was issued to install and maintain service at the property. In 2025, a permit was issued to replace all acoustic tiles, replace the fluorescent ceiling lights with LED lights, and replace all supply and return register grilles. In 2025, a permit was issued for a TI inspection. Aerial photographs and field survey indicate that no significant exterior alterations or additions have been made since construction.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Gin Wong Associates **b.** Builder: Unknown
***B10. Significance: Theme:** Cityhood, 1973 - Present **Area:** City of Rancho Mirage
Period of Significance: 1982 **Property Type:** Commercial
Applicable Criteria: NRHP ineligible; CRHR Criterion 3; Local Criteria 1 and 4

71-991 Highway 111 is a Desert Modernist style commercial building along the Highway 111 corridor. The subject property was designed by Gin Wong in 1981 for Gordon A. Blunden, the founder and president of of Provident Bank. In 1981, Provident Bank, at the time Provident Federal Savings, began construction on a new branch location in Rancho Mirage. At that time, Provident had a chain of branches located across Riverside Country, Los Angeles, San Bernardino, and Orange Counties. When Provident began construction on their Rancho Mirage branch, Gordon Blunden wanted a building with material and design that would "harmonize with and complement its desert surroundings." To this end, Provident hired Gin Wong Associates, a Los Angeles based Chinese-American architect who led the design team at the Los Angeles International Airport and planned many other iconic Los Angeles landmarks. For the Rancho Mirage Provident Bank, Wong designed a one-story building over 7,100 square feet with curved walls clad in black lava rock broken by floor-to-ceiling windows and heavy wooden roofing beams to create trellises and large overhangs over building entrances. Wong also designed the building to have large copper metal fascia, which was chosen to weather over time and develop a "desert patina" to blend with the surrounding environment. The building was fully completed in 1982. Since its construction, the Desert Modernist building has remained a Provident Bank branch.

See Continuation Sheet for significance and integrity analysis.



B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025

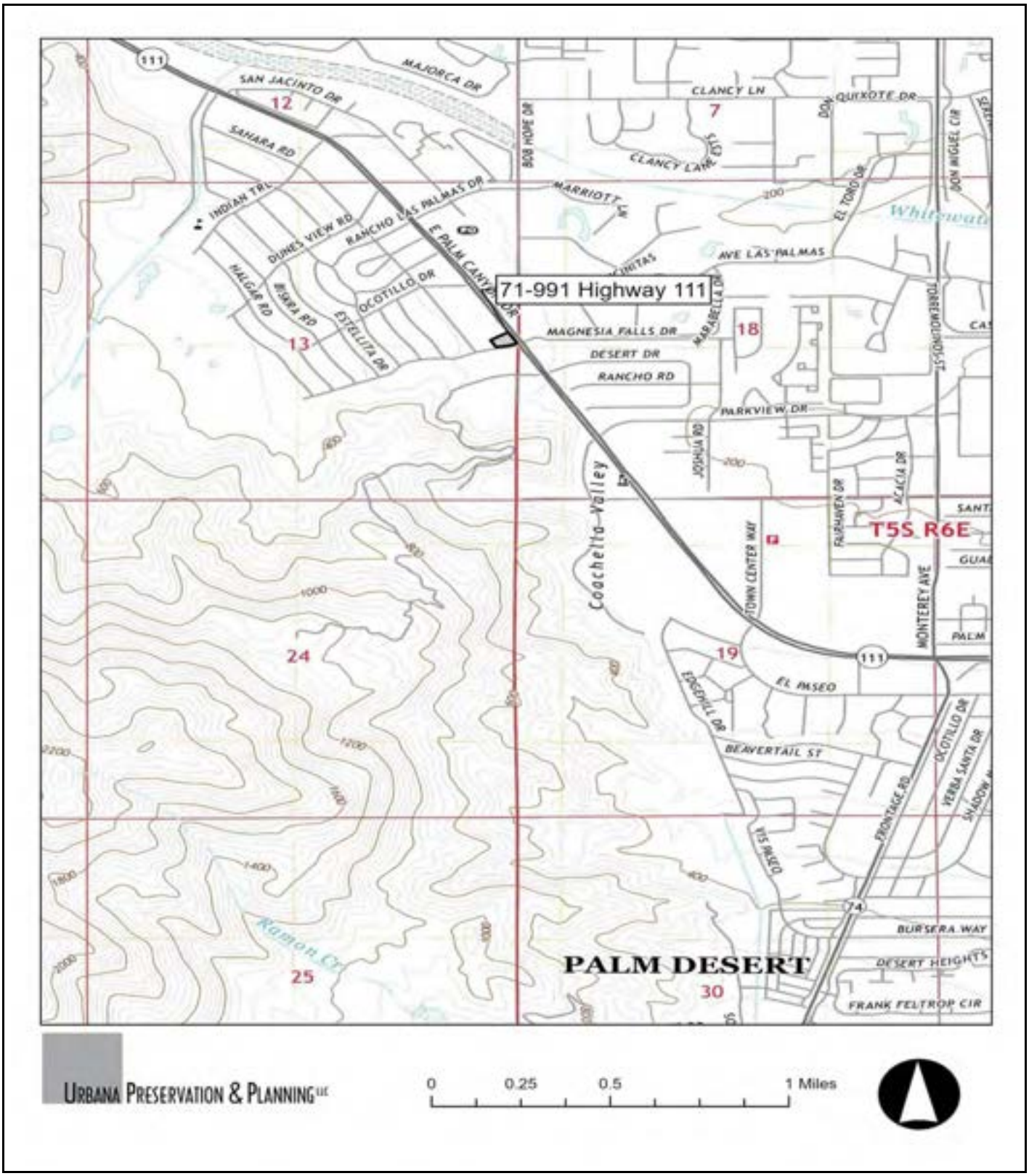
(This space reserved for official comments.)

LOCATION MAP

Resource Name: Provident Bank

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3CS/5S3
Other Listings: Urbana Survey No.: 17

*Map Name: Intensive Level NRHP, CRHR, Local Register Evaluation *Scale: 1:24,000 *Map Date: 2021



URBANA PRESERVATION & PLANNING LLC

Primary Record Information Continued:



71-991 Highway 111_4: View west of the east (front) elevation.

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:
Gin Wong was born in Guangzhou, China in 1922 and immigrated to Los Angeles as a young child. After serving as a radar bombardier for the U.S. Army in World War II, he attended USC's School of Architecture, graduating in 1950. After graduation, he worked for Pereira and Luckman, eventually becoming vice president of design. When William Pereira and Charles Luckman established their own firms, Wong helped found William L. Pereira & Associates in 1958, where he ultimately became a partner and the firm's president. Wong was instrumental in creating some of Los Angeles' greatest Modern structures. He served as design director for Los Angeles International Airport (LAX). Other projects included CBS Television City and downtown's Union Oil Center (now Los Angeles Center Studios). Wong also designed what many consider the most iconic gas station in the world—the Union 76 station (1965) in Beverly Hills, originally designed as part of the LAX master plan. It was under Wong's leadership that Pereira & Associates was commissioned to design the landmark Transamerica Pyramid in San Francisco.

He founded Gin Wong Associates (GWA) in 1974. The internationally recognized firm specializes in the design and planning of corporate headquarters, commercial and retail spaces, hotels, educational facilities, and university campuses. GWA designed the Arco Tower (now 1055 West Seventh), one of the most prominent Modern skyscrapers in downtown Los Angeles. Wong, was one of a unique group of Chinese-American architects who helped define the postwar architecture of Los Angeles, all while fighting discrimination through racial covenants in mid-century Los Angeles. Wong died on September 1, 2017 at the age of 94.

Building, Structure, Object Information Continued:

Built along the Highway 111 corridor, the Rancho Mirage Provident Bank was not the first bank built in the City of Rancho Mirage and did not significantly impact commercial development along Highway 111 during the Cityhood (1973-Present) era, as other buildings offering similar services were already common in the area. While it is a prominent Desert Modernist style commercial building, located on the corner of Highway 111 and Magnesia Falls Drive, there is no evidence to suggest that property influenced the design or direction of other commercial establishments built in the surrounding area. Therefore, it does not possess individual documented significance in relation to the Cityhood (1973-Present) theme. It is also associated with the Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

The commercial building is not individually eligible under NRHP/CRHR Criterion A/1, as it is not directly associated with significant events or patterns of events in local, regional, state, or national history. The property is not individually eligible under NRHP/CRHR Criterion B/2, as the property is not significantly associated with the lives of persons significant in our past. While Gordon A. Blunden commissioned the building of the ranch, it was not one of the first Provident Bank locations and Blunden did not work at the office. The property is potentially eligible under NRHP/CRHR Criterion C/3 as it embodies the distinctive characteristics of a Desert Modernist style commercial property. However, the building was completed in 1982, and does not meet the 50-year age requirement for listing in the NRHP. As a result, the property is only eligible under CRHR Criterion 3. It is not individually eligible under Criterion D/4, as further study of the property would not appear to yield information which could be considered important in local, regional, state or national history.

The commercial building is not considered eligible under Local Criteria 2-3 and 5-8. Rancho Mirage Provident Bank is considered eligible under Local Register Criterion 1 as the property is representative of a mid-20th century Desert Modernist style commercial building in Rancho Mirage. It is considered eligible under Local Register Criterion 4, as it represents the work of a master architect, Gin Wong. The property appears to retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association. The building maintains adequate integrity from the historic period to convey its significance. As such, the property is assigned the 5S3 status code - appears to be individually eligible for local listing or designation through survey evaluation; and the 3CS status code - appears eligible for CR individually through survey evaluation.

B12. References Continued:

"S&L nears completion," Desert Sun, March 5 1982, B2.
"Gin Wong," Los Angeles Conservancy, accessed March 2025, https://www.laconservancy.org/learn/architect-biographies/gin-wong/;
Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 18

Review Code _____ Reviewer _____ Date _____
Resource Name: Noel F. Birns Building

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Rancho Mirage Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: 72-067 Highway 111 City: Rancho Mirage Zip: 92270
d. UTM Zone: 11 S, 554897.21 mE / 3732834.17 mN
e. Other Locational Data: APN: 682350001

***P3a. Description:**
72-067 Highway 111, known as the Noel F. Birns Building, was constructed in 1974 on Highway 111 and it sits on a 0.24 acre parcel. The property is a two-story Post and Beam style commercial building with a circular-shaped floor plan covered with a flat roof that has a wide overhang and enclosed eaves. The building is completely circular with all glass window walls on all sides. The building is surrounded by concrete planters that have sloped front walls that are patterned with long vertical lines. The roof of the building is clad in rolled composition sheets. There appear to have been no significant additions to the property over time.

***P3b. Resource Attributes:** HP6. 1-3 story commercial building
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
72-067 Highway 111_1: View southwest of the east (front) elevation.
***P6. Date Constructed/Age and Source**
☒Historic: 1974 (Riverside County Assessor-County Clerk-Recorder)
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
Decorators Depot Diversified Interiors; 72067 Highway 111, Rancho Mirage, CA 92270
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
***P9. Date Recorded:** 2024
***P10. Survey Type:**
Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation**: Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: Noel F. Birns Building
B2. Common Name: 72-067 Highway 111
B3. Original Use: Commercial **B4. Present Use:** Commercial
***B5. Architectural Style:** Post and Beam

***B6. Construction History:** The commercial building was constructed in 1974. Permit records indicate that the owners installed a concrete block wall trash enclosure in 2015; upgraded the interior and parking areas for improved ADA access in 2021; and improved their fire suppression systems in 2022. No significant exterior alterations or additions have been made since construction.

***B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Ross Patten **b.** Builder: Unknown
***B10. Significance: Theme:** Cityhood, 1973 - Present **Area:** City of Rancho Mirage
Period of Significance: 1974 **Property Type:** Commercial
Applicable Criteria: NRHP/CRHR Criterion C/3; Local Criteria 1 and 7

72-067 Highway 111 is a Post and Beam style commercial building along the Highway 111 corridor. The subject property was designed by Ross Patten in 1974 for Noel F. Birns' interior design company. Noel F. Birns was an interior designer who worked on several large projects throughout the 1950s and '60s, designing model homes for Sunrise Estates and Araby Estates for the Alexander Construction Company, El Dorado Highlands, and a Canyon View Estates model for Fey Construction Company. He also worked on home interiors for actors and celebrities like David Janssen at Canyon Club Villas; the Movie Colony residence of James Logan Abernathy; interior work for Frank Sinatra, William Bendix, Debbie Reynolds, and Jackie Cooper; and That John's restaurant, owned by Ethel and John Harutun. In the 1970s, he collaborated with country clubs to work with buyers on customizing interiors during construction at the Sunrise Country Club, Rancho Las Palmas Country Club, and Monterey Country Club. In 1974, his company moved into the new 72-067 Highway 111 office by Ross Patten. Birn's firm merged with the fellow designer Steven DeChristopher the next year, who also moved into the building. In 1978, DeChristopher became the firm's president and COO while Birms shifted focus to other businesses.

See Continuation Sheet for significance and integrity analysis.



B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025. **See Continuation Sheet for additional references.**
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025

(This space reserved for official comments.)

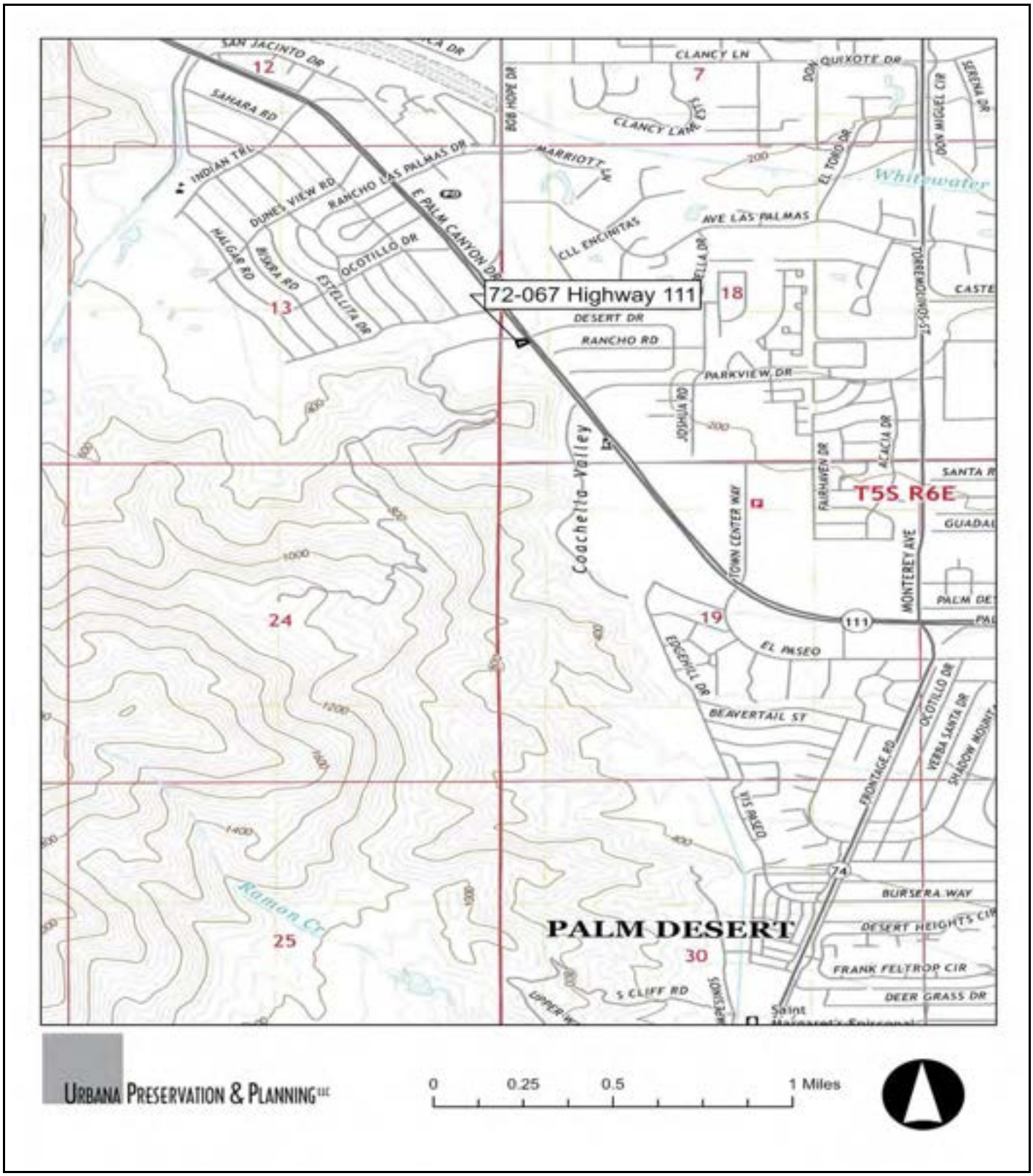
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Noel F. Birns Building
Page 3 of 5

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 18

*Map Name: Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



URBANA PRESERVATION & PLANNING LLC

Primary Record Information Continued:



72-067 Highway 111_2: View west of the east (front) elevation.



Ap 1973 Ross Patten design Noel Birns interiors copy: 1973 Associated Press View of the east (front) elevation under construction.

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:
Built along the Highway 111 corridor, the Noel F. Birns Building was constructed well after many of the early office buildings constructed along Highway 111, which had been built in the area since the 1940s. As a later commercial office building, it did not significantly impact commercial development along Highway 111 during the Cityhood (1973-Present) era, as other buildings offering similar services were already common. While it is a unique and prominent Post and Beam style commercial building, there is no evidence to suggest that property influenced the design or direction of other office spaces built in the surrounding region. Therefore, it does not possess individual documented significance in relation to the Cityhood (1973-Present) theme. It is also associated with the Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

The commercial building is not individually eligible under NRHP/CRHR Criterion A/1, as it is not directly associated with significant events or patterns of events in local, regional, state, or national history. The property is not individually eligible under NRHP/CRHR Criterion B/2, as the property is not significantly associated with the lives of persons significant in our past. The property is eligible under NRHP/CRHR Criterion C/3 as it embodies the distinctive characteristics of a Post and Beam style commercial property. It is not individually eligible under Criterion D/4, as further study of the property would not appear to yield information which could be considered important in local, regional, state or national history.

The commercial building is not considered eligible under Local Criteria 2-6, and 8. Rancho Mirage Provident Bank is considered eligible under Local Register Criterion 1 as the property is representative of a mid-20th century Post and Beam style commercial building in Rancho Mirage. The property is also eligible under Local Register Criterion 7 as it embodies elements of outstanding attention to architectural design, detail, craftsmanship and materials. While the interior appears to have been slightly remodeled, the exterior retains sufficient integrity of location, design, setting, materials, workmanship, feeling, and association. The building maintains adequate integrity from the historic period to convey its significance. As such, the property is assigned the 5S3 status code - appears to be individually eligible for local listing or designation through survey evaluation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

B12. References Continued:
Adele Cygelman, "Desert Dreamers 14: The Designers," Palm Springs Life, March 1 2025, accessed March 2025, https://www.palmspringslife.com/desert-dreamers-14-the-designers/;
"Noel F. Birns," Desert Sun," February 5 1974;
Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 19

Review Code _____ Reviewer _____ Date _____
Resource Name: A. Ronald Button Residence

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Rancho Mirage Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: 42-730 Dunes View Road City: Rancho Mirage Zip: 92270
d. UTM Zone: 11 S, 553854.44 mE / 3733233.1 mN
e. Other Locational Data: APN: 684322001

***P3a. Description:**
42-730 Dunes View Road, known as the A. Ronald Button Residence, was constructed in 1957 in the Rancho Mirage Unit No. 7 subdivision in Magnesia Falls Cove and it sits on a 1.31 acre parcel. The property is a single-story Contemporary style single-family residence with a U-shaped floor plan and two front-gabled roofs forms over the residence and semi-detached garage. The single-family residence has asymmetrical facades that are clad in stucco and glass window walls. The front elevation of the home has floor-to-ceiling windows within the primary gable end that features exposed purlins and and exposed ridge beam. Between the residence and the garage, there is a front patio beneath a flat roof connecting roof which leads to the garage. The garage is covered by its own separate front-gabled roof. Between the dwelling and the garage, a metal sheet wall divides the driveway and the front yard, which features a swimming pool. The roof is clad in rolled composition sheets. In the early 1970s, a previous owner added an approximately 214 square foot rear addition to the home. A renovation campaign in 2020 removed the original concrete block front wall, removed the original front patio/pool decking, and remodeled the interior of the home.

***P3b. Resource Attributes:** HP2. single-family property
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
42-730 Dunes View Road_2: View south of the north (front) elevation.
***P6. Date Constructed/Age and Source**
☒Historic: 1957 (Riverside County Assessor-County Clerk-Recorder)
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
LD Prop Trust, Lynne Alexandra Davis; 4373 Wildflower Lane, Victoria, AB V8X5H1
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
***P9. Date Recorded:** 2024
***P10. Survey Type:**
Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation**: Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: A. Ronald Button Residence
B2. Common Name: 42-730 Dunes View Road
B3. Original Use: Residential **B4. Present Use:** Residential
***B5. Architectural Style:** Contemporary

***B6. Construction History:** The residence was constructed in 1957. No building permits exist prior to incorporation of the City of Rancho Mirage in 1973. Permit records post-1973 indicate that ownership repaired the water service line in 2004, replaced the electrical service in 2007, repaired the pool drainage system in 2010, replaced the sewer line in 2015, added a new spa to the existing pool in 2020, and installed a new HVAC system in 2021.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown **b.** Builder: Rancho Mirage Realty Company
***B10. Significance: Theme:** Residential Subdivisions and Cooperatives, 1951 – 1973 **Area:** City of Rancho Mirage
Period of Significance: 1957 **Property Type:** Single-Family Residential
Applicable Criteria: NRHP/CRHR Criteria B/2 and C/3; Local Criteria 1 and 5

42-730 Dunes View Road is a Contemporary style single-family residence within Magnesia Falls Cove. The subject property was constructed in 1957 for A. Ronald Button by the Rancho Mirage Realty Company, which he owned.

In 1944, Button a Hollywood attorney, bought the original Rancho Mirage subdivision and expanded its holdings further into the Magnesia Falls Cove over time. He was a graduate of Stanford University and Harvard Law School. After law school he became a corporate and business lawyer who represented many prominent film stars in divorce cases. Button also became known for his impressive political connections. During a trip out to Palm Springs with his daughter Barbara, Button drove by the budding subdivision and saw development potential. Following his trip, he began buying acreage throughout the Magnesia Falls Cove and started developing speculative homes, selling lots to individuals, and selling lots to developers to build tract style houses. In 1945, he partnered with actor Dave Culver to develop additional subdivision expansions and construct new apartment complexes, with land purchases amounting to almost 2,000 acres total.

See Continuation Sheet for significance and integrity analysis.



B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025. **See Continuation Sheet for additional references.**
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025

(This space reserved for official comments.)

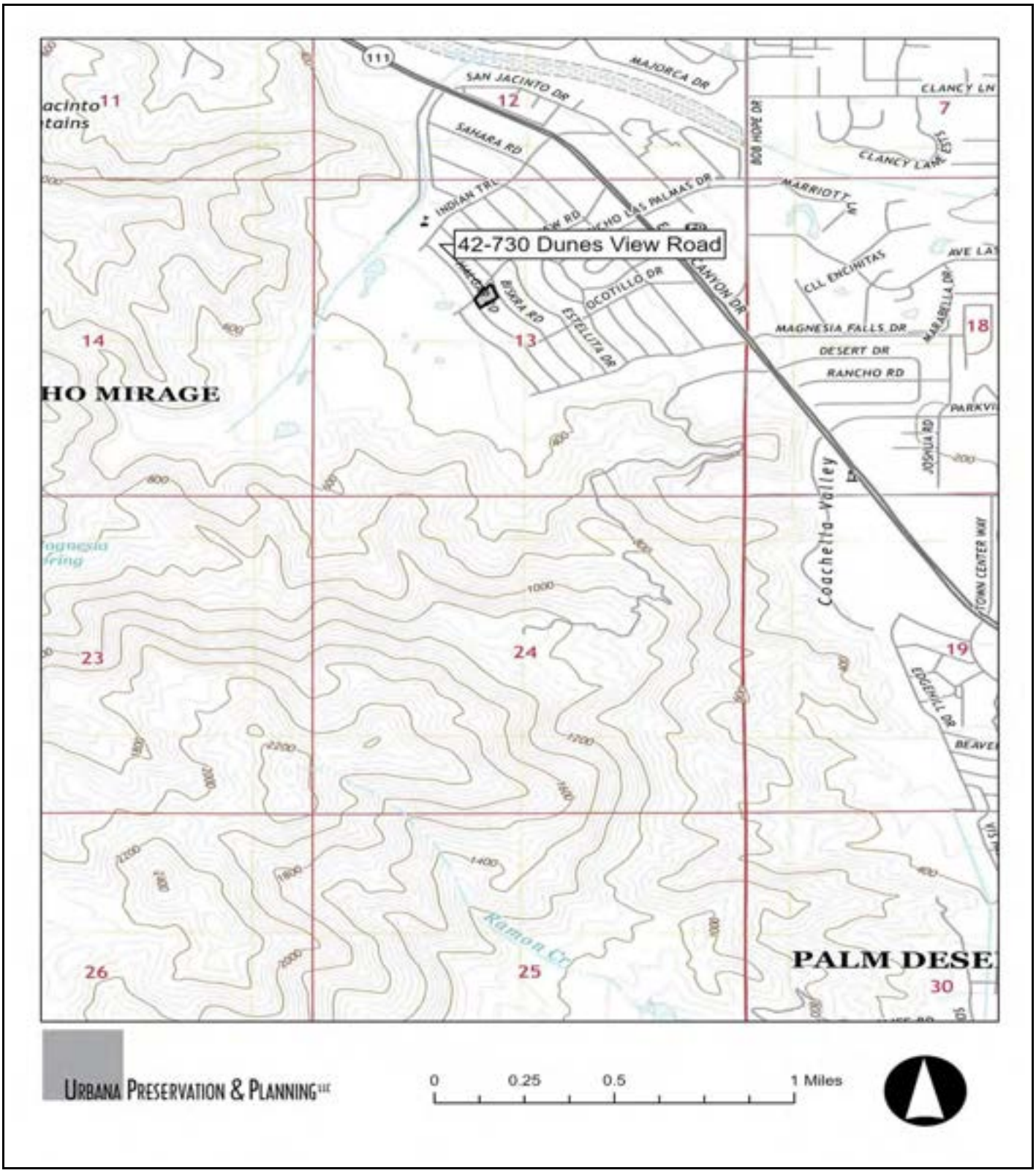
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: A. Ronald Button Residence
Page 3 of 5

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 19

*Map Name: Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



Primary Record Information Continued:



42-730 Dunes View Road_1: View of north (front) elevation.

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:
Button, who was selling property in Rancho Mirage throughout the late-1940s and early-1950s, officially created the Rancho Mirage Realty Company in 1954. His plan was to build a new city, which required more investors. To that end, he partnered briefly with his brother-in-law, the radio and TV personality Art Linkletter, from 1956 to 1958, to develop more modern Contemporary style homes. During this time, Button this house for himself and his wife, Gladys, at 42-730 Dunes View Road and hired Vee Nisley to do the interior decorating for him. Between 1956 and 1959, Button served as the California State Treasurer, during which time he left the management of his Rancho Mirage developments to Mel Anderson. After his ternded, he resumed his role in developing the community and headed the Rancho Mirage Community Association until 1965. While he lived, he sold most of his land to Desser & Garfield, a pair of Beverly Hills based developers who continued to build houses in the area throughout the 1960s. Button split his time between Rancho Mirage and Los Angeles and owned a house in Thunderbird Heights on Thunderbird Road in 1980. He died in 1987.

One of the earlier houses built within the Magnesia Falls Cove neighborhood, the A. Ronald Button Residence is associated with the Residential Subdivisions and Cooperatives (1951-1973) theme in Rancho Mirage. However, the dwelling was constructed more than a decade after Button began overseeing development in the Magnesia Falls Cove. While the A. Ronald Button Residence, like the Jeff Chandler Residence, appears to have been built following a Contemporary style template used by the Rancho Mirage Realty Company, the design and overall style did not significantly impact the design and development of other nearby homes. Therefore, the property does not possess individual documented significance in relation to the Residential Subdivisions and Cooperatives (1951-1973) theme. It is also associated with the Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

Building, Structure, Object Information Continued:

The dwelling is not individually eligible under NRHP/CRHR Criterion A/1, as it is not directly associated with significant events or patterns of events in local, regional, state, or national history. The property is individually eligible under NRHP/CRHR Criterion B/2, as the home is significantly associated with the life of A. Ronald Button, a developer whose work was critical to the development of Rancho Mirage. The property is eligible under NRHP/CRHR Criterion C/3 as the property embodies the distinctive characteristics of a Contemporary style home constructed in Rancho Mirage during the 1950s. The rear addition was added in the early 1970s and the 2020 remodeling campaign removed or replaced some of the original interior and exterior materials, but the home still overall retains most of its original character-defining features. It is not individually eligible under Criterion D/4, as further study of the property would not appear to yield information which could be considered important in local, regional, state or national history.

The single-family residence is not considered eligible under Local Criteria 2-4 and 6-8. The A. Ronald Button Residence is considered eligible under Local Register Criterion 1 as the residence is representative of a mid-20th century Contemporary style home in Rancho Mirage. It is also considered eligible under Local Register Criterion 5, as it is associated with A. Ronald Button, who made a meaningful contribution to the development of the City of Rancho Mirage. The property appears to retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association. The dwelling appears to have not been substantially altered and appears to maintain adequate integrity from the historic period to convey its significance. However, visibility during field survey activities was low due to a front wall and extensive vegetation. Therefore, the further intensive survey is needed to determine potential eligibility. As such, the property is assigned the 5S3 status code - appears to be individually eligible for local listing or designation through survey evaluation.; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

B12. References Continued:

"Certificate of Business Fictitious Firame," Desert Sun, December 20 1954, 15;
"Rancho Mirage," Desert Sun, October 2 1956, 5;
"A. Ronald Button Takes Over As State Treasurer," Desert Sun, November 1 1956, 1;
Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 20

Review Code _____ Reviewer _____ Date _____
Resource Name: James Roosevelt Residence

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Rancho Mirage Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: 71-530 Biskra Road City: Rancho Mirage Zip: 92270
d. UTM Zone: 11 S, 554135.41 mE / 3732954.27 mN
e. Other Locational Data: APN: 684381014

***P3a. Description:**
71-530 Biskra Road, known as the James Roosevelt Residence, was constructed in 1958 in the Rancho Mirage Unit No. 7 subdivision in Magnesia Falls Cove and it sits on a 0.27 acre parcel. The property is a single-story Custom Ranch style single-family residence with a rectangular-shaped floor plan and a side-gabled roof over the residence and attached garage. The single-family residence has asymmetrical facades that are clad in board-and-batten siding and uncoursed stone. The front elevation of the home has a large central front porch beneath the wide open eave overhang that is supported by wooden posts. The front door is located off-center at the northern end of the porch and features a wood framed French door. The center of the home has an open floor plan with large wood framed windows and exposed roofing. The rear of the home has more wood framed French doors and a wooden trellis that extend out over the back patio. The backyard has a rectangular pool. The roof is clad in composition shingles. In the early 1970s, a previous owner added an approximately 214 square foot rear addition to the home. A renovation campaign in 2020 removed the original concrete block front wall, removed the original front patio/pool decking, and remodeled the interior of the home.

***P3b. Resource Attributes:** HP2. single-family property
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
71-530 Biskra Road_1: View east of the west (front) elevation.
***P6. Date Constructed/Age and Source**
☒Historic: 1958 (Riverside County Assessor-County Clerk-Recorder)
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
John Janulis, Natalie Janulis; PO Box 1300, Rancho Mirage, CA 92270
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
***P9. Date Recorded:** 2024
***P10. Survey Type:**
Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: James Roosevelt Residence **B2. Common Name:** 71-530 Biskra Road
B3. Original Use: Residential. **B4. Present Use:** Residential ***B5. Architectural Style:** Custom Ranch

***B6. Construction History:** The residence was constructed in 1958. No building permits exist prior to incorporation of the City of Rancho Mirage in 1973. According to newspaper records, James Roosevelt added a bedroom and bathroom to the building in 1965. This addition is located at the rear of the home at the southern end of the building. According to historic photographs, the home appears to have been originally clad in stucco, but by 1969 the home was described as a "Swiss villa" indicating that James Roosevelt had likely added the board and batten siding. Permit records post-1973 indicate that ownership installed a sewer hookup in 2004, closed in the carport/garage and added a new garage door in 2006, replaced electrical equipment in 2007, and reroofed the home in 2022. In 1987, a house fire damaged the home and caused $20,000 in damage. Recent real estate listings in 2021-2022 show that interior renovations have been extensive. Recent work also likely also included the removal and replacement of the original aluminum sliding glass doors and sliding sash windows with wood window units. Apart from the 1965 addition, there have been no additions subsequent changes to the original footprint of the building and the pool remains in its original configuration.

***B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown **b.** Builder: Unknown
***B10. Significance: Theme:** Residential Subdivisions and Cooperatives, 1951 – 1973 **Area:** City of Rancho Mirage
Period of Significance: 1958-1969 **Property Type:** Single-Family Residential
Applicable Criteria: NRHP/CRHR Criteria B/2 and C/3; Local Criteria 1 and 5

71-530 Biskra Road is a Custom Ranch style single-family residence within Magnesia Falls Cove. The subject property was constructed in 1958 and bought by James and Gladys "Irene" Roosevelt that same year. James Roosevelt (James Roosevelt II) was the oldest son of Franklin D. and Eleanor Roosevelt. He was an American businessman, U.S. Marine Corps. officer, activist, and Democratic Party politician. He served as his father's secretary and was later elected to the House of Representatives for California's 26th District. While in office, James and his third wife, Irene, bought the 71-530 Biskra Road house in May 1958 and moved into the home the next year in September 1959 with their infant son Hall Delano Roosevelt. James Roosevelt continued to serve as a member of Congress until 1965. In 1969, Irene and James divorced but she continued to live at the subject property until her death in 1987. James Roosevelt died in 1991.

One of the earlier houses built within the Magnesia Falls Cove neighborhood, the James Roosevelt Residence is associated with the Residential Subdivisions and Cooperatives (1951-1973) theme in Rancho Mirage. However, the dwelling was constructed well after construction began in the area. There is no evidence to support that the design and overall style significantly impacted the development of other nearby homes. Therefore, the property does not possess individual documented significance in relation to the Residential Subdivisions and Cooperatives (1951-1973) theme. It is also associated with the Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

See Continuation Sheet for significance and integrity analysis.



B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025

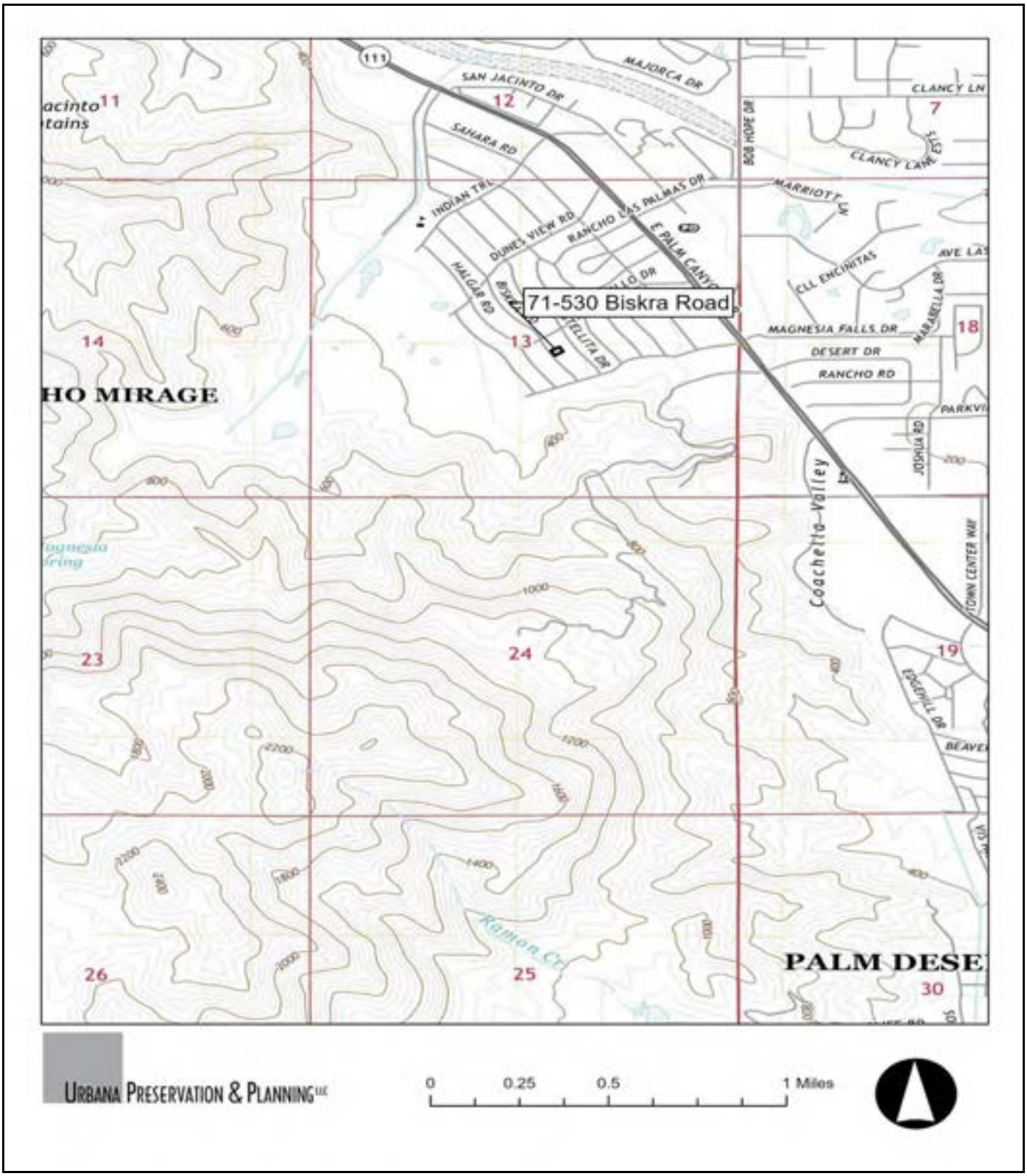
(This space reserved for official comments.)

LOCATION MAP

Resource Name: James Roosevelt Residence

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 20

*Map Name: Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



URBANA PRESERVATION & PLANNING LLC

Primary Record Information Continued:



71-530 Biskra Road_2: View east of the west (front) elevation.

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:
The dwelling is not individually eligible under NRHP/CRHR Criterion A/1, as it is not directly associated with significant events or patterns of events in local, regional, state, or national history. The property is individually eligible under NRHP/CRHR Criterion B/2, as the home is significantly associated with the life of James Roosevelt, an important figure to local, state, and national history. The property is eligible under NRHP/CRHR Criterion C/3 as the property embodies the distinctive characteristics of a mid-20th century Custom Ranch style home. The rear addition was added in 1965 and the 2022 remodeling campaign removed or replaced some of the original interior and exterior materials, but the home still overall retains most of its original character-defining features. It is not individually eligible under Criterion D/4, as further study of the property would not appear to yield information which could be considered important in local, regional, state or national history.

The single-family residence is not considered eligible under Local Criteria 2-4 and 6-8. The James Roosevelt Residence is considered eligible under Local Register Criterion 1 as the residence is representative of a mid-20th century Custom Ranch home in Rancho Mirage. It is also considered eligible under Local Register Criterion 5, as it is associated with James Roosevelt, a significant public figure. The property appears to retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association. The dwelling appears to have not been substantially altered and appears to maintain adequate integrity from the historic period to convey its significance. As such, the property is assigned the 5S3 status code - appears to be individually eligible for local listing or designation through survey evaluation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

Building, Structure, Object Information Continued:

B12. References Continued:

"Visiting Congressman," Desert Sun, July 3 1959, 8;
Rose McKee, " Whit's It Like?" Desert Sun, October 26 1959, 7;
"Construction," Desert Sun, January 7 1965, 1;
Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 21

Review Code _____ Reviewer _____ Date _____
Resource Name: Bligh Residence

P1. Other Identifier: None
*__P2. Location: ☐ Not for Publication ☒ Unrestricted__
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Urbana Preservation & Planning, LLC Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: 40-257 Club View Drive City: Rancho Mirage Zip: 92270
d. UTM Zone: Intensive Level NRHP, CRHR, Local Register Evaluation, Cathedral City, Rancho Mirage mE / 11 S mN
e. Other Locational Data: APN: 684034007

***P3a. Description:**
40-257 Club View Drive, known as the Bligh Residence, was constructed in 1952 in the Thunderbird Country Club Estates Unit 2 subdivision of Thunderbird Country Club and it sits on a 0.40 acre parcel. The property is a single-story Contemporary style single-family residence with an L-shaped floor plan and a cross-gabled roof. The roof is extremely low-pitched with enclosed eaves and exposed purlin ends. The long rectangular interior chimney flue is clad in uncoursed stone. The single-family residence has asymmetrical facades that are clad in stucco and glass window walls. The front elevation on Club View Drive has a central doorway facing north where the cross-gabled roof turns. It is located beneath a wooden trellis which extends from the roof and is supported on the east side by a concrete masonry unit wall and enclosed by an iron bar gate. The attached garage on the eastern end of the 'L' shape has a door that faces north. The rear (west) elevation has floor-to-ceiling windows and metal framed sliding glass doors within the primary gable end. It also has a long rectangular pool that is perpendicular to the home and extends into the center of the building at the highest point of the gable. The side elevation has more metal framed sliding glass doors facing south. The roof is clad in rolled composition sheets.

***P3b. Resource Attributes:** HP2. single-family property
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
40-257 Club View Drive_4: View north of the south (rear) elevation.
***P6. Date Constructed/Age and Source**
☒Historic: 1952 (Riverside County Assessor-County Clerk-Recorder)
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
Loretta R Nicastro; 40257 Club View Dr, Rancho Mirage, CA 92270
***P8. Recorded by:**
2025
***P9. Date Recorded:** 2024
***P10. Survey Type:** Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation**: Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: Bligh Residence
B2. Common Name: 40-257 Club View Drive
B3. Original Use: Residential **B4. Present Use:** Residential
***B5. Architectural Style:** Post and Beam

***B6. Construction History:** The residence was constructed in 1952. No building permits exist prior to incorporation of the City of Rancho Mirage in 1973. Historic photographs indicate that a wooden trellis was originally constructed over the outdoor section of the pool but it was removed at an unknown date.

Permit records post-1973 indicate that ownership replaced the gas line in 2007, and changed out the HVAC system in 2023. There appear to have been no additions to the original footprint of the building and the pool remains in its original configuration.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: E. Stewart Williams **b.** Builder: Unknown
***B10. Significance: Theme:** Country Club Era, 1951 – 1973 **Area:** City of Rancho Mirage
Period of Significance: 1952 **Property Type:** Single-Family Residential
Applicable Criteria: NRHP/CRHR Criterion C/3; Local Criteria 1, 4, and 7

40-257 Club View Drive is a Post and Beam style single-family residence within Thunderbird Country Club. The subject property was constructed in 1952 for Harrison J. "Jack" and Buddy Bligh by E. Stewart Williams. Jack and Buddy Bligh were from Chicago, Illinois, and were some of the earliest members of the Thunderbird Country Club. They held multiple art exhibitions and wedding anniversary parties at their home, which they used on a seasonal basis. An elderly couple when they completed their property, Buddy Bligh died in 1963. The property has been owned since at least 1982 by Loretta R. Nicastro, who owned the Village Patio Restaurant in Palm Springs.

See Continuation Sheet for significance and integrity analysis.

B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.



(This space reserved for official comments.)

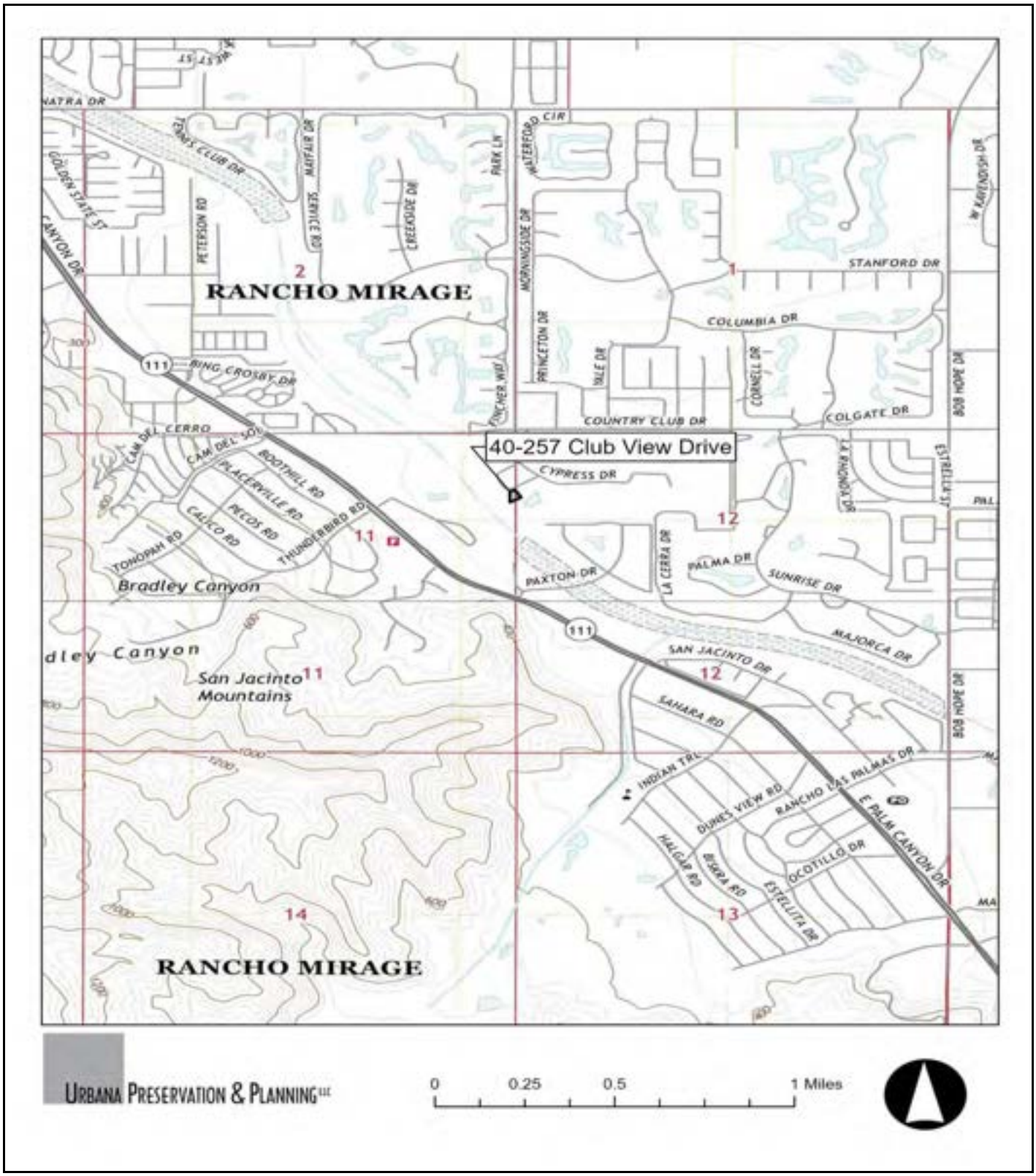
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Bligh Residence
Page 3 of 6

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 21

*Map Name: Urbana Preservation & Planning, LLC *Scale: 1:24,000 *Map Date: 2021



Primary Record Information Continued:



40-257 Club View Drive_2: View north of the west (rear) and south (side) elevations.



G Bligh Home copy: Undated view of the south elevation and indoor/outdoor pool.

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:
Emerson Stewart Williams studied architecture at Cornell and the University of Pennsylvania, taught for a few years at Columbia University, and then worked for designer Raymond Loewy. He came to Palm Springs in 1946 to work with his father Harry and brother Roger in their architectural office. Stewart Williams was greatly influenced by the Scandinavian Modernists Alvar Aalto and E.G. Asplund, particularly their use of wood and other natural materials in the creation of a 'warmer' Modernism. Williams' first Palm Springs commission was for the 1947 Frank Sinatra residence, a modern building of glass, natural stone, redwood siding, and an upswept roof that, according to author and critic Alan Hess, "set a tone for postwar glamour as Hollywood stars continued to move to Palm Springs – to large homes, often on country clubs, favoring a sleek but warm Modernism rather than cool minimalism." Stewart Williams' own home in Palm Springs was built in 1956. His career was long and varied including custom homes, offices, banks, civic buildings, Palm Springs' upper tramway station, and many schools throughout the Coachella Valley and high desert. One of his later works, the Desert Museum, a concrete building lifted above the street, surrounded by a sunken sculpture garden, and sheathed in volcanic cinder was completed in 1970. In Rancho Mirage, Williams designed four houses in the Thunderbird Country Club: the Kiner Residence (1951), Bligh Residence (1952), Christie Residence (1955), and Scott Residence (1957). The Roderick W. Kenaston Residence just outside of Thunderbird was built in 1956.

One of the earliest houses built within Thunderbird Country Club, the Bligh Residence is associated with the Country Club Era (1951-1973) theme in Rancho Mirage. While the residence was one of the first constructed in the club, it was one of several that were being constructed by the original group of investors around the course at the same time, many of which are still extant. There is no evidence to support that the design of the Bligh Residence significantly impacted the development of other nearby homes. Therefore, while the Bligh Residence is associated with the Country Club Era (1951 – 1973) theme, it does not possess individual documented significance related to that theme. It is also associated with the Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

The dwelling is not individually eligible under NRHP/CRHR Criterion A/1, as it is not directly associated with significant events or patterns of events in local, regional, state, or national history. The property is not individually eligible under NRHP/CRHR Criterion B/2, as the property is not significantly associated with the lives of persons significant in our past. While the Bligh family were well known in their country club community, hosting many social events at their unique residence, they did not significantly shape the development of the club, neighborhood, or wider community of Rancho Mirage. The property is eligible under NRHP/CRHR Criterion C/3 as it embodies the distinctive characteristics of a Post and Beam style residential property and is representative of the work of the master architect E. Stewart Williams. While the exterior pool trellis is no longer extant, the missing feature does not significantly detract from the overall historic integrity of the property because the structure can be potentially restored following guidance from historic photographs. It is not individually eligible under Criterion D/4, as further study of the property would not appear to yield information which could be considered important in local, regional, state or national history.

The single-family residence is not considered eligible under Local Criteria 2-3, 5-6, and 8. The Bligh Residence is considered eligible under Local Register Criterion 1 as the residence is representative of a mid-20th century Post and Beam style home in Rancho Mirage. It is also considered eligible under Local Register Criterion 4, as it represents the work of the master architect E. Stewart Williams. Furthermore, the property is eligible under Local Register Criterion 7 as it embodies elements of outstanding attention to architectural design, detail, craftsmanship and materials. The property appears to be relatively unaltered on the exterior with most of its original features. The property appears to retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association. The dwelling has not been substantially altered on the exterior and it maintains adequate integrity from the historic period to convey its significance. As such, the property is assigned the 5S3 status code - appears to be individually eligible for local listing or designation through survey evaluation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

Building, Structure, Object Information Continued:

B12. References Continued:

Desert Sun, September 6 1963, 5;
"Paintings Viewed at Party," Desert Sun, March 31 1959, 9;
"The St. Patrick's Party," Desert Sun, March 21 1955, 7;
Adele Cygelman, "Palm Springs Modern", New York, Rizzoli International Publications, 1999. pp. 94-99;
Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 22

Review Code _____ Reviewer _____ Date _____
Resource Name: Kramer Residence

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Cathedral City Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: 70-983 Fairway Drive City: Rancho Mirage Zip: 92270
d. UTM Zone: 11 S, 553350.95 mE / 3737641.19 mN
e. Other Locational Data: APN: 674300001

***P3a. Description:**
70-983 Fairway Drive, known as the Kramer Residence, was constructed in 1971 in the Wonder Estates subdivision of Tamarisk Country Club and it sits on a 0.60 acre parcel. The property is a single-story Neo-Spanish Colonial Revival style single-family residence with an irregular floor plan and flat-roof forms at varying heights and a central octagonal gazebo style roof clad with rounded terracotta tiles. The flat roof is clad in rolled composition sheets. The flat roofs have short parapets on all sides. The single-family residence has asymmetrical facades that are clad in stucco. The front elevation has a central doorway facing a U-shaped driveway with outer doors decorated in wrought iron designs that are filled with glass panels in-front of two wooden paneled front doors. The attached garage is located west of the front elevation and faces north. The rear elevation has a large wooden trellis over the back patio that is supported by stucco columns. It opens out to the back pool.

***P3b. Resource Attributes:** HP2. single-family property
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
70-983 Fairway Drive_2: View north of the south (rear) elevation.
***P6. Date Constructed/Age and Source**
☒Historic: 1971 (Riverside County Assessor-County Clerk-Recorder)
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
Ross Alan Klein; 70983 Fairway Dr, Rancho Mirage, CA 92270
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
***P9. Date Recorded:** 2024
***P10. Survey Type:**
Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation**: Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: Kramer Residence
B2. Common Name: 70-983 Fairway Drive
B3. Original Use: Residential **B4. Present Use:** Residential
***B5. Architectural Style:** Neo-Spanish Colonial Revival

***B6. Construction History:** The residence was constructed in 1971. No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.

Permit records post-1973 indicate that ownership demolished the garage cover, demolished the patio covers, added a 872 square foot addition, and remodeled the home in 2003; Installed a new concrete block wall in 2004; installed additional utility lines in 2005; and upgraded their electrical equipment and installed roof mounted solar panels in 2023.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: James McNaughton **b.** Builder: Unknown
***B10. Significance: Theme:** Country Club Era, 1951 – 1973 **Area:** City of Rancho Mirage
Period of Significance: 1971 **Property Type:** Single-Family Residential
Applicable Criteria: NRHP/CRHR/Local ineligible

70-983 Fairway Drive is a Neo-Spanish Colonial Revival style single-family residence within Tamarisk Country Club. The subject property was constructed in 1971 as a speculative home designed by master architect James McNaughton. The earliest occupants were the Allan and Mildred Kramer, who moved into the house by 1974. The home was built originally designed as a Modernist style house, but a remodeling campaign in 2003 removed many of the original mid-century design elements and materials. An addition and replacement materials, such as the terracotta tile roof and additional column molding, have changed the style of the house to more closely resemble a Neo-Spanish Colonial Revival style residence.

See Continuation Sheet for significance and integrity analysis.

B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025



(This space reserved for official comments.)

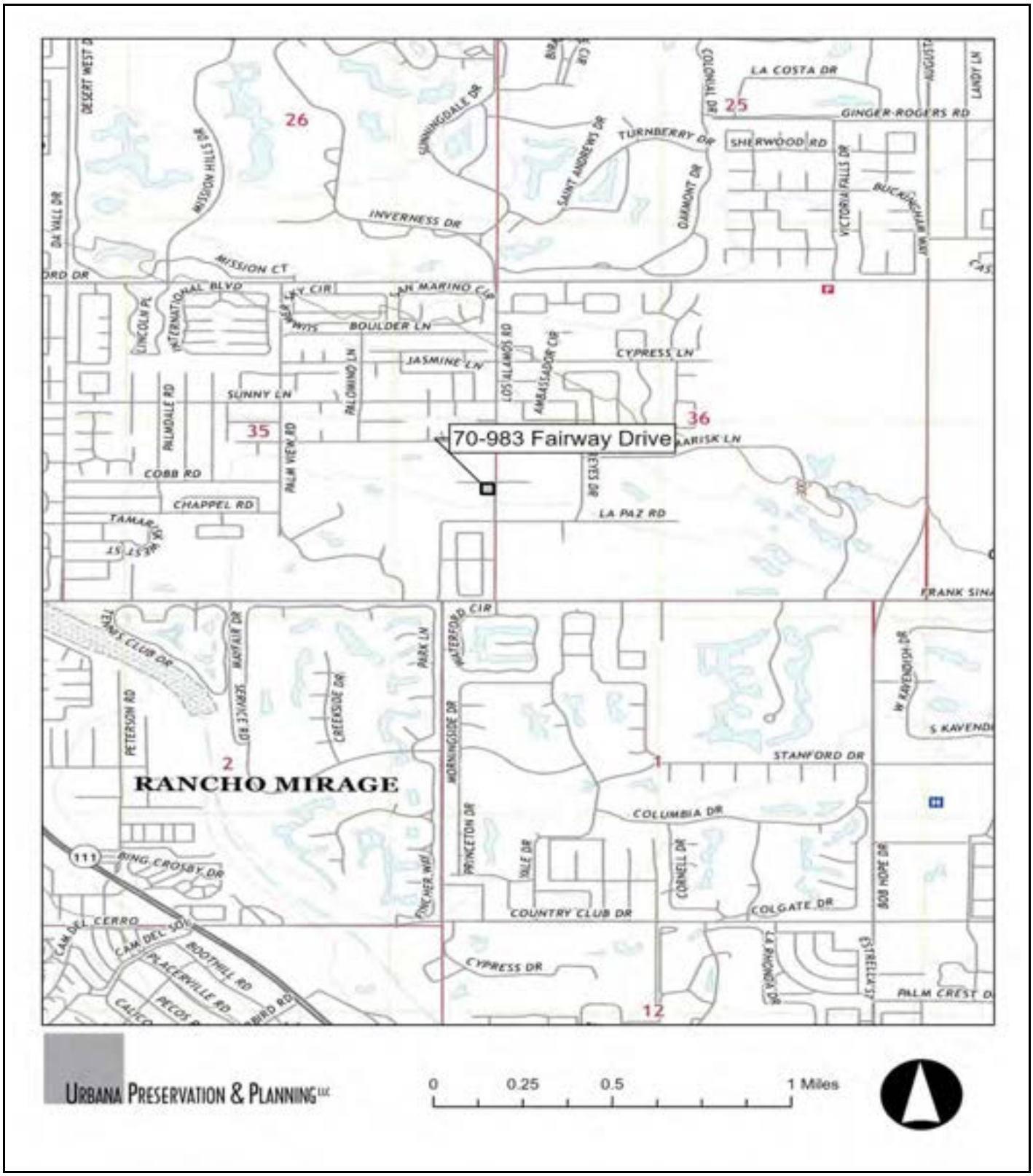
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Kramer Residence
Page 3 of 5

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 22

*Map Name: Cathedral City *Scale: 1:24,000 *Map Date: 2021



Primary Record Information Continued:



70-983 Fairway Drive_4: View of the north (front) elevation.

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:
James H. McNaughton was born in 1912 in Pittsburgh, Pennsylvania. He graduated from Carnegie Tech (Carnegie Mellon University) in 1935 with a degree in architecture. During the late 1930s, he was briefly employed as a designer for Steuben Glass Works, fashioning very detailed pieces, some of which are displayed at the Smithsonian. After graduation he left to New York City, where he hoped to design sets for Broadway productions. Instead, he found himself in the television business. Due to his innovative use of perspective, designing static one-dimensional backgrounds with the illusion of height and distance, McNaughton quickly gained acclaim as TV's first official art director. During the peak of his career in the 1950s, McNaughton earned many honors and awards. By the end of the decade, he felt that he'd accomplished all he wanted to in the field and made a clean break, leaving television and moving to the west coast.

McNaughton came to Palm Springs in 1959, when he was 47 years old with the ambition to design homes. In 1961, he received his first commission when Harry R. & Willa Morrill employed him to design a new mansion for themselves on Panorama Road in Little Tuscany, Palm Springs. Upon its completion, the Morrill House became an instant sensation, garnering praise and coverage in Palm Springs Life, The Desert Sun, and later The Architectural Digest. In 1963, he completed the Allan & Middy Kramer Residence in the Caballeros Estates, which also earned him more acclaim. Other project attributed to McNaughton include the George Arnold Residence in Palm Springs, the 1973 Petunia House in Phoenix, and a group of spec homes in Andreas and Murray Canyons.

Building, Structure, Object Information Continued:
He had many other talents which he practiced throughout his life. He was an accomplished painter, muralist, and pianist. He played the pipe organ and designed prestigious concert venues, including the Pittsburgh Organ Academy, Boston Philharmonic, and the Los Angeles Music Center. He died in 1979, only creating plans for about two dozen projects that were actually completed. However, the quality of these few designs makes McNaughton a noteworthy architect, particularly in the Coachella Valley.

Built after the establishment of the Tamarisk Country Club, the Kramer Residence is associated with the Country Club Era (1951-1973) theme in Rancho Mirage. However, the dwelling is not individually significantly associated with the development of country clubs, as other clubs were already in development across Rancho Mirage at the time of construction. The property did not influence the design or direction of other houses built in the neighborhood during the early 1970s. Therefore, it does not possess individual documented significance in relation to the Country Club Era (1951-1973) theme. It is also associated with the Rancho Mirage Architectural Styles (1934-1980s) theme but it is not considered a significant representative example of a known architectural style in the community.

The dwelling is not individually eligible under NRHP/CRHR Criterion A/1, as it is not directly associated with significant events or patterns of events in local, regional, state, or national history. The property is not individually eligible under NRHP/CRHR Criterion B/2, as the property is not significantly associated with the lives of persons significant in our past. The property is not considered eligible under NRHP/CRHR Criterion C/3 as it no longer individually embodies the distinctive characteristics of a mid-century Modernist style home constructed in Rancho Mirage during the 1970s. The property no longer retains adequate historic integrity to convey its significance under this criterion. Due to 2003 alterations, the home no longer retains integrity of design, materials, or feeling. It is not individually eligible under Criterion D/4, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state or national history.

The single-family residence is not considered eligible under Local Criteria 2-3 and 5-8. The Kramer Residence is not considered eligible under Local Register Criterion 1 as the residence is no longer representative of a mid-20th century Modernist style home in Rancho Mirage. It is also not considered eligible under Local Register Criterion 4, as it no longer represents the work of master architect James McNaughton. The dwelling has been substantially altered and it does not maintain adequate integrity from the historic period to convey its significance in relation to its past occupants. As such, the property is assigned a 6Z status code: Found ineligible for NRHP, CRHR, or Local Register through survey evaluation.

B12. References Continued:
"In the Heart of the Golf Capital of the World," Desert Sun, December 13 1972, 23;
Steve Vaught, "Renaissance Man," Palm Springs Life, February 4 2020, accessed March 2025, https://www.palmspringslife.com/james-h-mcnaughton-architect/;
Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 23

Review Code _____ Reviewer _____ Date _____
Resource Name: Ben Gale Residence

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Cathedral City, Rancho Mirage Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: 70-831 Fairway Drive City: Rancho Mirage Zip: 92270
d. UTM Zone: 11 S, 552899.82 mE / 3734957.33 mN
e. Other Locational Data: APN: 690140022

***P3a. Description:**
70-831 Fairway Drive, known as the Gale Residence, was constructed in 1961 in the Thunderbird Country Club Estates Unit 1 subdivision of Thunderbird Country Club and it sits on a 0.34 acre parcel. The property is a single-story Desert Modernist style single-family residence with an L-shaped floor plan and flat roof forms at varying heights. The roofs have wide enclosed overhangs and they are clad in rolled composition sheets. The single-family residence has asymmetrical facades that are clad in stucco and glass window walls. The front elevation U-shaped driveway, with a full-height breeze block wall in the center. The front entrance is recessed between two wings of the home beneath the principal flat roof. The eastern wing has a two-car attached garage. There appear to have been no significant additions to the property over time.

***P3b. Resource Attributes:** HP2. single-family property
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
View of northeast (front) elevation. (70-831 Fairway Drive_3)
***P6. Date Constructed/Age and Source**
☒Historic: 1961 ("Around Town," Desert Sun, December 12 1961, 6)
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
Prop Lindquist; PO Box 42135, Portland, OR 97242
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
***P9. Date Recorded:** 2024
***P10. Survey Type:**
Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation**: Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: Gale residence
B2. Common Name: 70-831 Fairway Drive
B3. Original Use: Residential **B4. Present Use:** Residential
***B5. Architectural Style:** Desert Modernist

***B6. Construction History:** The residence was constructed in 1961. Limited building permits exist prior to incorporation of the City of Rancho Mirage in 1973. In 1961, Ben Gale received a permit to construct a concrete block wall (No. 53643) and A Belden Christ received a permit to construct the dwelling with the attached garage (No. 47300). In 1962, Gale received a permit to construct a private swimming pool (No. 47553). There are no available permit records for the property from the City of Rancho Mirage. However, aerial photographs and field survey indicate that no significant exterior additions have been made since construction.

***B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown **b.** Builder: Albert Belden Crist
***B10. Significance: Theme:** Country Club Era, 1951 – 1973 **Area:** City of Rancho Mirage
Period of Significance: 1961 **Property Type:** Single-Family Residential
Applicable Criteria: NRHP/CRHR Criteria B/2 and C/3; Local Criteria 1 and 5

70-831 Fairway Drive is a Desert Modernist style single-family residence within Thunderbird Country Club. The subject property was constructed in 1961 for Ben T. and Emma Gale by Albert Belden Crist. Ben and Emma Gale were winter residents of Thunderbird Country Club. Ben died in 1965 and Emma remarried Alden Bartlett the next year. Emma C. Gale Bartlett worked in the merchandising business and was an active member of the Thunderbird Country Club community from its early years. She lived with her husband, Ben, as early as 1954 within the country club, where they threw parties and entertained guests. In late 1961, the builder and designer Albert Belden Crist completed their new house. While she was a resident and member, Emma was heavily involved with the Women Golfers of Thunderbird Country Club organization, where she sponsored the Emma Gale invitational in 1962. She was also an original charter member of the Ladies Auxiliary of the Eisenhower Medical Center. She lived until 2000, when she died in Corpus Christi.

See Continuation Sheet for significance and integrity analysis.



B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025

(This space reserved for official comments.)

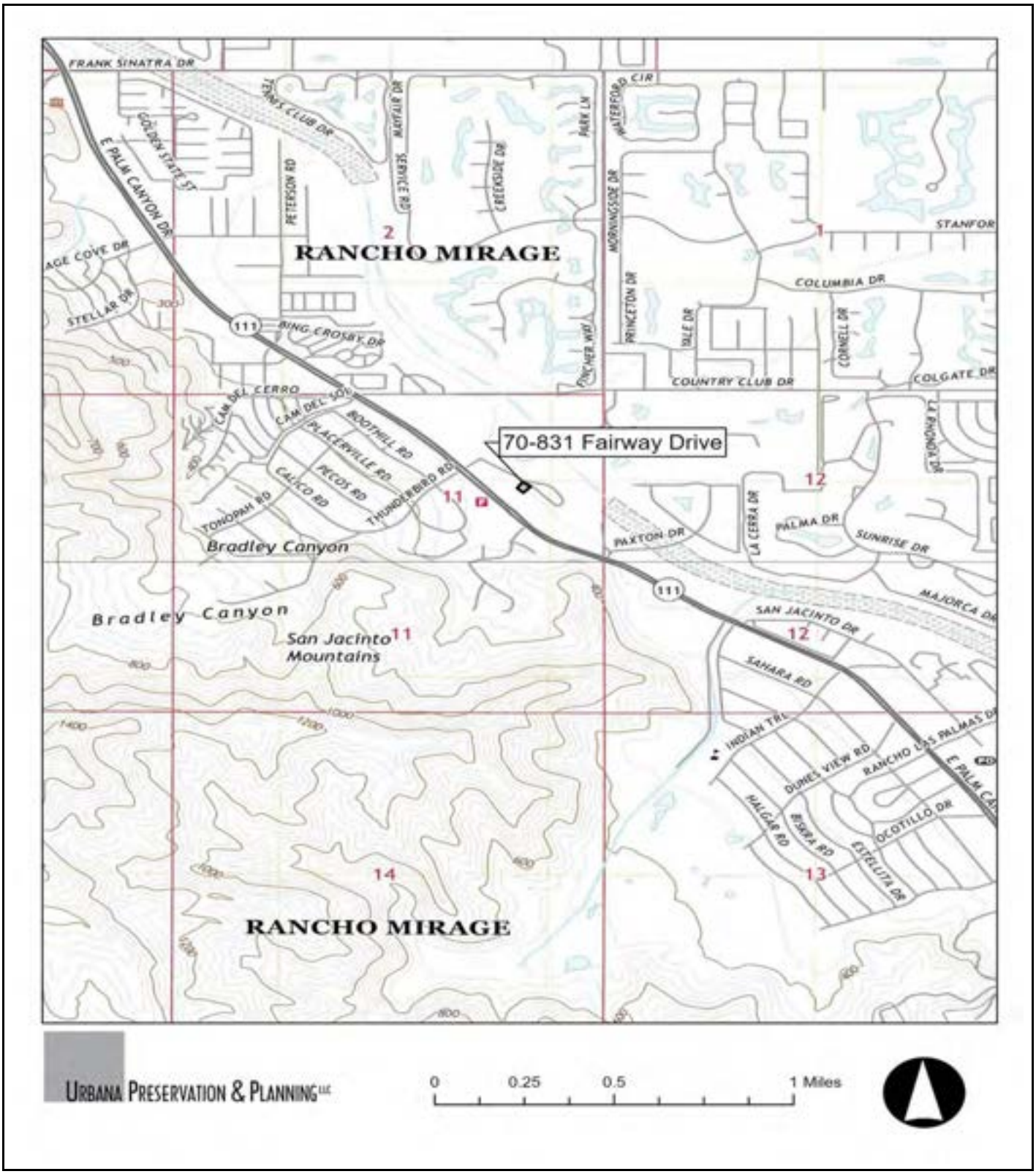
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Ben Gale Residence
Page 3 of 5

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 23

*Map Name: Cathedral City, Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



Primary Record Information Continued:



70-831 Fairway Drive_1: View of northeast (front) elevation.

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:
Albert Belden Crist was born in Hollywood in 1923, but he grew up and resided for much of his life in Palm Springs. His father was a builder but at age 19 in 1942, Crist was working at a Safeway in Arizona. After the war, from 1947 to 1951, Crist was listed as a carpenter in the Palm Springs Directory. Like his father, he continued to work as a builder for the rest of his career, which lasted through the 1970s. He died in 1986.

One of the earlier houses built within Thunderbird Country Club, the Gale Residence is associated with the Country Club Era (1951-1973) theme in Rancho Mirage. While the residence was one of the early homes constructed in the club, it was one of several that were being constructed at the time following the first homes built nearly ten years earlier. There is no evidence to support that the design of the Gale Residence significantly impacted the development of other nearby homes. Therefore, while the Gale Residence is associated with the Country Club Era (1951 – 1973) theme, it does not possess individual documented significance related to that theme. It is also associated with the Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

Building, Structure, Object Information Continued:

The dwelling is not individually eligible under NRHP/CRHR Criterion A/1, as it is not directly associated with significant events or patterns of events in local, regional, state, or national history. The property is individually eligible under NRHP/CRHR Criterion B/2, as the property is significantly associated with Emma Gale, an important woman in the early Country Club era of Rancho Mirage. The property is eligible under NRHP/CRHR Criterion C/3 as it embodies the distinctive characteristics of a Desert Modernist style residential property. It is not individually eligible under Criterion D/4, as further study of the property would not appear to yield information which could be considered important in local, regional, state or national history.

The single-family residence is not considered eligible under Local Criteria 2-3 and 6-8. The Gale Residence is considered eligible under Local Register Criterion 1 as the residence is representative of a mid-20th century Desert Modernist stye home in Rancho Mirage. It is also considered eligible under Local Register Criterion 5, as it is associated with Emma C. Gale Bartlett, a significant local figure. The property appears to retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association. The dwelling appears to have not been substantially altered and appears to maintain adequate integrity from the historic period to convey its significance. As such, the property is assigned the 5S3 status code - appears to be individually eligible for local listing or designation through survey evaluation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

B12. References Continued:

"Emma Bartlett," Desert Sun, July 16 2000, 20;
"Hold Emma Gale Invitational at Thunderbird Country Club," Desert Sun, May 18 1962, 5;
"Emma Gale is Married in Home," Desert Sun, December 22 1966, 8;
"Obituaries - Ben T. Gale," Desert Sun, October 7 1965, 2;
"Albert Belden Crist (Designer)," PCAD, accessed March 2025, https://pcad.lib.washington.edu/person/7831/;
Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3CS/5S3
Other Listings: Urbana Survey No.: 24

Review Code _____ Reviewer _____ Date _____
Resource Name: Morton Residence

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Cathedral City Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: 71-094 La Paz Road City: Rancho Mirage Zip: 92270
d. UTM Zone: 11 S, 553526.4 mE / 3737511.3 mN
e. Other Locational Data: APN: 674331004

***P3a. Description:**

71-094 La Paz Road, known as Morton Residence, was constructed in 1986 in the Wonder Estates subdivision of Tamarisk Country Club and it sits on a 0.45 acre parcel. The property is a single-story Post and Beam style residential building with an irregular-shaped floor plan. The residence is covered by flat roof forms at varying heights with enclosed eaves and wide overhangs. The roof is clad in composition sheets. The residential building has asymmetrical facades that are clad in stucco and glass window walls. The front elevation features a U-shaped driveway, a metal front door beneath a flat porch roof, and an attached garage. The rear elevation features full height glass window walls and a roof supported by large square concrete columns. The roof extends out of the rear patio. There was an approximately 2,000 square feet addition to the front of the home along La Paz Road in 2007 but the color of the addition differentiates it from original massing.

***P3b. Resource Attributes:** HP2. single-family property
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
View of north (rear) elevation. (71-094 La Paz Road_9)
***P6. Date Constructed/Age and Source**
☒Historic: 1986 (Riverside County Assessor-County Clerk-Recorder)
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
Joyce-Rogers Family Trust, William T. Rogers, Jeffrey B. Joyce; 71094 La Paz Rd, Rancho Mirage, CA 92270
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
***P9. Date Recorded:** 2024
***P10. Survey Type:**
Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation**: Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: Morton Residence
B2. Common Name: 71-094 La Paz Road
B3. Original Use: Residential **B4. Present Use:** Residential
***B5. Architectural Style:** Post and Beam

***B6. Construction History:** The residential building was constructed in 1986. Since construction, the ownership reroofed the home in 2002; repaired the pool drainage, replaced electrical systems, and attached to the sewer line in 2004; constructed a new addition in 2007; constructed a new concrete block wall in 2008; upgraded the pool drainage again in 2009; and remodeled the pool/spa in 2016.

***B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Hal Levitt **b.** Builder: Unknown
***B10. Significance: Theme:** Cityhood, 1973 - Present **Area:** City of Rancho Mirage
Period of Significance: 1986 **Property Type:** Single-Family Residential
Applicable Criteria: NRHP ineligible; CRHR Criterion 3; Local Criteria 1 and 4

71-094 La Paz Road is a Post and Beam style commercial building within Tamarisk Country Club. The subject property was designed by Hal Levitt in 1986 with interiors by Steve Chase for Steve Morton, an amateur golfer and long-time chairman of the Bob Hope Classic tournament.

Harold "Hal" Warren Levitt was born on July 26, 1921, in San Francisco, California. He received a Bachelor of Arts in Graphic Arts from Stanford University and an architecture degree from USC. After his graduation, he worked for Roland Coate and Burton Schutt before he founded his own architectural company, Levitt, LeDuc & Farwell, in the 1950s. The company was headquartered in Beverly Hills. He designed homes for Walter Mirisch, Steven Spielberg, Lew Wasserman, Olivia Newton-John, Ross Hunter, Quincy Jones, Burt Lancaster, Dean Martin, Debbie Reynolds, Lionel Richie, Kenny Rogers and Hal Wallis. He also designed the Riviera Hotel on the Las Vegas Strip and the headquarters of the Academy of Motion Picture Arts and Sciences in Beverly Hills. His designs reflected modernist philosophies of mid-century Los Angeles which emphasized intermixing and re-interpreting indoor and outdoor spaces with large glass surfaces, interior courtyards, and surprising entry sequences. Many Levitt homes featured large-scale doors that instead of leading indoors, opened into an interior protected courtyards. He retired to Reno, Nevada, in 2001 and died at his holiday home in Las Vegas at the age of 79 in 2003.

See Continuation Sheet for significance and integrity analysis.



B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025

(This space reserved for official comments.)

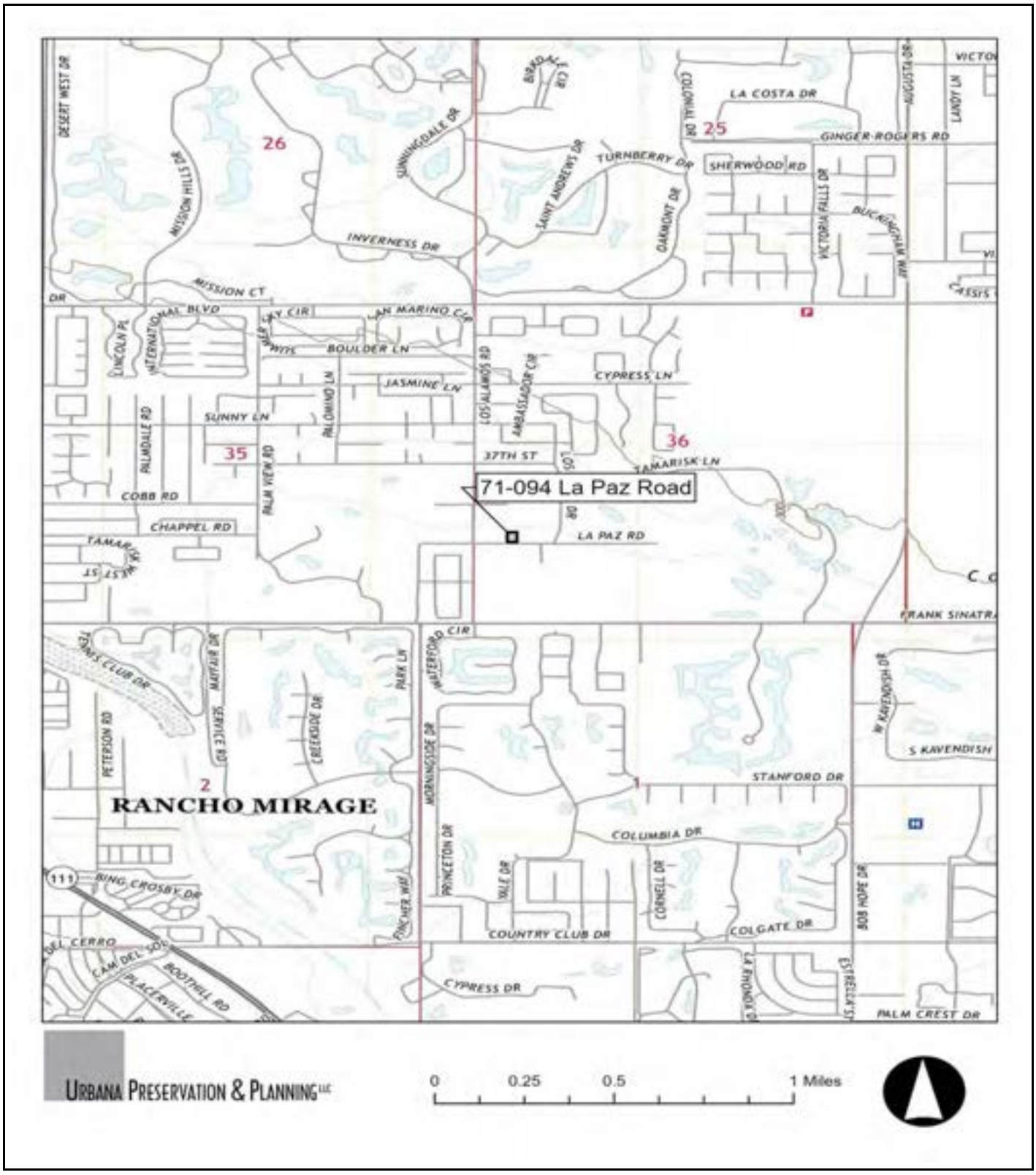
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Morton Residence
Page 3 of 5

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3CS/5S3
Other Listings: Urbana Survey No.: 24

*Map Name: Cathedral City *Scale: 1:24,000 *Map Date: 2021



Primary Record Information Continued:



71-094 La Paz Road_1: View of south (front) elevation.



71-094 La Paz Road_7: View of north (rear) elevation.

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:
One of the later houses built within Tamarisk Country Club, the Morton Residence is associated with the Cityhood (1973-Present) theme in Rancho Mirage. However, the dwelling is not individually significantly associated with the development of later country clubs, as it was built in a country club established decades earlier. The residence did not influence the design or direction of other homes built in the neighborhood during the 1980s. Therefore, it does not possess individual documented significance in relation to the Cityhood (1973-Present) theme. It is also associated with the Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

The residential building is not individually eligible under NRHP/CRHR Criterion A/1, as it is not directly associated with significant events or patterns of events in local, regional, state, or national history. The property is not individually eligible under NRHP/CRHR Criterion B/2, as the property is not significantly associated with the lives of persons significant in our past. The property is potentially eligible under NRHP/CRHR Criterion C/3 as it embodies the distinctive characteristics of a Post and Beam style residential property. However, the building was completed in 1986, and does not meet the 50-year age requirement for listing in the NRHP. As a result, the property is only eligible under CRHR Criterion 3. It is not individually eligible under Criterion D/4, as further study of the property would not appear to yield information which could be considered important in local, regional, state or national history.

The residential building is not considered eligible under Local Criteria 2-3 and 5-8. Morton Residence is considered eligible under Local Register Criterion 1 as the property is representative of a late-20th century Post and Beam style residential building in Rancho Mirage. It is considered eligible under Local Register Criterion 4, as it represents the work of a master architect, Hal Levitt. Despite the 2007 garage addition, the property appears to retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association. The addition is in keeping with the style of the building and also adequately differentiated from the original construction with a different color scheme and unique decorative elements, such as a more prominent roof parapet wall. The building maintains adequate integrity from the historic period to convey its significance. As such, the property is assigned the 5S3 status code - appears to be individually eligible for local listing or designation through survey evaluation; and the 3CS status code - appears eligible for CR individually through survey evaluation.

B12. References Continued:
"Harold W. Levitt Archive," Levitt and Moss Architects, accessed March 2025, https://www.levittmoss.com/archive/z4zoxyu5z9ikmozios4zkfkkkx15dh;
Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 25

Review Code _____ Reviewer _____ Date _____
Resource Name: Las Casuelas Nuevas Restaurant

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Cathedral City Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: 70-050 Highway 111 City: Rancho Mirage Zip: 92270
d. UTM Zone: 11 S, 551708.22 mE / 3735950.69 mN
e. Other Locational Data: APN: 689160008

***P3a. Description:**
70-050 Highway 111, known as Las Casuelas Nuevas Restaurant, was constructed in 1966 along Highway 111 and it sits on a 1.12 acre parcel. The property is a single-story Neo-Spanish Colonial Revival style commercial building with an irregular-shaped floor plan covered by side-gabled and hipped roofing forms all clad in Spanish style terracotta tiles. The commercial building has asymmetrical facades that are clad in stucco. The front elevation facing Highway 111 features an outer concrete masonry unit wall clad in stucco, wood trellises over an interior patio, open eaves with exposed rafters along the roof lines, and a turret and the entrance to the parking lot covered with an octagonal gazebo roof. The Delgado family, the owners and founders of the restaurant, constructed a large addition and remodeled the existing restaurant in 1983 which added a new front entrance, back patio, and parking. The addition added the turret, visible from Highway 111, and increased the restaurant by roughly one-third of its initial size, adding 125 seats to the existing 300-seat building.

***P3b. Resource Attributes:** HP6. 1-3 story commercial building
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
View of east elevation. (70-050 Highway 111_4)
***P6. Date Constructed/Age and Source**
☒Historic: 1973 (Riverside County Assessor-County Clerk-Recorder)
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
Prop J & Prop S Delgado; 70050 Highway 111, Rancho Mirage, CA 92270
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
***P9. Date Recorded:** 2024
***P10. Survey Type:**
Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: Las Casuelas Nuevas Restaurant
B2. Common Name: 70-050 Highway 111
B3. Original Use: Commercial **B4. Present Use:** Commercial
***B5. Architectural Style:** Neo-Spanish Colonial Revival

***B6. Construction History:** The commercial property was constructed by April 1973. In 1983, Joaquin and Sharon Delgado commissioned architect Raul Sosa, with David Christian Associates to remodel the restaurant and design a new large addition. They completed the work between August and November 1983. Permit records incorporation (August 1973) indicate that ownership added a new sign in 2004; reroofed the building and made improvements to the sewer connection in 2008; upgraded their electrical systems in 2023; and replaced their electrical systems again, upgraded their fire suppression systems, and reroofed in 2024.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Arthur Valdes **b.** Builder: Unknown
***B10. Significance: Theme:** Commercial Development, 1934 – 1973 **Area:** City of Rancho Mirage
Period of Significance: 1973 **Property Type:** Commercial
Applicable Criteria: NRHP/CRHR/Local ineligible

70-050 Highway 111 is a Neo-Spanish Colonial Revival style commercial building along the Highway 111 corridor. The subject property was designed by Arthur Valdes for Florencio "Del" and Mary Delgado, restaurant owners from Palm Springs. In 1958, the Delgados founded the Las Casuelas Original in Palm Springs at 368 North Palm Canyon Drive. They focused on using family recipes and their restaurant gained popularity throughout the 1960s. In 1972, they decided to expand and began the process of building Las Casuelas Nuevas in Rancho Mirage on Restaurant Row. In 1983, Joaquin and Sharon Delgado oversaw the construction of a new addition to the restaurant and thr property continues to be owned and managed by the Delgado family today.

See Continuation Sheet for significance and integrity analysis.



B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025

(This space reserved for official comments.)

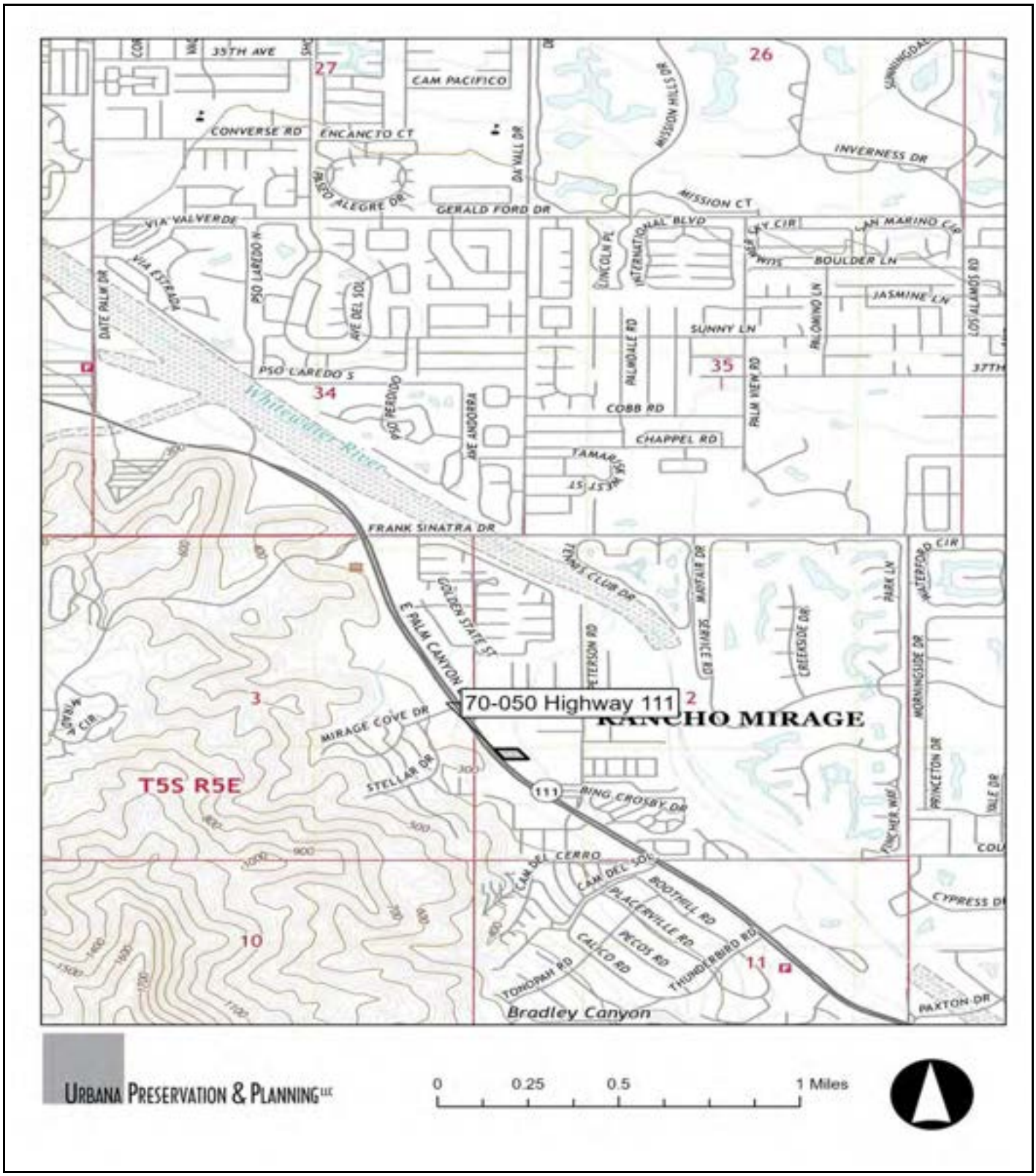
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Las Casuelas Nuevas Restaurant
Page 3 of 5

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 25

*Map Name: Cathedral City *Scale: 1:24,000 *Map Date: 2021



Primary Record Information Continued:



70-050 Highway 111_6: View of north elevation.

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:
Built as one of the first restaurants on Restaurant Row following Lord Fletcher's Restaurant, Las Casuelas Nuevas is individually significant within the theme of Commercial Development (1934 – 1973) in Rancho Mirage because it significantly impacted the development of Restaurant Row and further helped establish the center for commercial dining within the community. The success of the restaurant paved the way for the later construction of the the Chart House, Wally's Desert Turtle, Kobe Japanese Steak House, and others. The property also influenced the design or direction of other restaurants built in the surrounding area, of which many also utilized strong cultural motifs to differentiate themselves from one another. It is also associated with the Rancho Mirage Architectural Styles (1934-1980s) theme but is not considered a significant representative example of a known architectural style in the community.

The commercial building is potentially individually eligible under NRHP/CRHR Criterion A/1, as it is directly associated with a significant pattern of events in local Rancho Mirage history. However, significant additions to the property over time have negatively impacted the building's integrity to the historic period. Its original design and materials are no longer intact. Therefore, the building does not retain sufficient historic integrity to convey its significance under this criterion. The property is not individually eligible under NRHP/CRHR Criterion B/2, as the building is not significantly associated with the lives of persons significant in our past. While the Delgado family are prominent members of the Rancho Mirage community, their accomplishments are chiefly tied to the ownership and operation of the restaurant. The property is potentially eligible under NRHP/CRHR Criterion C/3 as it still embodies the distinctive characteristics of a Neo-Spanish Colonial Revival style commercial restaurant. However, additions have altered the original design and impacted the material integrity of the property. Therefore, the building does not retain sufficient historic integrity to convey its significance under this criterion. It is not individually eligible under Criterion D/4, as further study of the property would not appear to yield information which could be considered important in local, regional, state or national history.

Building, Structure, Object Information Continued:

The commercial building is not considered eligible under Local Criteria 2 and 4-8. Las Casuelas Nuevas is potentially eligible under Local Register Criterion 1 as it is representative of the Neo-Spanish Colonial Revival style. However, it no longer retains sufficient historic integrity to convey its significance under this criterion. Las Casuelas Nuevas is potentially considered eligible under Local Register Criterion 3 as the property is representative of the development of the economic growth of the City of Rancho Mirage. However, additions have altered the original design and impacted the material integrity of the property. Due to additions and changes to the property over time, the property only retains integrity of location, setting, workmanship, feeling, and association. The building does not maintain adequate integrity from the historic period to convey its significance. As such, the property is assigned a 6Z status code: Found ineligible for NRHP, CRHR, or Local Register through survey evaluation.

B12. References Continued:

Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 26

Review Code _____ Reviewer _____ Date _____
Resource Name: Eddie Lowery Residence

P1. Other Identifier: None
*__P2. Location: ☐ Not for Publication ☒ Unrestricted__
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Cathedral City, Rancho Mirage Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: 39-856 Morningside Drive City: Rancho Mirage Zip: 92270
d. UTM Zone: 11 S, 553229.66 mE / 3735566.55 mN
e. Other Locational Data: APN: 688230010

***P3a. Description:**
39-856 Morningside Drive, known as the Eddie Lowery Residence, was constructed in 1956 in the Thunderbird North subdivision and it sits on a 0.35 acre parcel. The property is a single-story Desert Modernist style single-family residence with an X-shaped floor plan and a flat roof clad in composition sheets. The single-family residence has asymmetrical facades that are clad in stucco and wooden board and batten siding. The front of the home faces Morningside Drive behind a painted concrete masonry unit wall and metal gate. The front elevation of the building features board and batten siding, two garage doors, and vinyl framed windows. The entryway is recessed beneath a flat porch roof. The home has an open ceiling with exposed rafters and windows that fill the spaces between the beams at the top of the roof. Most windows are either vinyl sliding sash/casement replacements of original fixed units. The doors are vinyl framed sliding glass doors. The home has been remodeled in the interior but retains most of its exterior design and materials. There appear to have been no significant additions to the property over time.

***P3b. Resource Attributes:** HP2. single-family property
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
View of west (front) elevation. (39-856 Morningside Road_2)
***P6. Date Constructed/Age and Source**
☒Historic: 1956 (Riverside County Assessor-County Clerk-Recorder)
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
Daniel Brian Allen, Jory Grant Edmunds; 137 S Wilson Ave, Unit 402, Pasadena, CA 91106
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
***P9. Date Recorded:** 2024
***P10. Survey Type:**
Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation**: Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: Eddie Lowery Residence
B2. Common Name: 39-856 Morningside Drive
B3. Original Use: Residential **B4. Present Use:** Residential
***B5. Architectural Style:** Desert Modernist

***B6. Construction History:** The single-family residence was constructed in 1956. No building permits exist prior to incorporation of the City of Rancho Mirage in 1973. In 2002, a permit for encroachment construction was issued (Permit No. E0100074). In 2008, a permit for an addition/remodel was issued (Permit No. B0800599). In 2013, the residence was reroofed (Permit No. B1301269). In 2013, a permit for encroachment construction was issued (Permit No. E1300018). In 2013, sewer work was completed at the property (Permit No. B1300039). In 2016, construction to the pool was permitted (Permit No. B1600448). In 2020, a permit for an addition/remodel was issued (Permit No. B1902154). In 2021, solar was installed at the property (Permit No. B2101507). No significant exterior alterations or additions have been made since construction.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown **b.** Builder: Unknown
***B10. Significance: Theme:** Residential Subdivisions and Cooperatives, 1951 – 1973 **Area:** City of Rancho Mirage
Period of Significance: 1956 **Property Type:** Single-Family Residential
Applicable Criteria: NRHP/CRHR Criterion C/3; Local Criteria 1 and 4

39-856 Morningside Drive is a Desert Modernist style single-family residence within the Thunderbird North community. The subject property was constructed in 1956 for Eddie Lowery, an amateur golfing champion and famous caddy. When Eddie Lowery was 10 years old, he caddied for Francis Ouimet in the 1913 U.S. Open where Ouimet won a playoff between Ted Ray and Harry Vardon in what is known as "The Greatest Game Ever Played." As an adult, he became a multi-millionaire as an auto dealer in San Francisco, but continued to foster golf at an amateur level. He became a Massachusetts State amateur champion and teamed up with Byron Nelson in 1955 to win the Bing Crosby Pro-Am Invitational at Pebble Beach. Through golf, he maintained a friendship with Bob Hope and became a member of the Thunderbird Country Club. In 1962, Eddie married his secretary, Margaret, and they adopted two infant children together, John and Cynthia. He became a president of the U.S. National Senior Open Golf Association and, in 1980, Lowery became president of the International Seniors Amateur Golf Society. Eddie Lowery died in 1984 and Margaret continued to live in Rancho Mirage until her death in 2000, where she owned an antique shop, Rancho Antiques. In 1998, Margaret established the Eddie Lowery Award as part of the Francis Ouimet Scholarship Fund for the best caddies in golf clubs.

See Continuation Sheet for significance and integrity analysis.



B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025

(This space reserved for official comments.)

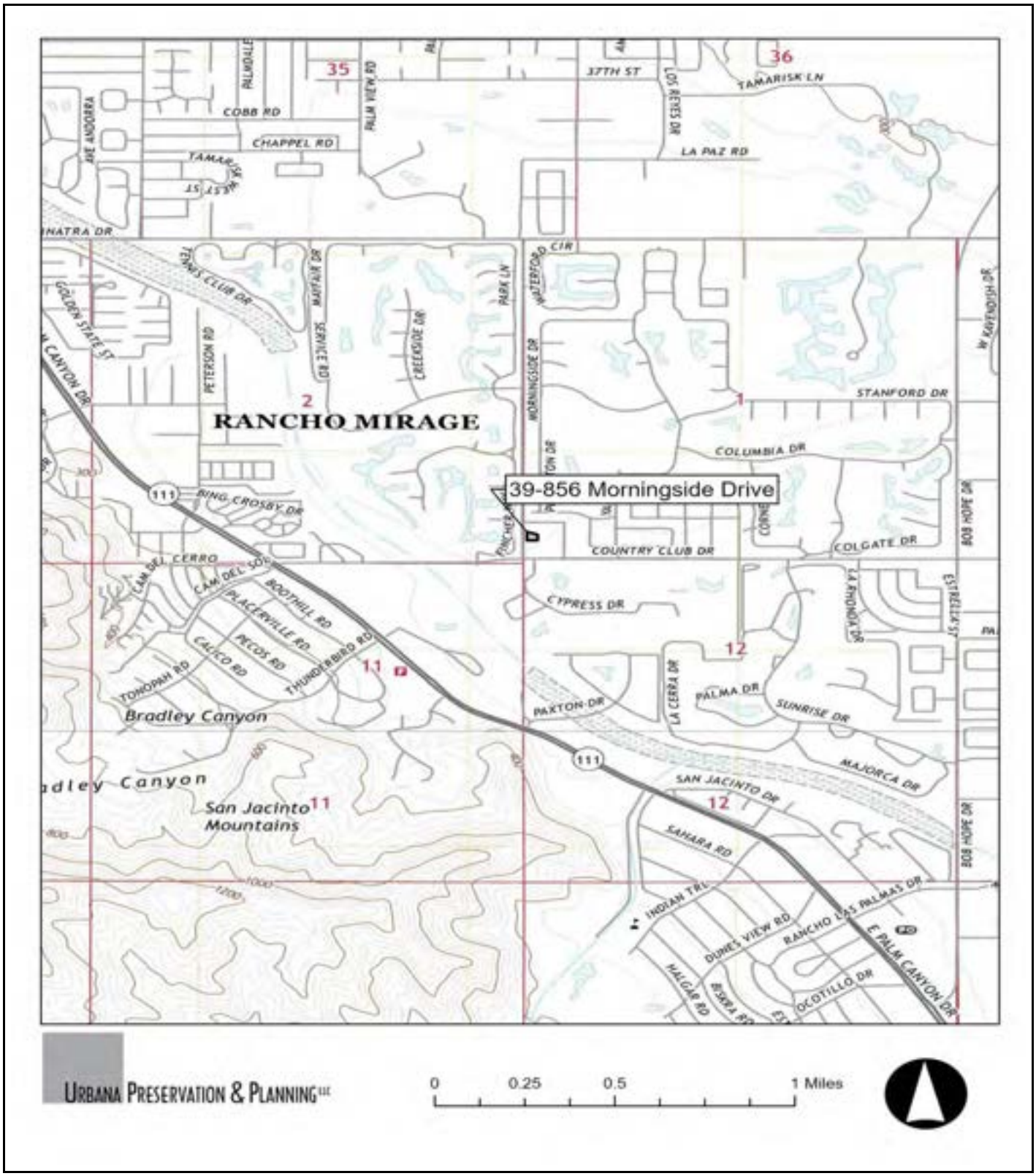
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Eddie Lowery Residence
Page 3 of 5

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 26

*Map Name: Cathedral City, Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



URBANA PRESERVATION & PLANNING LLC

Primary Record Information Continued:



39-856 Morningside Road_1: View of west (front) elevation.

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:

One of the first houses built within the Thunderbird North neighborhood, the Eddie Lowery Residence is associated with the Residential Subdivisions and Cooperatives (1951-1973) theme in Rancho Mirage. However, there is no evidence to support that the design and configuration of the home significantly impacted the development of other nearby homes in Thunderbird North or other nearby subdivisions. William Cody and Wexler & Harrison were building homes in Thunderbird North at the same time under independent contracts. The last three homes in Thunderbird North were completed in 1960, 1977, and 1978. The designs of the last three homes only share limited similarities with the Eddie Lowery Residence. Therefore, the property does not possess individual documented significance in relation to the Residential Subdivisions and Cooperatives (1951-1973) theme. It is also associated with the Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

The dwelling is not individually eligible under NRHP/CRHR Criterion A/1, as it is not directly associated with significant events or patterns of events in local, regional, state, or national history. The property is not individually eligible under NRHP/CRHR Criterion B/2, as the home is not significantly associated with the lives of persons significant in our past. While the house is associated with Eddie Lowery, it was his home in retirement and he appears to have only lived at the property seasonally. The property is eligible under NRHP/CRHR Criterion C/3 as it embodies the distinctive characteristics of the Desert Modernist style home constructed in Rancho Mirage during the 1950s. It is not individually eligible under Criterion D/4, as further study of the property would not appear to yield information which could be considered important in local, regional, state or national history.

Building, Structure, Object Information Continued:

The single-family residence is not considered eligible under Local Criteria 2-3 and 4-8. The Eddie Lowery Residence is considered eligible under Local Register Criterion 1 as the residence is representative of a mid-20th century Desert Modernist style home in Rancho Mirage. The property is not eligible under Local Register Criterion 7 as it no longer embodies elements of outstanding attention to architectural design, detail, craftsmanship and materials because the interior has been significantly remodeled since its initial construction, changing the initial window materials. Overall however, the property appears to retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association. The dwelling has not been substantially altered on the exterior and it maintains adequate integrity from the historic period to convey its significance. As such, the property is assigned the 5S3 status code - appears to be individually eligible for local listing or designation through survey evaluation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

B12. References Continued:

"Eddie Lowery of Thunderbird," Desert Sun, February 1, 1980, 26;
"M. Margaret Lowery," Desert Sun, July 3, 2000, 16;
"Enlightened to Ouimet-Lowery saga, Cynthia Wilcox cherishes it all," Power Fades, June 1 2022, accessed March 2025, https://www.powerfades.com/features/1b5a895f-f15e-4309-9762-7e4e9bd47b61;
"Eddie Lowery Award," College Scholarships, accessed March 2025, https://www.collegescholarships.com/scholarships/detail/130401;
Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3CS/5S3
Other Listings: Urbana Survey No.: 27

Review Code _____ Reviewer _____ Date _____
Resource Name: Riback Residence

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Cathedral City Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: 70-843 Tamarisk Lane City: Rancho Mirage Zip: 92270
d. UTM Zone: 11 S, 553133.85 mE / 3737855.15 mN
e. Other Locational Data: APN: 674270007

***P3a. Description:**
70-843 Tamarisk Lane, known as the Riback Residence, was constructed in 1978 in the Wonder Palms subdivision of Tamarisk Country Club and it sits on a 0.44 acre parcel. The property is a single-story Shed style single-family residence with Desert Modernist elements. It has an irregular-shaped floor plan and skillion roofing forms with limited clerestory lites. The roof is clad in flat terracotta tiles and bordered with a bronze cornice bank. The single-family residence has asymmetrical facades that are clad in stucco or floor-to-ceiling glass windows. The front elevation of the building features stucco walls, a garage door clad in slanted wood board siding, and a centered metal gate which leads down an outdoor walkway to the front entrance, which consists of glass doors under a flat porch roof. The home has an open ceiling with exposed rafters. The rear elevation is largely composed of glass window walls. It has a back patio covered by a flat roof supported by circular columns which are clad in bronze sheathing. The home is currently being extensively remodeled on the interior and exterior. Many of the original design elements have been removed and are in the process of being replaced, but there appear to be no significant additions to the property.

***P3b. Resource Attributes:** HP2. single-family property
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
Redfin Riback Residence 2019_1: 2019 Redfin photo south of the north (front) elevation.
***P6. Date Constructed/Age and Source**
☒Historic: 1978 (Riverside County Assessor-County Clerk-Recorder)
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
David Dorn, Jennifer Dorn; 607 N Lucerne Blvd, Los Angeles, CA 90004
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
***P9. Date Recorded:** 2024
***P10. Survey Type:**
Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation**: Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: Riback Residence
B2. Common Name: 70-843 Tamarisk Lane
B3. Original Use: Residential **B4. Present Use:** Residential
***B5. Architectural Style:** Shed / Desert Modernist

***B6. Construction History:** The single-family residence was constructed in 1978. No building permits exist prior to incorporation of the City of Rancho Mirage in 1973. In 2002, sewer work was completed at the property (Permit NO. B0201294). In 2005, the residence was reroofed (Permit No. B0500240). In 2011, mechanical/HVAC was completed at the residence (Permit No. B1100642). In 2018, a block wall was installed at the residence (Permit No. B1800374). In 2019, solar was installed at the residence (Permit No. B1900192). In 2021, plumbing work was completed at the residence (Permit No. B2100093). In 2025, a permit for block wall construction was issued (Permit No. B2500193). No significant exterior alterations or additions have been made since construction.

***B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:** N/A **Original Location:** N/A
***B8. Related Features:** None. **B9a.** Architect: Patrick Evan Sheehy/William F. Cody **b.** Builder: Unknown
***B10. Significance: Theme:** Country Club Era, 1951 – 1973 **Area:** City of Rancho Mirage
Period of Significance: 1978 **Property Type:** Single-Family Residential
Applicable Criteria: NRHP ineligible; CRHR Criterion C/3; Local Criteria 1 and 4

70-843 Tamarisk Lane is a Shed style style single-family residence with Desert Modernist elements built within Tamarisk Country Club. It exhibits a Shed style recessed entryway and skillion roofing forms with limited clerestory lites, while also adding Desert Modernist elements, such as stucco siding, roofing tile, and bronze cornice banding. The subject property was constructed in 1978 and was designed by Patrick Evan Sheehy based on William F. Cody's plans from 1973. The property was built for Ted and Betty Riback. Ted and Betty Riback were members of the Tamarisk Country Club and Ted was the leader of Riback Investment Corporation, Inc.

Patrick Evan Sheehy was born in Los Angeles in 1940. Sheehy was a graduate of Cal Poly San Luis Obispo with a degree in Architectural Engineering. According to AIA historical records, Sheehy joined William Cody's practice in 1967. By 1969, Cody had made both Patrick Evan Sheehy and Laszlo Sandor associates and renamed his practice: William F. Cody & Associates, Inc. Cody's brother Jay was also made an associate in 1970. Cody retained the controlling interest in the partnership. The practice later became known as Cody/Sheehy Architects. Sheehy worked closely with William Cody on a number of major projects from the early 1970s including the Tennis Club hotel in downtown Palm Springs, completed in 1973. Sheehy and Cody also worked together on the new Palm Springs Library, designed in a Brutalist style. Following Cody's stroke in 1973, projects already on the boards in the office were seen through to completion, including the Riback Residence.

See Continuation Sheet for significance and integrity analysis.



B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025

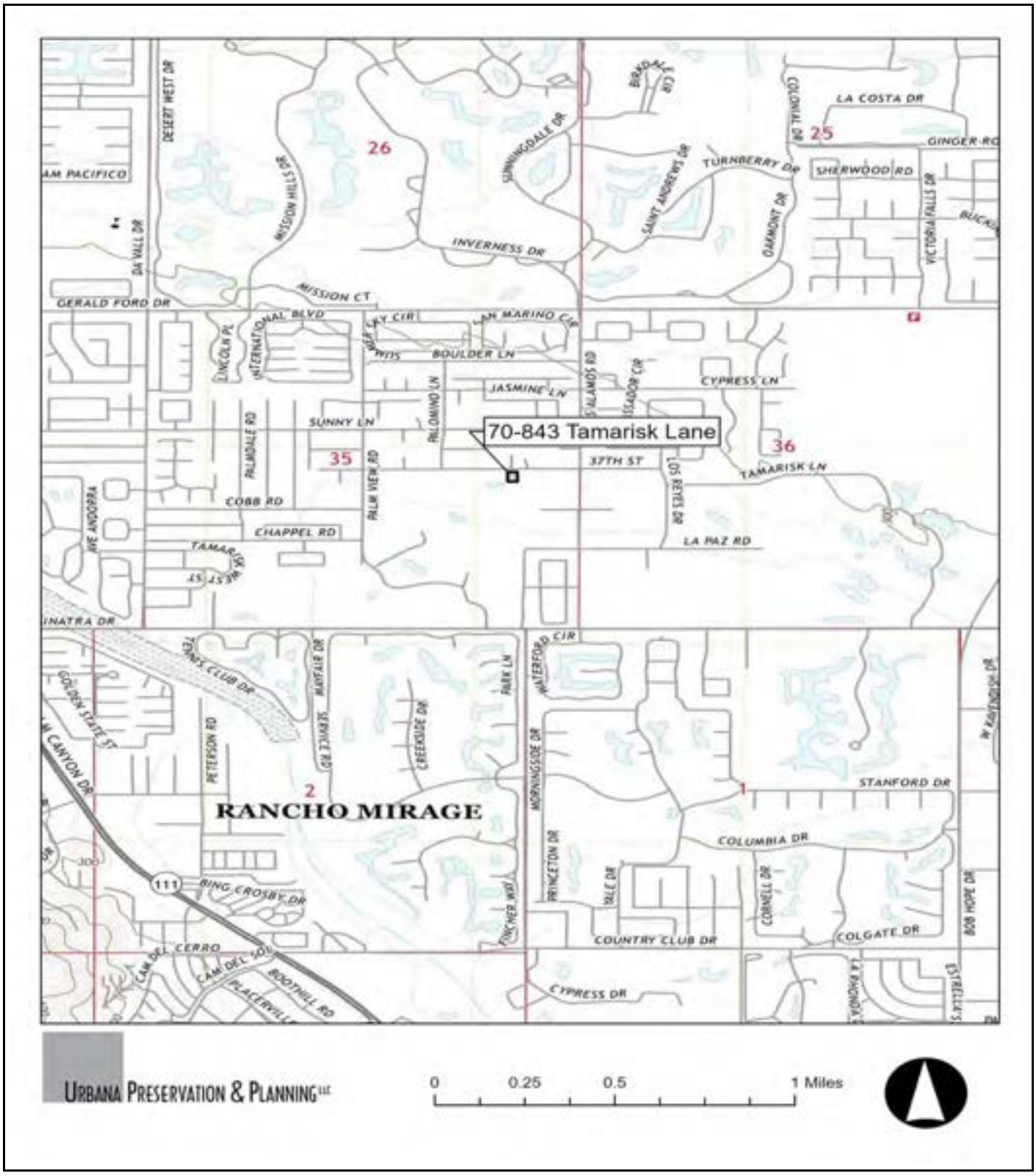
(This space reserved for official comments.)

LOCATION MAP

Resource Name: Riback Residence

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3CS/5S3
Other Listings: Urbana Survey No.: 27

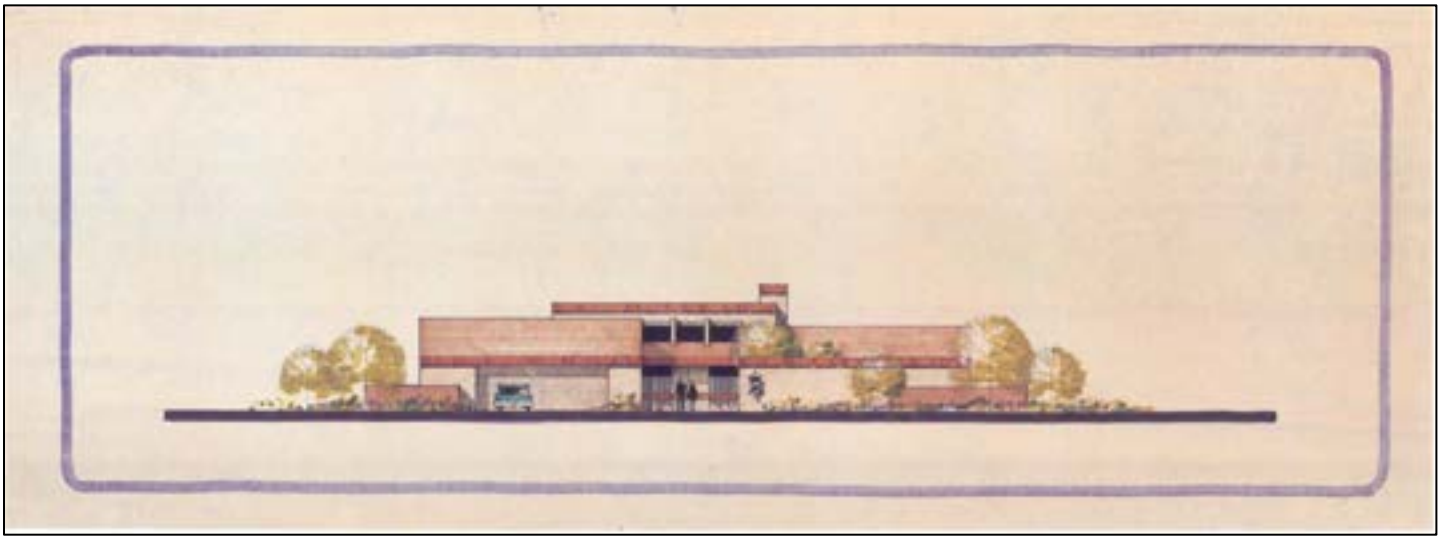
*Map Name: Cathedral City *Scale: 1:24,000 *Map Date: 2021



Primary Record Information Continued:



Redfin Riback Residence 2019_2: 2019 Redfin photo of the view east of south (rear) elevation.



1973 Cody Sheehy Rendering for Riback Residence: 1973 Rendering by Cody/Sheehy with north elevation for the Riback Residence.

Primary Record Information Continued:



70-843 Tamarisk Lane_2: View of north (front) elevation.



70-843 Tamarisk Lane_6: View of south (rear) elevation.

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:
The firm was dissolved in 1976, when Jay Cody and Patrick Sheehy went their separate ways. William F. Cody later died in 1978. Following Cody's death, Ted Riback was still interested in following Cody's earlier designs and Sheehy's input, so he commissioned Sheehy in 1977 to finish the home. During his years of individual practice, Sheehy specialized in designing custom residences and designs for tract home developments across the Coachella Valley. He won several AIA awards in 1981 for the Inland California Chapter of the AIA: a citation for the Initial Cafeteria at Cal State Bakersfield in 1981 – which shared the same Brutalist style as the Palm Springs Library. He was also awarded for a 137-condominium project in Indian Wells for Vintage Properties and received an interiors award for the Robert McCulloch residence at Lake Havasu, Arizona. Sheehy moved from the desert to Laguna Beach in or around 1990, having remarried. He died in 1996, at the age of 55.

Built after the establishment of the Tamarisk Country Club, the Riback Residence is associated with the Country Club Era (1951-1973) theme in Rancho Mirage. However, the dwelling is not individually significantly associated with the development of country clubs, as other clubs were already being built across Rancho Mirage at the time of construction. The property did not influence the design or direction of other houses built in the neighborhood during the early 1970s. Therefore, it does not possess individual documented significance in relation to the Country Club Era (1951-1973) theme. It is also associated with the Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community. One May 12, 2021, the property owner received comments from City Staff regarding alterations necessary to consider the property for local designation. At the time of this survey, efforts to address those changes and make other alterations to the building were underway, impacting the ability of Urbana to make concrete determinations over the course of survey work.

The dwelling is not individually eligible under NRHP/CRHR Criterion A/1, as it is not directly associated with significant events or patterns of events in local, regional, state, or national history. The property is not individually eligible under NRHP/CRHR Criterion B/2, as the property is not significantly associated with the lives of persons significant in our past. The property is potentially eligible under NRHP/CRHR Criterion C/3 as a representative example of a Shed style residence with Desert Modernist elements designed by master architect William Cody. However, the building was completed in 1978, and does not meet the 50-year age requirement for listing in the NRHP. As a result, the property is only eligible under CRHR Criterion 3. Current remodeling work appears to be replacing many of the original design elements and materials. The extensive changes may alter existing character-defining features of the property. As such, it is unclear if the Riback Residence still individually embodies the distinctive characteristics of a mid-century Shed style home constructed in Rancho Mirage during the 1970s. However, there do not appear to be any significant exterior additions as part of the current work and limited visual information suggests that the historic look and feel of the exterior will be maintained. If the current remodeling campaign replaces exterior design elements with in-kind or with materials that match the original design, color, and texture, then the property will retain adequate historic integrity to convey its significance under this criterion. Therefore, at the time of this survey, the home still retains integrity of design, materials, or feeling. It is not individually eligible under Criterion D/4, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state or national history.

The single-family residence is not considered eligible under Local Criteria 2-3 and 5-8. At the time of this survey, the Riback Residence appears to still be considered eligible under Local Register Criterion 1 as the residence is representative of a mid-20th century Shed style home in Rancho Mirage with Desert Modern elements. Once the current renovation efforts are finished, it should also still be eligible under Local Register Criterion 4, if it can be determined that the property still represents the work of master architect William Cody in terms of design and material integrity. As of this survey, the dwelling has not been substantially altered and it maintains adequate integrity from the historic period to convey its significance. As such, the property is assigned the 5S3 status code - appears to be individually eligible for local listing or designation through survey evaluation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation. If the results of current remodeling campaign are not restorative and not faithful to the original designs from Patrick Sheehy and William F. Cody, by adding extensive additions and inappropriate replacement materials, the property may be reevaluated and assigned a different status code.

Building, Structure, Object Information Continued:

B12. References Continued:

Melissa Riche, "Riback Residence: Historic Site Nomination for 70843 Tamarisk Lane Tamarisk Country Club - Rancho Mirage, CA 92270," 2021;
Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 28

Review Code _____ Reviewer _____ Date _____
Resource Name: Kersten Ranch)

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Cathedral City, Rancho Mirage Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: 39-581 Kersten Drive City: Rancho Mirage Zip: 92270
d. UTM Zone: 11 S, 553978.2 mE / 3735805.64 mN
e. Other Locational Data: APN: 688242010

***P3a. Description:**
39-581 Kersten Drive, known as the Kersten Ranch, was constructed in 1958 in the Desert Sun Ranch Estates Unit No. 1 subdivision of the Desert Ranch Estates neighborhood and it sits on a 0.28 acre parcel. The property is a single-story Custom Ranch style single-family residence with an L-shaped floor plan and a cross-gabled roof clad in rolled composition sheets. The roof had a moderate overhang with open eaves. The single-family residence has asymmetrical facades that are clad in stucco. The front elevation of the building features stucco walls, vinyl framed awning windows, metal framed fixed windows, and a fiberglass framed glass front door. At the northeast corner of the L-shaped building, a long rectangular exterior chimney clad in coursed stone protrudes from the front facade and pierces the interior gable. The home was extensively remodeled in 2017 on the interior and exterior, but no no additions were added. Many of the original design elements have been removed and replaced.

***P3b. Resource Attributes:** HP2. single-family property
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
View of east (side) elevation. (39-581 Kersten Drive_2)
***P6. Date Constructed/Age and Source**
☒Historic: 1958 (Riverside County Assessor-County Clerk-Recorder)
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
Dale Prokupek; 1710 N Fairfax Ave, Los Angeles, CA 90046
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
***P9. Date Recorded:** 2024
***P10. Survey Type:**
Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: Kersten Ranch (Building #2)
B2. Common Name: 39-581 Kersten Drive
B3. Original Use: Residential **B4. Present Use:** Residential
***B5. Architectural Style:** Custom Ranch

***B6. Construction History:** The single-family residence was constructed in 1958. No building permits exist prior to incorporation of the City of Rancho Mirage in 1973. In 2002, plumbing work was completed at the residence (Permit No. 0201067). In 2011, plumbing work was completed in 2011 (Permit No. B1100213). In 2012, plumbing work was completed at the residence (Permit No. B1200961). No significant exterior additions have been made since construction. In 2017, the owners underwent an extensive remodel which replaced many materials on the interior and exterior.

***B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown **b.** Builder: Unknown
***B10. Significance: Theme:** Residential Subdivisions and Cooperatives, 1951 – 1973 **Area:** City of Rancho Mirage
Period of Significance: 1958 **Property Type:** Single-Family Residential
Applicable Criteria: NRHP/CRHR/Local ineligible

39-581 Kersten Drive is a Custom Ranch style single-family residence within Desert Ranch Estates. The subject property was constructed in 1958 but the architect is unknown. It appears to have been constructed as a home for staff on the Kersten Ranch, where Paul Kersten Sr., and later Paul Kersten Jr., grew dates, tangerines, grapefruit, and grapes. Founded in 1937 by Paul Kersten Sr., the Kersten Ranch encompassed approximately 175 acres and included a packing shed, at least three different homes for staff, utility buildings, and water system facilities. In 1961, both Paul Kersten Jr. and Sr. sold the ranch to Mark S. Schulman and Irvin S. Schulman, the owners and operators of the Palm Springs Riviera Hotel. They subidvided the property to build homes soon after their purchase.

See Continuation Sheet for significance and integrity analysis.

B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025



(This space reserved for official comments.)

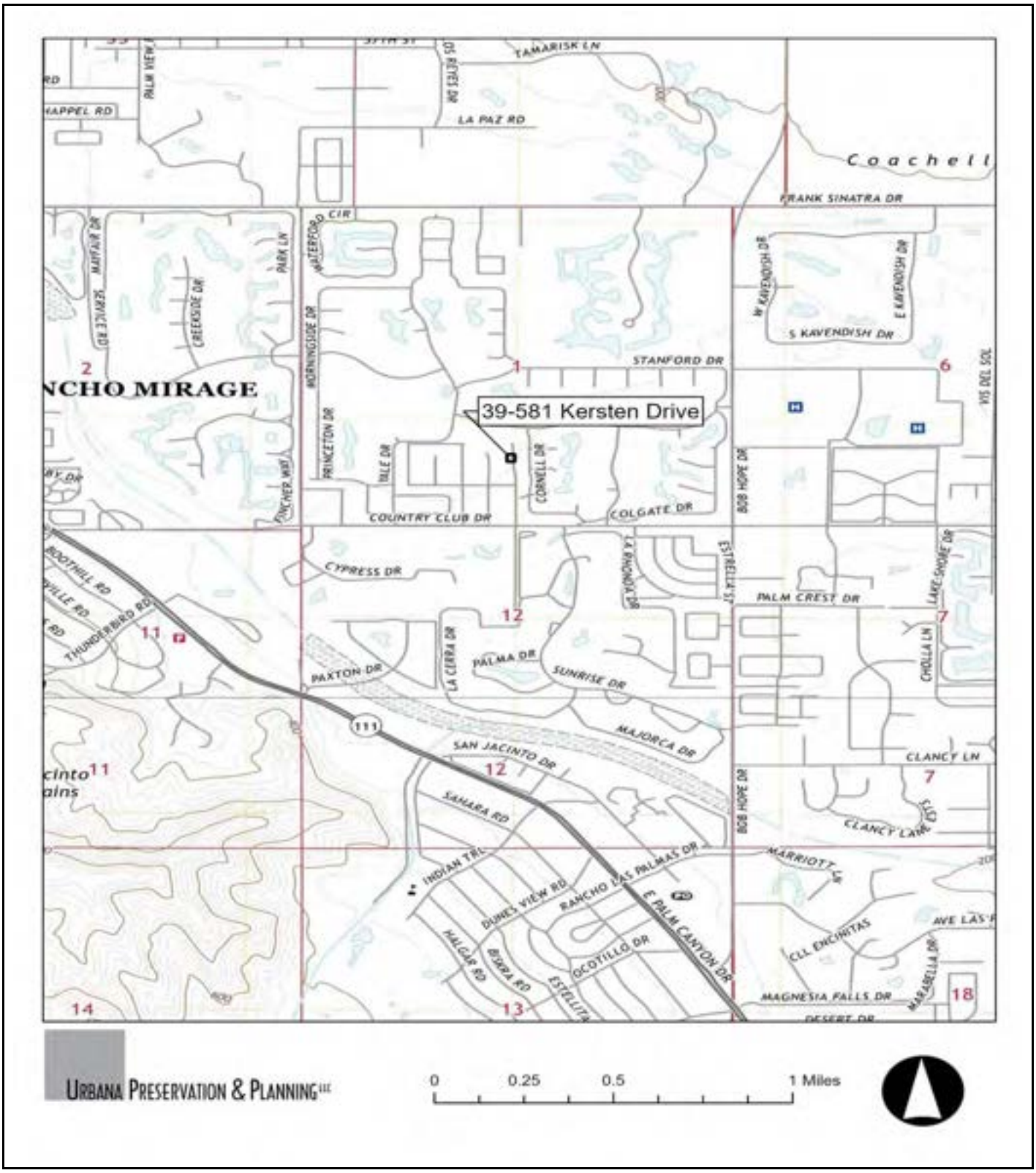
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Kersten Ranch
Page 3 of 5

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 28

*Map Name: Cathedral City, Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



Primary Record Information Continued:



39-581 Kersten Drive_1: View of east elevation.

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:
Built during the wave of residential development that followed the establishment of the Tamarisk and Thunderbird Country Clubs, the property is associated with the Residential Subdivisions and Cooperatives (1951-1973) theme in Rancho Mirage. However, the dwelling was built before the area was subdivided into the Desert Sun Ranch Estates. It is not individually significantly associated with the development of subdivisions in Rancho Mirage. The property did not influence the design or direction of other houses built in the neighborhood during the late 1950s or early 1960s. Therefore, it does not possess individual documented significance in relation to the Residential Subdivisions and Cooperatives (1951-1973) theme. It is also associated with the Rancho Mirage Architectural Styles (1934-1980s) theme but it is not considered a significant representative example of a known architectural style in the community.

The dwelling is not individually eligible under NRHP/CRHR Criterion A/1, as it is not directly associated with significant events or patterns of events in local, regional, state, or national history. The property is not individually eligible under NRHP/CRHR Criterion B/2, as the property is not significantly associated with the lives of persons significant in our past. The property is potentially eligible under NRHP/CRHR Criterion C/3 as a representative example of a Custom Ranch style residence. However, the 2017 remodeling work removed many of the original design elements and materials. The extensive changes have significantly altered the existing character-defining features of the property. As such, the property no longer individually embodies the distinctive characteristics of a mid-century Custom Ranch style home constructed in Rancho Mirage during the 1950s. The property no longer retains adequate historic integrity to convey its significance under this criterion. Due to current alterations, the home no longer retains integrity of design, materials, or feeling. It is not individually eligible under Criterion D/4, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state or national history.

Building, Structure, Object Information Continued:

The single-family residence is not considered eligible under Local Criteria 2-6 and 8. Kersten Ranch is not considered eligible under Local Register Criterion 1 as the residence is no longer representative of a mid-20th century Custom Ranch style home in Rancho Mirage. The property is not eligible under Local Register Criterion 7 as it no longer embodies elements of outstanding attention to architectural design, detail, craftsmanship and materials. The dwelling has been substantially altered and it does not maintain adequate integrity from the historic period to convey its significance. As such, the property is assigned a 6Z status code: Found ineligible for NRHP, CRHR, or Local Register through survey evaluation.

B12. References Continued:

"Kersten Ranch Sold for Development," Desert Sun, August 11 1961, 1;
"Original Kersten Ranch," Desert Sun, July 21 1987, 15;
Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 29

Review Code _____ Reviewer _____ Date _____
Resource Name: Hughey Residence

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Rancho Mirage Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: 72-204 Rancho Road City: Rancho Mirage Zip: 92270
d. UTM Zone: 11 S, 555150.28 mE / 3732849.73 mN
e. Other Locational Data: APN: 682361009

***P3a. Description:**
72-204 Rancho Road, known as the Hughey Residence, was constructed in 1946 in the Rancho Mirage Annex No. 2 subdivision and it sits on a 0.42 acre parcel. The property is a one-story Spanish Styled Ranch style single-family residence with an irregular-shaped floor plan. It is covered by low-pitched shed roof forms on the east and west ends and a low-pitched front-gabled roof the center. The single-family residence has asymmetrical facades clad in stucco. The front elevation features an enclosed front patio surrounded by a low stucco wall and a gateway filled with wooden doors. Within the patio, the front entrance is covered by a separate low-pitched shed roof clad in corrugated metal sheets and supported by wooden posts. The front doors and windows are wood framed glass doors with single lites. To the west of the front patio and front entrance, there is a two-car carport covered by a shed roof clad in corrugated metal sheets. The windows and doors are all wooden framed and most are paired French doors with single lites. According to available aerial photography, there appear to have been significant historic-era additions to the property over time on both the east and west ends of the building.

***P3b. Resource Attributes:** HP2. single-family property
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
View of south (front) elevation. (72-204 Rancho Road_2)
***P6. Date Constructed/Age and Source**
☒Historic: 1946 (Riverside County Assessor-County Clerk-Recorder)
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
Richard Lobo & Karen Quimby Family Trust, Richard Lobo, Karen Quimby; 72204 Rancho Rd, Rancho Mirage, CA 92270
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
***P9. Date Recorded:** 2024
***P10. Survey Type:**
Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation**: Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: Hughey Residence
B2. Common Name: 72-204 Rancho Road
B3. Original Use: Residential **B4. Present Use:** Residential
***B5. Architectural Style:** Spanish Styled Ranch

***B6. Construction History:** The single-family residence was constructed in 1946. No building permits exist prior to incorporation of the City of Rancho Mirage in 1973. In 2015, plumbing work was completed at the residence (Permit No. B1501094). In 2015, a permit was issued for addition/remodel (Permit No. B1501114). In 2016, mechanical/HVAC work was completed at the property (Permit No. B1601379). In 2023, solar was installed at the property (Permit No. B2300077). In 2025, a permit for electrical work was issued (Permit No. B2500095). In 2025, a permit for roof mounted solar was issued (Permit No. B2500065). Aerial images illustrate that an addition was added to the eastern wing some time between 1959 and 1972. In 2005, another addition was added to the western wing of the building. No permits are available through the City of Rancho Mirage associated with these alterations.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None. **B9a.** Architect: Unknown **b.** Builder: Unknown
***B10. Significance: Theme:** Early Agricultural and Residential Period, 1924 – 1950 **Area:** City of Rancho Mirage
Period of Significance: 1946 **Property Type:** Single-Family Residential
Applicable Criteria: NRHP/CRHR/Local ineligible

72-204 Rancho Road is a Spanish Styled Ranch single-family residence within Rancho Mirage Annex No. 2. The subject property was constructed in 1946 for Jimmy and Rosa Hughey, who moved into the home with their son Tim. Jimmy Hughey was a local businessman who owned and operated the Orchard Trailer Park at 1862 South Palm Canyon Drive in Palm Springs while he lived in Rancho Mirage during the early 1940s. In 1946, he sold his first house and built another in the Rancho Mirage Annex. As he was moving, he also constructed a grocery store at the corner of Rancho Drive and Highway 111 in 1947. Soon after constructing their new home, the Hughey family sold the property in 1949 to Anthony Parcello in order to move east.

One of the older remaining houses built within the Rancho Mirage Annex, the Hughey Residence is associated with the Early Agricultural and Residential Period (1924-1950) of Rancho Mirage. However, the dwelling is not individually significantly associated with the development of the community and was not a part of a larger vision for the entire subdivision. There is no evidence to suggest that the property influenced the design or direction of other houses built in the neighborhood during the late 1940s. Therefore, it does not possess individual documented significance in relation to the Early Agricultural and Residential Period (1924-1950) theme. It is also associated with the Rancho Mirage Architectural Styles (1934-1980s) theme but it is not considered a significant representative example of a known architectural style in the community.

See Continuation Sheet for significance and integrity analysis.



B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025

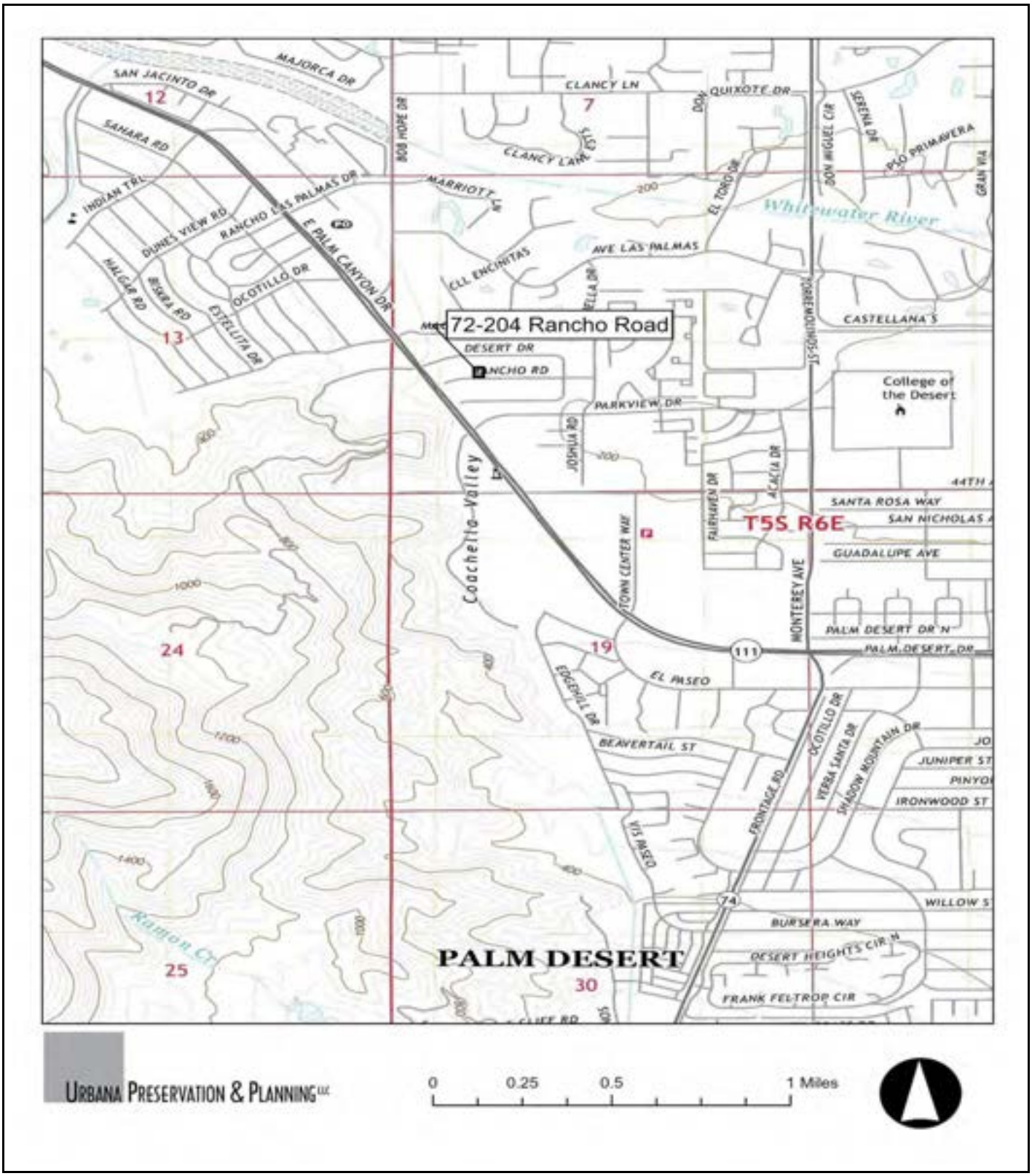
(This space reserved for official comments.)

LOCATION MAP

Resource Name: Hughey Residence

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 29

*Map Name: Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



URBANA PRESERVATION & PLANNING LLC

Primary Record Information Continued:



72-204 Rancho Road_1: View of south (front) elevation.

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:
The dwelling is not individually eligible under NRHP/CRHR Criterion A/1, as it is not directly associated with significant events or patterns of events in local, regional, state, or national history. The property is not individually eligible under NRHP/CRHR Criterion B/2, as the property is not significantly associated with the lives of persons significant in our past. The property is potentially eligible under NRHP/CRHR Criterion C/3 as a representative example of a Spanish Styled Ranch residence. However, additions and significant remodeling work have removed many of the original design elements and materials. The extensive changes have significantly altered the historic configuration of the home. As such, the property no longer individually embodies the distinctive characteristics of a mid-century Spanish Styled Ranch constructed in Rancho Mirage during the 1940s. The property no longer retains integrity of design, materials, or feeling. It is not individually eligible under Criterion D/4, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state or national history.

The single-family residence is not considered eligible under Local Criteria 2-6 and 8. The Hughey Residence is not considered eligible under Local Register Criterion 1 as the residence is no longer representative of a mid-20th century Spanish Styled Ranch in Rancho Mirage. The property is not eligible under Local Register Criterion 7 as it no longer embodies elements of outstanding attention to architectural design, detail, craftsmanship and materials. The dwelling has been substantially altered and it does not maintain adequate integrity from the historic period to convey its significance. As such, the property is assigned a 6Z status code: Found ineligible for NRHP, CRHR, or Local Register through survey evaluation.

Building, Structure, Object Information Continued:

B12. References Continued:

"Demand is Brisk in Palm Valley," Desert Sun, July 15 1949, 4;
"New Two-Room Canana," Desert Sun, November 16 1945, 14;
"What Goes On at Rancho Mirage," Desert Sun, January 7 1947, 5;
Don Cameron, "What Goes on in Palm Valley," Desert Sun, January 9 1948, 13;
Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 30

Review Code _____ Reviewer _____ Date _____
Resource Name: Carle Residence
Page 1 of 5

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Rancho Mirage Date: 2021 **T** _; **R** _; _ **¼ of** _ **¼ of Sec** _; S. B. **B.M.** _
c. Address: 71-757 Tunis Road City: Rancho Mirage Zip: 92270
d. UTM Zone: 11 S, 554410.22 mE / 3732973.97 mN
e. Other Locational Data: APN: 684414001

***P3a. Description:**
71-757 Tunis Road, known as the Carle Residence, was constructed in 1956 in the Rancho Mirage Unit No. 5 subdivision of Magnesia Falls Cove and it sits on a 0.22 acre parcel. The property is a single-story Contemporary style single-family residence with a L-shaped floor plan and a cross-gabled roof. The roof is clad in rolled composition sheets. The single-family residence has asymmetrical facades that are clad in stucco and glass window walls. The front elevation of the home has stucco walls, floor-to-ceiling windows, and smaller windows screened with vertical wooden bars. Decorative breeze block walls screen aluminum sliding glass doors at the south end of the elevation. A front patio between the front doorway and the attached garage is covered by exposed false rafters and screened with a wooden bar fence. The rear elevation features more windows screened with vertical wooden bars, sliding glass doors, and a sun ray shaped pergola at the inner corner of the home. There are triangular windows within the gable ends on the north and south ends of the home. In 1968, Curtis Towle added a rear addition to the home and connected the garage to the primary dwelling space. This added approximately 900 square feet to the original floor plan. The backyard pool was also likely added during this time period.

***P3b. Resource Attributes:** HP2. single-family property
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
View of east (front) elevation.(71-757 Tunis Road_3)
***P6. Date Constructed/Age and Source**
☒Historic: 1956 (Riverside County Assessor-County Clerk-Recorder)
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
William J. Cardone; 71757 Tunis Rd, Rancho Mirage, CA 92270
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
***P9. Date Recorded:** 2024
***P10. Survey Type:**
Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation**: Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: Carle Residence
B2. Common Name: 71-757 Tunis Road
B3. Original Use: Residential **B4. Present Use:** Residential
***B5. Architectural Style:** Contemporary

***B6. Construction History:** The single-family residence was constructed in 1956. No building permits exist prior to incorporation of the City of Rancho Mirage in 1973. In 2005, sewer work was completed at the residence (Permit No. B0500057). In 2007, electrical work was completed at the property (Permit No. B0700878). In 2020, mechanical work was completed at the property (Permit No. B2000642). In 1968, Curtis Towle added a rear addition to the home and connected the garage to the primary dwelling space. This added approximately 900 square feet to the original floor plan. The backyard pool was also likely added during this time period.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown **b.** Builder: K. Sande Senness
***B10. Significance: Theme:** Residential Subdivisions and Cooperatives, 1951 – 1973 **Area:** City of Rancho Mirage
Period of Significance: 1956 **Property Type:** Single-Family Residential
Applicable Criteria: NRHP/CRHR Criterion C/3; Local Criteria 1 and 7

71-757 Tunis Road is a Contemporary style single-family residence within Magnesia Falls Cove. The subject property was constructed in 1956 by K. Sande Senness as one of the 'Homes of Tomorrow' tract houses in Rancho Mirage. Cecil 'Teet' and Vesta Carle were the first owners and occupants. Teet Carle was a famous entertainment publicist, starting his career with USC before switching to the film business in the 1930s. He was director of Publicity for Paramount Studios when he purchased this house, founder of the Screen Publicists Guild and on the Board of the Academy (AMPAS). The 'Homes of Tomorrow' were built as Contemporary style ranch homes with post-and-beam construction. They were designed as 1300 sq ft, 3 bed, 2 bath houses with detached garages. The main identifying feature of the Homes of Tomorrow are triangular windows beneath eaves at the gable ends, which were present in most tract style variations.

See Continuation Sheet for significance and integrity analysis.

B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025



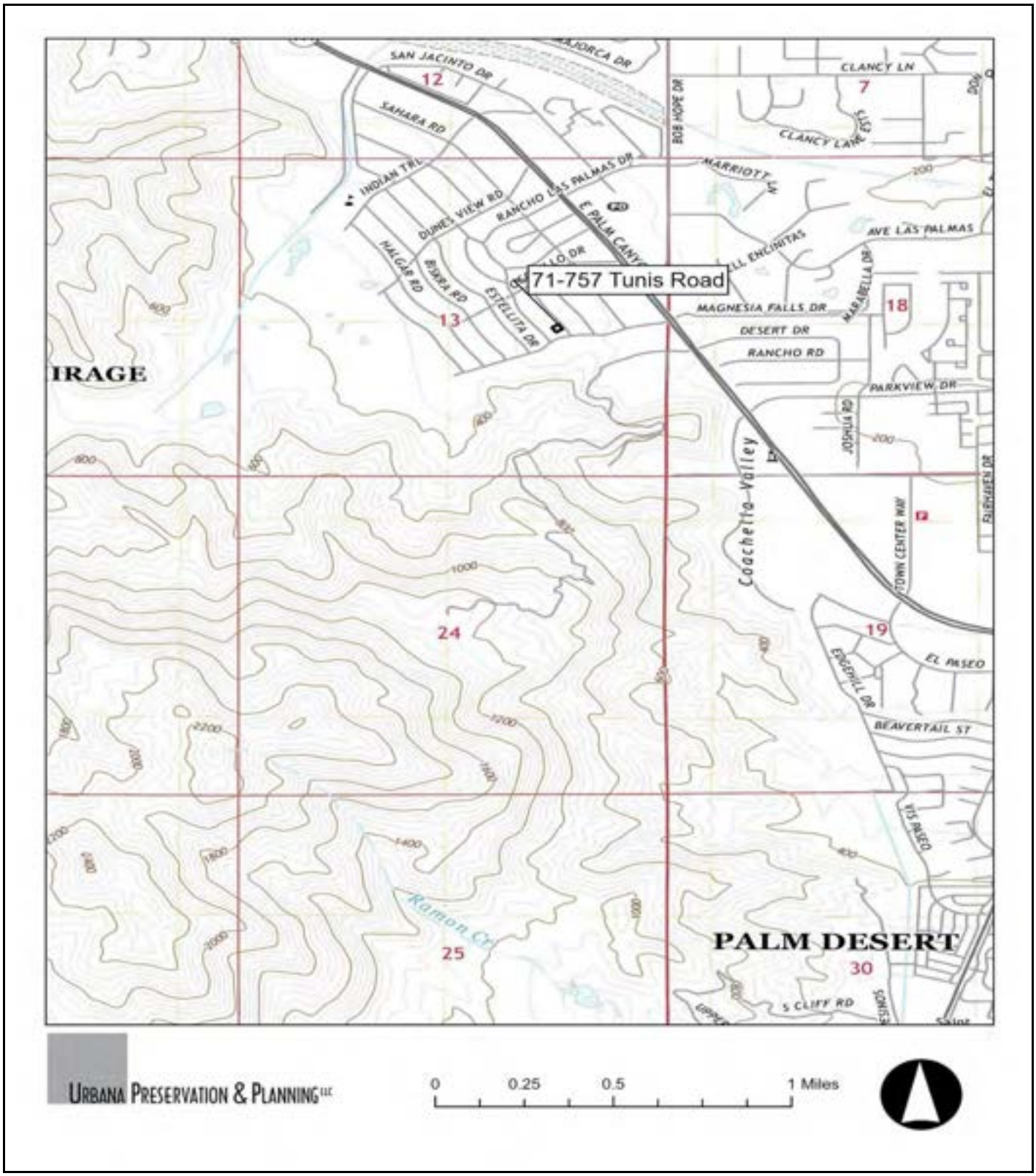
(This space reserved for official comments.)

LOCATION MAP

Resource Name: Carle Residence

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 30

*Map Name: Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



URBANA PRESERVATION & PLANNING LLC

Primary Record Information Continued:



71-757 Tunis Road_1: View of east (front) elevation.

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:
One of the earlier houses built within the Magnesia Falls Cove neighborhood, the Carle Residence is associated with the Residential Subdivisions and Cooperatives (1951-1973) theme in Rancho Mirage. However, the dwelling was constructed more than a decade after A. Ronald Button began overseeing development in the Magnesia Falls Cove and more than two decades after development began within the subdivision. The Carle Residence appears to have been originally built using a Contemporary style tract template. Curtis Towle's 1968 addition added elements to the existing home but overall maintained the original Contemporary style, adding similar design elements where the home and garage were connected. The design and overall style of the home, before and after the 1968 addition, did not significantly impact the design and development of other nearby tract homes built by other builders in later years. Therefore, the property does not possess individual documented significance in relation to the Residential Subdivisions and Cooperatives (1951-1973) theme. It is also associated with the Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

The dwelling is not individually eligible under NRHP/CRHR Criterion A/1, as it is not directly associated with significant events or patterns of events in local, regional, state, or national history. The property is not individually eligible under NRHP/CRHR Criterion B/2, as the property is not significantly associated with the lives of persons significant in our past. The property is eligible under NRHP/CRHR Criterion C/3 as the property embodies the distinctive characteristics of a Contemporary style home constructed in Rancho Mirage during the 1950s. The rear addition was added in the late 1960s but it maintained the overall Contemporary style of the home. Subsequent remodeling campaigns have maintained the overall mid-20th century design intent. The home still overall retains most of its original character-defining features. It is not individually eligible under Criterion D/4, as further study of the property would not appear to yield information which could be considered important in local, regional, state or national history.

Building, Structure, Object Information Continued:

The single-family residence is not considered eligible under Local Criteria 2-6 and 8. The Carle Residence is considered eligible under Local Register Criterion 1 as the residence is representative of a mid-20th century Contemporary style home in Rancho Mirage. It is also eligible under Local Register Criterion 7 as the property embodies elements of outstanding attention to architectural design, detail, craftsmanship and materials. The property appears to retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association. While the dwelling has been altered, it appears to maintain adequate integrity from the historic period to convey its significance. As such, the property is assigned the 5S3 status code - appears to be individually eligible for local listing or designation through survey evaluation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

B12. References Continued:

"Area construction ahead of last year," Desert Sun, July 11 1968, 7;
Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 31

Review Code _____ Reviewer _____ Date _____
Resource Name: Specht Residence
Page 1 of 6

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Rancho Mirage Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: 71-653 Mirage Road City: Rancho Mirage Zip: 92270
d. UTM Zone: 11 S, 554244.32 mE / 3733033.06 mN
e. Other Locational Data: APN: 684392003

***P3a. Description:**

71-653 Mirage Road, known as the Specht Residence, was constructed in 1957 in the Rancho Mirage Unit No. 6 subdivision of Magnesia Falls Cove and it sits on a 0.29 acre parcel. The property is a single-story Contemporary style single-family residence with an irregular-shaped floor plan and a front-gabled roof, which is clad in rolled composition sheets. The dwelling has a semi-detached garage to the north which connected via a flat roof, which also covered the garage structure. The single-family residence has asymmetrical facades that are clad in stucco and glass window walls. The front elevation of the home has floor-to-ceiling windows within the gable end that fill the wall space up to the full height of the gable beneath the eaves. Sections of the wall that are not filled with fixed glass windows are clad in stucco. The windows across the front elevation are divided into square sections. The front entrance is located north of the primary gable-end of the residence and features a multi-lite wood framed door. A pair of wood paneled doors to the north of the front entrance open to a covered exterior pathway that connects the house and the garage. The current owners added two small additions to the property in 2012 and 2013, the first being to the rear of the house and the second being to the north elevation of the garage. These additions added approximately 180 square feet and 30 square feet respectively. The owner built another addition to the north elevation of the garage in 2020, which added another approximately 100 square feet.



***P3b. Resource Attributes:** HP2. single-family property
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other
P5b. Description of Photo:
View of northeast (front) elevation. (71-653 Mirage Road_2)
***P6. Date Constructed/Age and Source**
☒Historic: 1957 (Riverside County Assessor-County Clerk-Recorder)
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
Barry Shapiro, Susan Shapiro; 71653 Mirage Rd, Rancho Mirage, CA 92270
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
***P9. Date Recorded:** 2024
***P10. Survey Type:**

***P11. Report Citation**: Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.

***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

Intensive Level NRHP, CRHR, Local Register Evaluation

B1. Historic Name: Specht Residence
B2. Common Name: 71-653 Mirage Road
B3. Original Use: Residential **B4. Present Use:** Residential
***B5. Architectural Style:** Contemporary

***B6. Construction History:** The single-family residence was constructed in 1957. No building permits exist prior to incorporation of the City of Rancho Mirage in 1973. In 2001, sewer work was completed at the property (Permit No. B010755). In 2010, plumbing work was completed at the property (Permit No. B1000540). In 2010, a permit was issued for an addition/remodel (Permit No. B1000664). In 2010, plumbing work was completed at the residence (Permit No. B1000558). In 2012, a permit was issued for an addition/remodel (Permit No. B1200011).

See Continuation Sheet for additional Construction History.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown **b.** Builder: Rancho Mirage Realty Company
***B10. Significance: Theme:** Residential Subdivisions and Cooperatives, 1951 – 1973 **Area:** City of Rancho Mirage
Period of Significance: 1957 **Property Type:** Single-Family Residential
Applicable Criteria: NRHP/CRHR Criterion C/3; Local Criteria 1 and 7

71-653 Mirage Road is a Contemporary style single-family residence within Magnesia Falls Cove. The subject property was constructed in 1957 by Rancho Mirage Realty Company as one of the 'Linkletter Home' tract houses in Rancho Mirage. The original owners were Jack and Jane Specht, who owned the Specht Lamp Company in Los Angeles, a home accessories store.

A. Ronald Button created the Rancho Mirage Realty Company in 1954. While he sold property in Rancho Mirage throughout the late-1940s and early-1950s, homes Button's homes built by the Rancho Mirage Realty Company were unique in their design and marketing. From the 1940s, Button's plan was to build a new city and he required investors. To that end, he partnered briefly with his brother-in-law, the radio and TV personality Art Linkletter, from 1956 to 1958, to develop modern Contemporary style homes within the Magnesia Falls Cove area. During this timeframe, the Rancho Mirage Realty Company developed a number of Contemporary style tract houses using similar plans and marketed them as 'Linkletter Homes', to capitalize on name recognition and put the community on the map. Most 'Linkletter Homes' had stucco-clad exterior walls, semi-detached garages connected by patio roofs, floor-to-ceiling windows on the front and rear elevations, front-facing gables with large overhangs, and exposed roofing components.

See Continuation Sheet for significance and integrity analysis.



B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025. **See Continuation Sheet for additional references.**
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025

(This space reserved for official comments.)

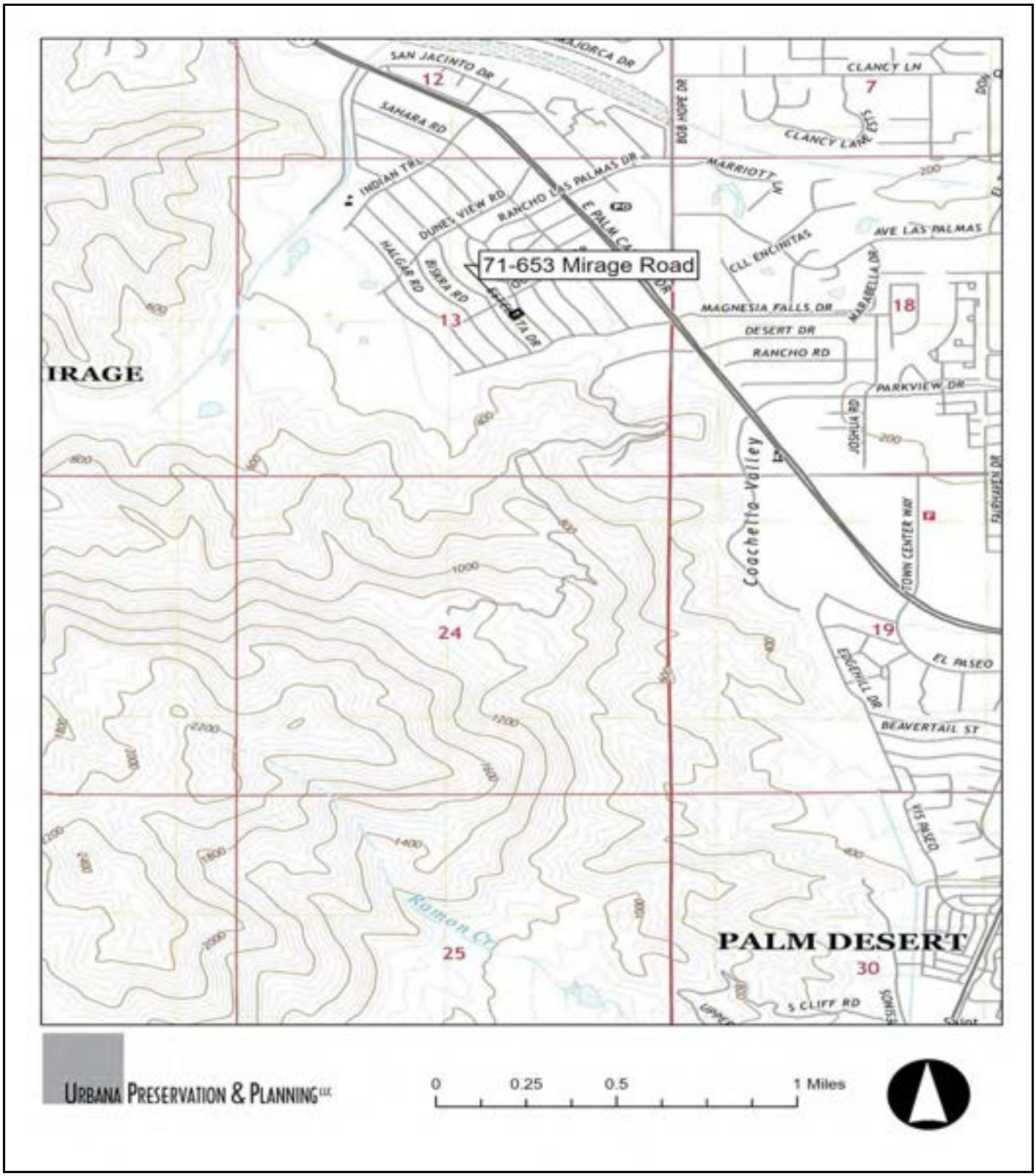
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Specht Residence
Page 3 of 6

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 31

*Map Name: Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



URBANA PRESERVATION & PLANNING LLC

Primary Record Information Continued:



71-653 Mirage Road_4 View of northeast (front) elevation.

Building, Structure, Object Information Continued:

B6. Construction History Continued From Page 2:
Based on aerial images, this permit is associated with construction of an addition at the southwest (rear) elevation. In 2013, a permit was issued for an addition/remodel (Permit No. B1301096). Based on aerial images, this permit appears to be associated with a small addition at the north elevation; this is a small addition at the north elevation of the garage. In 2017, a permit was issued for an addition/remodel (Permit No. B1601585). In 2019, a block wall was constructed (Permit No. B1900842). In 2019, a permit was issued for an addition/remodel (Permit No. B1900756). Based on aerial images, this permit appears to be associated with a small addition at the northeast corner of the property; this construction is a small addition to the garage. In 2020, a permit was issued for an addition/remodel (Permit No. B2020927), which added additional square footage to the north elevation of the garage.

B10. Statement of Significance Continued From Page 2:
One of the earlier houses built within the Magnesia Falls Cove neighborhood, the Specht Residence is associated with the Residential Subdivisions and Cooperatives (1951-1973) theme in Rancho Mirage. However, the dwelling was constructed more than a decade after A. Ronald Button began overseeing development in the Magnesia Falls Cove and more than two decades after development began within the subdivision. The Specht Residence was originally built using a Contemporary style tract template. Subsequent additions in 2012, 2013, and 2020 added new square footage to the existing home but overall maintained the original Contemporary style, adding similar design elements or replicating historic designs. The overall style of the home, before and after the additions, did not significantly impact the development of other nearby tract homes built by other builders in later years. Therefore, the property does not possess individual documented significance in relation to the Residential Subdivisions and Cooperatives (1951-1973) theme. It is also associated with the Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

The dwelling is not individually eligible under NRHP/CRHR Criterion A/1, as it is not directly associated with significant events or patterns of events in local, regional, state, or national history. The property is not individually eligible under NRHP/CRHR Criterion B/2, as the property is not significantly associated with the lives of persons significant in our past. The property is eligible under NRHP/CRHR Criterion C/3 as the property embodies the distinctive characteristics of a Contemporary style home constructed in Rancho Mirage during the 1950s. Additions added in recent years have altered the original floor plan but it maintained the overall Contemporary style of the home. Subsequent remodeling campaigns have maintained the overall mid-20th century design intent. The home still retains most of its original character-defining features. It is not individually eligible under Criterion D/4, as further study of the property would not appear to yield information which could be considered important in local, regional, state or national history.

The single-family residence is not considered eligible under Local Criteria 2-6 and 8. The Carle Residence is considered eligible under Local Register Criterion 1 as the residence is representative of a mid-20th century Contemporary style home in Rancho Mirage. It is also eligible under Local Register Criterion 7 as the property embodies elements of outstanding attention to architectural design, detail, craftsmanship and materials. The property appears to retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association. While the dwelling has been altered, it appears to maintain adequate integrity from the historic period to convey its significance. As such, the property is assigned the 5S3 status code - appears to be individually eligible for local listing or designation through survey evaluation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

Building, Structure, Object Information Continued:

B12. References Continued:

Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newsaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 32

Review Code _____ Reviewer _____ Date _____
Resource Name: Veiling Residence

P1. Other Identifier: None
*__P2. Location: ☐ Not for Publication ☒ Unrestricted__
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Rancho Mirage Date: 2021 T _; R _; _ ¼ of _ ¼ of Sec _; S. B. B.M. __
c. Address: 71-560 Biskra Road City: Rancho Mirage Zip: 92270
d. UTM Zone: 11 S, 554170.29 mE / 3732904.96 mN
e. Other Locational Data: APN: 684381012

***P3a. Description:**
71-560 Biskra Road, known as the Veiling Residence, was constructed in 1962 in the Rancho Mirage Unit No. 7 subdivision of Magnesia Falls Cove and it sits on a 0.28 acre parcel. The property is a single-story Desert Modernist style single-family residence with an L-shaped floor plan and a flat roof, which is clad in rolled composition sheets. The flat roof has no overhang along the front elevation, but moderate enclosed eaves at the sides and rear. The single-family residence has asymmetrical facades that are clad in uncoursed stone and stucco. The dwelling has a two-car attached garage at the northern end of the 'L' shape which faces south. The front elevation of the home has two large sections of wall clad in uncoursed stone. Between the two stone facades, two garage doors and a vinyl sliding sash bedroom window face south onto the curved front driveway. The front entrance faces west and is concealed by a curving decorative breeze block wall that acts as an enclosed front porch. The front doors are recessed within the breeze block wall and they consist of two single-lite wood framed French doors. The other elevations are clad in stucco and have either vinyl sliding sash windows, metal sliding glass doors, or wooden framed doors with single lites. There appear to have been no significant additions to the property over time since construction.

***P3b. Resource Attributes:** HP2. single-family property
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
View of southwest (front) elevation. (71-560 Biskra Road_3)
***P6. Date Constructed/Age and Source**
☒Historic: 1962 (Riverside County Assessor-County Clerk-Recorder)
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
Robert Paul Engvall, Mary Tullis Engvall; 71560 Biskra Rd, Rancho Mirage, CA 92270
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
***P9. Date Recorded:** 2024
***P10. Survey Type:**
Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: Veiling Residence
B2. Common Name: 71-560 Biskra Road
B3. Original Use: Residential **B4. Present Use:** Residential
***B5. Architectural Style:** Desert Modernist

***B6. Construction History:** The single-family residence was constructed in 1962. No building permits exist prior to incorporation of the City of Rancho Mirage in 1973. In 2007, electrical work was completed at the property (Permit No. B0700712). In 2018, encroachment construction was completed at the property (Permit No. E1800231). In 2019, sewer work was completed at the property (B1900451). In 2022, plumbing work was completed at the property (Permit No. B2200408). Aerial images do not show any significant additions. However, previous owners significantly remodeled interior the home and landscaping in 2018. At this time, many of the original sliding sash window units were replaced and many of the historic interior finished were removed and replaced.

***B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown **b.** Builder: Trenton Dunphy & John Fincher
***B10. Significance: Theme:** Residential Subdivisions and Cooperatives, 1951 – 1973 **Area:** City of Rancho Mirage
Period of Significance: 1962 **Property Type:** Single-Family Residential
Applicable Criteria: NRHP/CRHR Criterion C/3; Local Criteria 1 and 7

71-560 Biskra Road is a Desert Modernist style single-family residence within Magnesia Falls Cove. The subject property was constructed in 1962 by Trenton Dunphy & John Fincher, local builders and designers of custom homes, for Lawrence and Marjorie Veling. Marjorie Veling was an active socialite in the Rancho Mirage community as a prominent member of the Rancho Mirage Women's Club.

One of the earlier houses built within the Magnesia Falls Cove neighborhood, the Veiling Residence is associated with the Residential Subdivisions and Cooperatives (1951-1973) theme in Rancho Mirage. However, the dwelling was constructed more than almost two decades after A. Ronald Button began overseeing development in the Magnesia Falls Cove and more than three decades after development began within the subdivision. The Veiling Residence was originally built as a custom Desert Modernist style house, like many other homes built in the Magnesia Falls Cove during this time period. There is no evidence to show that the design of the home significantly impacted the development of other nearby custom homes designed by other builders and architects in later years. Therefore, the property does not possess individual documented significance in relation to the Residential Subdivisions and Cooperatives (1951-1973) theme. It is also associated with the Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

See Continuation Sheet for significance and integrity analysis.



B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025. **See Continuation Sheet for additional references.**
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025

(This space reserved for official comments.)

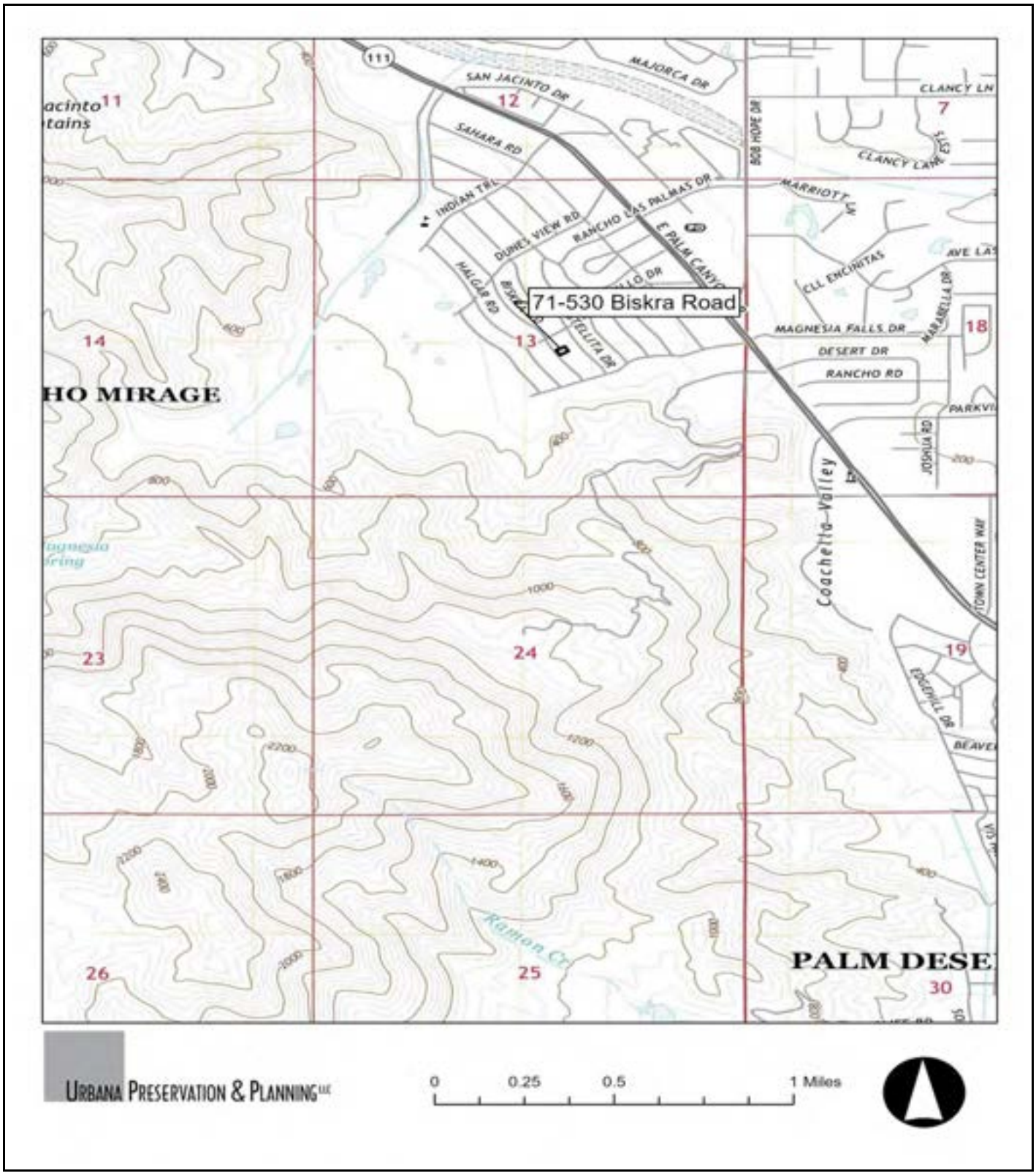
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Veiling Residence
Page 3 of 5

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 32

*Map Name: Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



Primary Record Information Continued:



71-560 Biskra Road_2: View of southwest (front) elevation.

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:
The dwelling is not individually eligible under NRHP/CRHR Criterion A/1, as it is not directly associated with significant events or patterns of events in local, regional, state, or national history. The property is not individually eligible under NRHP/CRHR Criterion B/2, as the property is not significantly associated with the lives of persons significant in our past. The property is eligible under NRHP/CRHR Criterion C/3 as the property embodies the distinctive characteristics of a Desert Modernist style home constructed in Rancho Mirage during the 1960s. While the 2018 remodeling campaign replaced the windows and altered the interior finishes, the exterior remains intact and the original mid-20th century feeling and association are still clearly visible. The home still retains most of its original exterior character-defining features. It is not individually eligible under Criterion D/4, as further study of the property would not appear to yield information which could be considered important in local, regional, state or national history.

Building, Structure, Object Information Continued:

The single-family residence is not considered eligible under Local Criteria 2-6 and 8. The Veiling Residence is considered eligible under Local Register Criterion 1 as the residence is representative of a mid-20th century Desert Modernist style home in Rancho Mirage. It is also eligible under Local Register Criterion 7 as the property embodies elements of outstanding attention to architectural design, detail, craftsmanship and materials. The property appears to retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association. While the dwelling has minimally altered on the exterior with vinyl windows, it appears to maintain adequate integrity from the historic period to convey its significance. As such, the property is assigned the 5S3 status code - appears to be individually eligible for local listing or designation through survey evaluation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

B12. References Continued:

Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 5S3
Other Listings: Urbana Survey No.: 33

Review Code _____ Reviewer _____ Date _____
Resource Name: Brush Residence

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Rancho Mirage Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: 71-490 Mirage Road City: Rancho Mirage Zip: 92270
d. UTM Zone: 11 S, 554041.66 mE / 3733522.76 mN
e. Other Locational Data: APN: 684302018

***P3a. Description:**
71-490 Mirage Road, known as the Brush Residence, was constructed in 1951 in the Rancho Mirage Villa subdivision of Magnesia Falls Cove and it sits on a 0.36 acre parcel at the corner of Mirage Road and Dunes View Road. The property is a single-story Tract Ranch style single-family residence with an irregular-shaped floor plan and a flat roof, which is clad in rolled composition sheets and covered with stone ballast. The flat roof has a short overhang and enclosed eaves. The single-family residence has asymmetrical facades that are clad in painted concrete masonry blocks. The dwelling has a two-car attached carport facing east out onto Dunes View Road. The back carport wall is filled with glass blocks. Attached to the carport, there is an enclosed front patio that is screened with wooden latticework. The front elevation of the home on Mirage Road features wooden framed fixed windows and the front door is located beneath the principal eave of the house. There appear to have been no significant additions to the property over time since construction.

***P3b. Resource Attributes:** HP2. single-family property
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
View of southeast (front) elevation. (71-490 Mirage Road_4)
***P6. Date Constructed/Age and Source**
☒Historic: 1951 (Riverside County Assessor-County Clerk-Recorder)
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
Christine Read; 400 Yulupa Ave, Santa Rosa, CA 95405
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
***P9. Date Recorded:** 2024
***P10. Survey Type:**
Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation**: Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: Brush Residence
B2. Common Name: 71-490 Mirage Road
B3. Original Use: Residential **B4. Present Use:** Residential
***B5. Architectural Style:** Tract Ranch

***B6. Construction History:** The single-family residence was constructed in 1951. In 2017, the owner drained their swimming pool for repair work (Permit No. E1700303).Aerial images do not show any significant additions to the residence.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown **b.** Builder: Unknown
***B10. Significance: Theme:** Residential Subdivisions and Cooperatives, 1951 – 1973 **Area:** City of Rancho Mirage
Period of Significance: 1951 **Property Type:** Single-Family Residential
Applicable Criteria: NRHP/CRHR ineligible; Local Criterion 1

71-490 Mirage Road is a Tract Ranch style single-family residence within Magnesia Falls Cove. The subject property was constructed in 1951 for John and Neome Brush. However, by 1962, Patricia McCallum was living at the property.

One of the earlier houses built within the Magnesia Falls Cove neighborhood, the Brush Residence is associated with the Residential Subdivisions and Cooperatives (1951-1973) theme in Rancho Mirage. The dwelling is a Tract Ranch property, likely associated with one of the development project commissioned by A. Ronald Button throughout the Magnesia Falls Cove during this period as there are other homes with concrete masonry block walls with similar floor plans built across the neighborhood. However, the builder of this tract home could not be identified. There is no evidence to show that the design of this home significantly impacted the development of other nearby separate tracts designed by other builders and architects in later years. Therefore, the property does not possess individual documented significance in relation to the Residential Subdivisions and Cooperatives (1951-1973) theme. It is also associated with the Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

See Continuation Sheet for significance and integrity analysis.



B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025

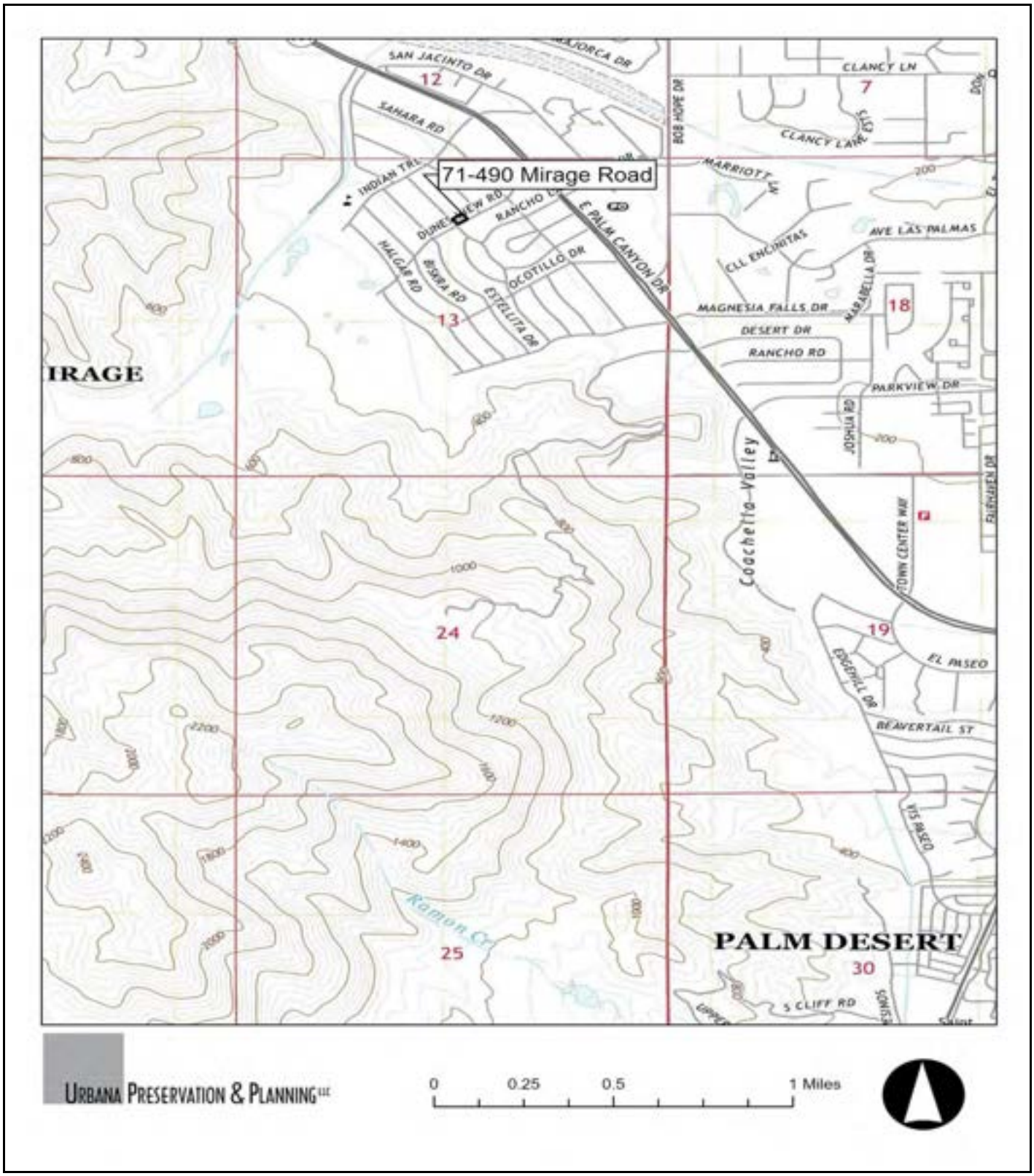
(This space reserved for official comments.)

LOCATION MAP

Resource Name: Brush Residence

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 5S3
Other Listings: Urbana Survey No.: 33

*Map Name: Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



URBANA PRESERVATION & PLANNING LLC

Primary Record Information Continued:



71-490 Mirage Road_5: View of southeast (front) elevation.

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:
The dwelling is not individually eligible under NRHP/CRHR Criterion A/1, as it is not directly associated with significant events or patterns of events in local, regional, state, or national history. The property is not individually eligible under NRHP/CRHR Criterion B/2, as the property is not significantly associated with the lives of persons significant in our past. The property is not eligible under NRHP/CRHR Criterion C/3. While the property has the distinctive characteristics of an early Tract Ranch style home constructed in Rancho Mirage during the 1950s, the property does not rise to the level of significance necessary for listing the CRHR or NRHP. However, the property has remained well intact since construction and it maintains excellent historic integrity. It is not individually eligible under Criterion D/4, as further study of the property would not appear to yield information which could be considered important in local, regional, state or national history.

Building, Structure, Object Information Continued:

The single-family residence is not considered eligible under Local Criteria 2-6 and 8. The Brush Residence is considered eligible under Local Register Criterion 1 as the residence is representative of a mid-20th century Tract Ranch style home in Rancho Mirage. It is not eligible under Local Register Criterion 7 as the property does not embody elements of outstanding attention to architectural design, detail, craftsmanship and materials. The property is a rustic style tract home that blends modern features with rustic materials, like concrete masonry wall construction and wood framed windows. The property appears to retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association. It appears to maintain adequate integrity from the historic period to convey its significance. As such, the property is assigned the 5S3 status code - appears to be individually eligible for local listing or designation through survey evaluation. It is ineligible for the NRHP and the CRHR.

B12. References Continued:

Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 34

Review Code _____ Reviewer _____ Date _____
Resource Name: Rancho Mirage City Hall

P1. Other Identifier: None
*__P2. Location: ☐ Not for Publication ☒ Unrestricted__
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Cathedral City Date: 2021 T _; R _; _ ¼ of _ ¼ of Sec _; S. B. B.M. __
c. Address: 69-825 Highway 111 City: Rancho Mirage Zip: 92270
d. UTM Zone: 11 S, 551139.01 mE / 3736945.58 mN
e. Other Locational Data: APN: 689030001

***P3a. Description:** 69-825 Highway 111, the Rancho Mirage City Hall, was originally designed in 1978 by city architect Robert Ricciardi. Peter Kiewit Sons' Company completed the building in 1979 at the southwest corner of the intersection of Highway 111 and Frank Sinatra Drive. The current building is now sited on a 2.61 acre parcel. The property is a two-story Desert Modernist style government building with an irregular-shaped floor plan. It is covered by flat roof forms with short parapet walls, gable roofed components, and a hexagonal gazebo style roof. The flat roofing components are clad in rolled composition sheets and the sloped sections of the building are covered with metal sheets. The building has asymmetrical facades clad in stucco or coursed stone. The windows are largely metal framed fixed units with single-lites, apart from the northern front entrance, which features a window wall divided into several rectangular lites. The front entrance is also partially covered by a curved sweeping metal trellis supported by two round metal columns. A decorative tower with a stained glass panel running down the middle is located at the center of the building. A circular auditorium addition is sited at the eastern end of the building closest to Highway 111. The parking area is covered in two flat roof carport structures and a gabled carport structure to the north. Construction of the Rancho Mirage City Hall in 1978-1979 involved extensive remodeling and an addition to an existing office building which occupied the parcel from at least 1972. In 1996, the City of Rancho Mirage completed another remodeling/addition campaign which added 12,350 square feet to the west of the existing building. In 2002, the city added a new city council chamber. In 2008, the city redesigned the landscaping around the building.



***P3b. Resource Attributes:** HP14. Government building
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other
P5b. Description of Photo: View south of the north elevation. (69-825 Highway 111_7)
***P6. Date Constructed/Age and Source**
☒Historic: 1979 (Desert Sun, December 7 1978, 2)
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
City of Rancho Mirage; 69825 Highway 111, Rancho Mirage, CA 92270
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
***P9. Date Recorded:** 2024
***P10. Survey Type:** Intensive Level NRHP,

***P11. Report Citation:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:
CRHR, Local Register Evaluation

B1. Historic Name: Rancho Mirage City Hall
B2. Common Name: 69-825 Highway 111
B3. Original Use: Civic Building **B4. Present Use:** Civic Building
***B5. Architectural Style:** Desert Modernist

***B6. Construction History:** The government building was constructed in 1979. In 2000, a permit was issued for an addition/remodel (Permit No. B0000498). In 2001, a demolition permit was issued (Permit No. B0100352). In 2003, a blockwall was constructed (Permit No. B0300577). In 2003, a permit for grading was issued (Permit No. E0200660). In 2004, a permit was issued for encroachment construction (Permit No. E0400060). See Continuation Sheet for additional Construction History.

***B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Robert Ricciardi **b.** Builder: Peter Kiewit Sons' Company/Great West Contractors, Inc.
***B10. Significance: Theme:** Cityhood, 1973 - Present **Area:** City of Rancho Mirage
Period of Significance: 1979 - 1996 **Property Type:** Government / Civic
Applicable Criteria: NRHP/CRHR/Local ineligible

69-825 Highway 111 is a Desert Modernist style government building on Highway 111. The subject property was designed by Richard Ricciardi in 1978 and completed by Peter Kiewit Sons' Company in 1979. Following incorporation of the City of Rancho Mirage, city council member Edna Warner secured a lease for office space in an octagonal building with a center spire at the intersection of Frank Sinatra Drive and Highway 111. In 1976, the City of Rancho Mirage acquired title to the property in a grant deed from Federated Development Co. In 1978, work began on an addition and remodeling of the city hall building, headed by city architect Robert Ricciardi with Peter Kiewit Sons' Company as the general contractor. When completed in December 1979, the new city hall was composed of two "teepee" like structures totalling approximately 18,000-square-feet. In 1996, the city completed a remodeling/expansion campaign to modernize the City Hall, removing the teepee roofs and adding 12,350 square feet to the existing 17,600 square foot building. This construction project was also designed by Robert Ricciardi and completed by general contractor Great West Contractors, Inc. Shortly following the 1996 remodel in 2002, the city hired Stanford Leonhard Architects and Lion Heat Construction, Inc. to construct a new city council chamber within the footprint of the original 1976 building, removing all traces visible components of the original structure. Six years later in 2008, city officials redesigned the landscaping around the city hall with a focus on sustainability.

See Continuation Sheet for significance and integrity analysis.



B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025

(This space reserved for official comments.)

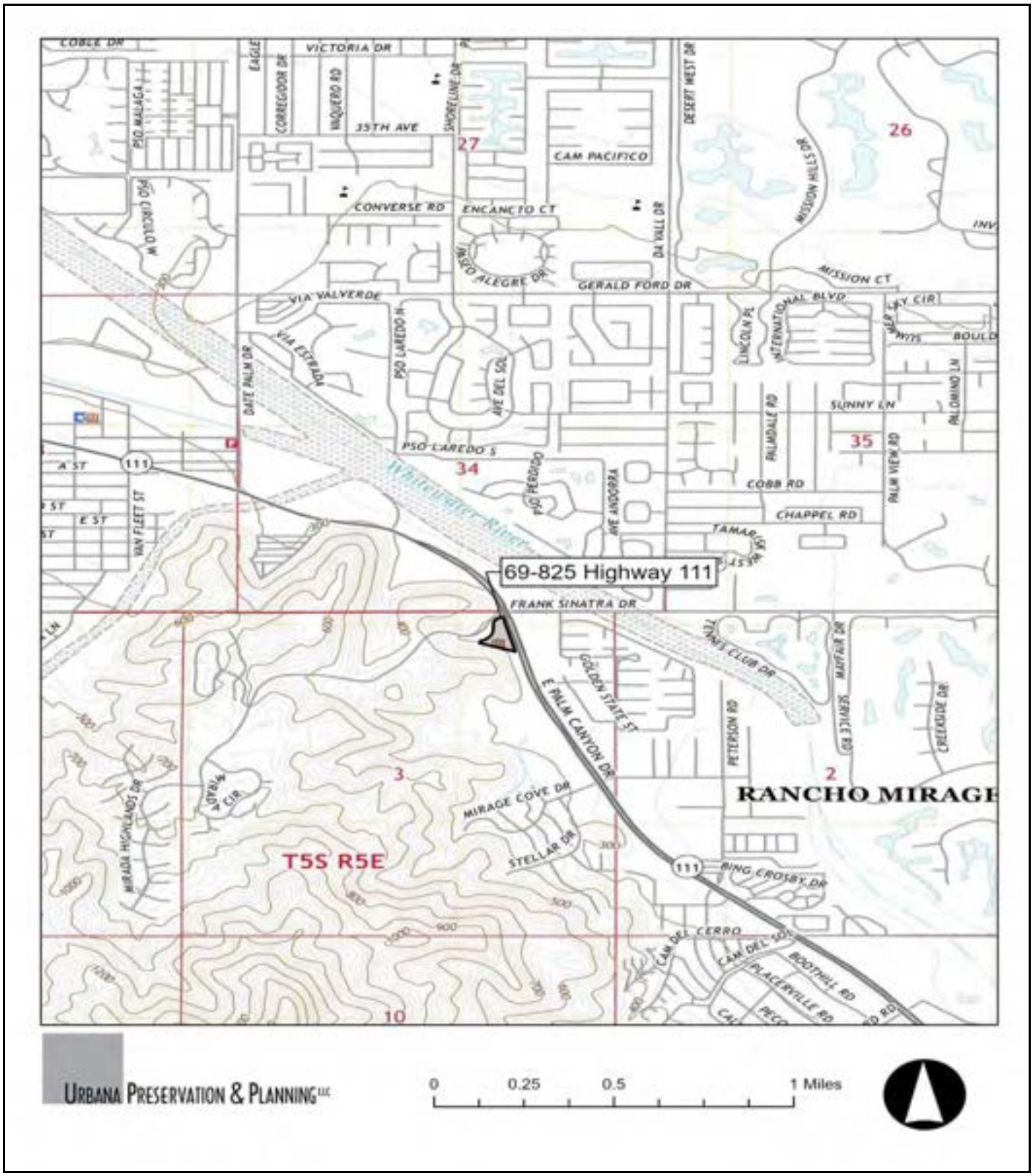
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Rancho Mirage City Hall
Page 3 of 5

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 34

*Map Name: Cathedral City *Scale: 1:24,000 *Map Date: 2021



URBANA PRESERVATION & PLANNING LLC

Primary Record Information Continued:



69-825 Highway 111_1: View south of building.

Building, Structure, Object Information Continued:

B6. Construction History Continued From Page 2:
In 2007, a permit for a patio was issued (Permit No.B0700339). In 2007, electrical work was completed at the property (Permit No. B0700342). In 2008, a block wall was constructed (Permit No. B0800892). In 2008, a permit for encroachment construction was issued (Permit No. E0800330). In 2009, a permit was issued for a sign (Permit No.B0900493). In 2012, permit for encroachment construction was issued (Permit No.E1200302). In 2014, grading was completed at the property (Permit No. E1400083). In 2014, solar was installed (Permit No. B1301218). In 2014, electrical work was completed at the property (Permit No. B1401067). In 2015, plumbing work was completed at the property (Permit No.B1500845). In 2016, electrical work was completed at the property (Permit No. B1601102). In 2018, a permit for encroachment construction was issued (Permit No. E1800140). In 2019, plumbing work was completed at the property (Permit No. B190126). In 2020, electrical work was completed at the property (Permit No. B2020989). In 2024, mechanical/HVAC work was completed at the property (Permit No. B2401511). In 2024, electrical work was completed at the property (Permit No. B2401548). Based on aerial images and available permit records, there have been several large construction and remodelling campaigns, notably between 1996 and 2002 when the prominent, round wing of the building was constructed.

B10. Statement of Significance Continued:
Built along the Highway 111 corridor, the Rancho Mirage City Hall is the first city hall for the community of Rancho Mirage. It is significantly associated with the municipal development of the City of Rancho Mirage post-incorporation during the Cityhood (1973-Present) era. It is a prominent Desert Modernist style government building, located on the corner of Highway 111 and Frank Sinatra Drive. It does possess individual documented significance in relation to the Cityhood (1973-Present) theme. It is also associated with the Rancho Mirage Architectural Styles (1934-1980s) theme but it is not considered a significant representative example of the Desert Modernist architectural style.

Building, Structure, Object Information Continued:
The government building is potentially individually eligible under NRHP/CRHR Criterion A/1, as it is directly associated with the development of the local government of Rancho Mirage. However, the property has been severely modified over time with additions in 1979, 1996, and 2002, along with smaller changes outlined in the Construction History. While the major additions in 1979 and 1996 were both designed by Richard Ricciardi, the building no longer maintains its integrity of materials or feeling. Therefore, the property no longer retains sufficient integrity to convey its significance under this criterion. The property is not individually eligible under NRHP/CRHR Criterion B/2, as the property is not significantly associated with the lives of persons significant in our past. The property is potentially eligible under NRHP/CRHR Criterion C/3 as it embodies the characteristics of a Desert Modernist style government property. However, the building has been substantially altered and no longer retains sufficient integrity to convey its significance under this criterion. It is not individually eligible under Criterion D/4, as further study of the property would not appear to yield information which could be considered important in local, regional, state or national history.

The government building is not considered eligible under Local Criteria 2-6 and 8. The Rancho Mirage City Hall is not considered eligible under Local Register Criterion 1 as the property is no longer representative of a mid-to-late 20th century Desert Modernist style government building in Rancho Mirage. It is also not eligible under Local Register Criterion 7 as the property does not embody elements of outstanding attention to architectural design, detail, craftsmanship and materials. Most of the original materials have been replaced and the overall design has changed and evolved drastically over time. The property only appears to retain sufficient integrity of location, setting, workmanship, and association. The building has been substantially altered and it does not maintain adequate integrity from the historic period to convey its significance. As such, the property is assigned a 6Z status code: Found ineligible for NRHP, CRHR, or Local Register through survey evaluation.

B12. References Continued:
Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 35

Review Code _____ Reviewer _____ Date _____
Resource Name: Cook Residence
Page 1 of 6

P1. Other Identifier: Ichpa Mayapan
*__P2. Location: ☐ Not for Publication ☒ Unrestricted__
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Cathedral City, Rancho Mirage Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: 70-000 Thunderbird Mesa Drive City: Rancho Mirage Zip: 92270
d. UTM Zone: 11 S, 551596.23 mE / 3734380.09 mN
e. Other Locational Data: APN: 690220027

***P3a. Description:** 70-000 Thunderbird Mesa Drive, known as the Cook Residence or Ichpa Mayapan, was completed in 1973 in the Thunderbird Heights community and it sits on a 8.25 acre parcel. The 11,000 square foot property is a large single-story Mayan Revival and Modernist style single-family residence with an irregular-shaped floor plan and a flat roof, which is clad in rolled composition sheets. The flat roof has an enclosed eave that varies in the length of overhang across the different elevations. Most exterior patios and walkways around the home are covered with extensions of the flat roof and are supported by square or rectangular columns carved with Mayan motifs. The single-family residence has asymmetrical facades that are clad in stucco or filled with glass window walls. The dwelling has a four-car detached garage on the southern side compound, which also has a tennis court in the southwest corner of the property and a separate fitness center building north of the court. The front entrance of the home is recessed and attached to a square entrance court surrounded by a covered pathway wrapped around a garden with a central fountain. The northern courtyard wall features a hand-carved Mayan calendar.The rear of the home faces northeast out over the rest of the Thunderbird Heights community below. It has an arrow shaped pool with a Mayan statue at the tip of the point. The rear elevation of the house itself is covered by a flat patio roof supported by more rectangular columns with Mayan decorative motifs. The walls at the rear feature floor-to-ceiling metal framed single lite windows and sliding glass doors between sections of plain stucco wall. There appear to have been no significant additions to the property over time since construction.

***P3b. Resource Attributes:** HP2. single-family property



***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other
P5b. Description of Photo:
View southwest of the residence. (70-000 Thunderbird Mesa Drive_3)
***P6. Date Constructed/Age and Source**
☒Historic: 1973 (Riverside County Assessor-County Clerk-Recorder)
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
Jasper Realty; 7000 Thunderbird Mesa Dr, Rancho Mirage, CA 92270
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
***P9. Date Recorded:** 2024
***P10. Survey Type:**
Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.

***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: Cook Residence
B2. Common Name: 70-000 Thunderbird Mesa Drive
B3. Original Use: Residential **B4. Present Use:** Residential
***B5. Architectural Style:** Mayan Revival/Modernist

***B6. Construction History:** The single-family residence was constructed in 1973. Aerial images show that roof mounted solar was installed circa 2016. In 2022, construction of a spa was completed (Permit No. B2202673). In 2024, the residence was reroofed (Permit No. B2400724). In 2024, a permit for pool construction was issued (Permit No. B2402032). In 2024, a permit for patio construction was issued (Permit No. B2401698). Aerial images do not show any significant additions.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Howard Lapham **b.** Builder: Unknown
***B10. Significance: Theme:** Residential Subdivisions and Cooperatives, 1951 – 1973 **Area:** City of Rancho Mirage
Period of Significance: 1973 **Property Type:** Single-Family Residential
Applicable Criteria: NRHP/CRHR Criterion C/3; Local Criteria 1, 4 and 7

70-000 Thunderbird Mesa Drive is a Mayan Revival and Modernist style single-family residence within Thunderbird Heights. The subject property was designed in 1972 by Howard Lapham for Maxine Cook, an avid golfer and local socialite. The home finished construction in 1973 and Ed Blood was hired as the interior designer. Maxine Cook was often noted as one of the best female golfers in the Coachella Valley, regularly competing in tournaments at local country clubs. She was also known to be a fashionable woman who owned her own gift shop called The Pepper Tree at 256 South Palm Canyon in Palm Springs, where she sold various gifts, including paintings and crystal figurines. In 2011, interior designer Michael S. Smith and his partner, former U.S. Ambassador to Spain and Andorra, James Costos, bought the property with the intent of revitalizing the home, which had begun to decay in the decades following initial construction. In 2015, they realized their vision and completed their two-year long rehabilitation process. They continue to own the home today and regularly host former U.S. President, Barack Obama.

See Continuation Sheet for significance and integrity analysis.

B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025



(This space reserved for official comments.)

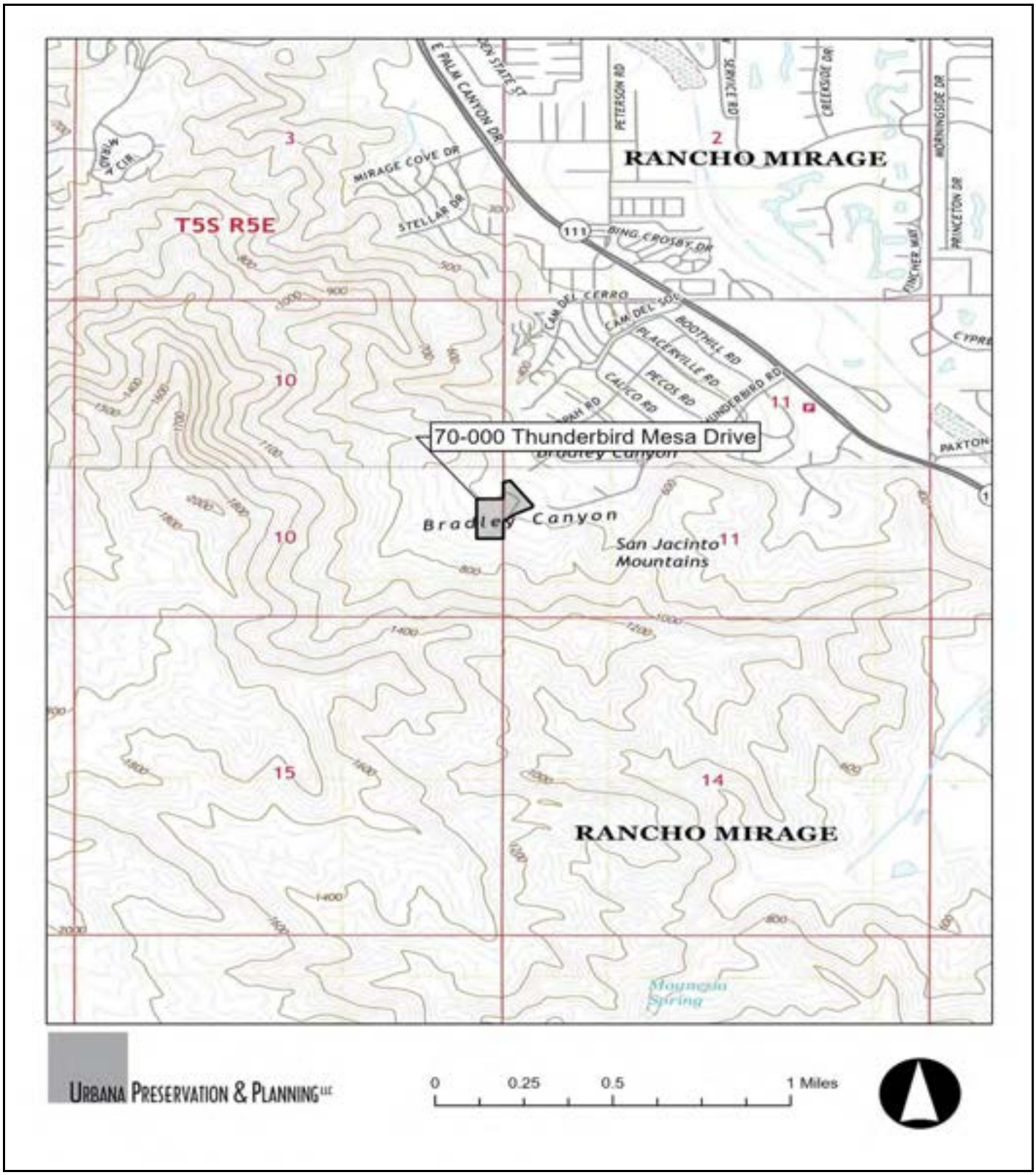
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Cook Residence
Page 3 of 6

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 35

*Map Name: Cathedral City, Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



Primary Record Information Continued:



70-000 Thunderbird Mesa Drive_1: View of entrance.



70-000 Thunderbird Mesa Drive_2: View of property signage.

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:
Howard Lapham was born in Oklahoma City in 1914 and moved to Palm Springs in 1954. He was a carpenter, draftsman, contractor, land planner, and architect. His offices were at 577 East Sunny Dunes Road. His son, Lawrence, who later also became a local architect, moved to Palm Springs in 1959. He is best known for the architectural development of the Alan Ladd building. Throughout his career, Lapham's commissions were recognized both locally and nationally. Despite stiff competition for contracts with architects like William F. Cody, E. Stewart Williams, and Donald Wexler, architectural designers like Lapham frequently secured commissions, usually by virtue of their own creative designs. His early works included many custom homes in Palm Spring's Deepwell Estates. Other notable designs include Kelly's Home Furnishings, Tranquilla Villa, the Store Building, the Palm Springs Greyhound Bus Depot, the Rackstrom-Reid Building, Palm Springs National Bank, Smoke Tree Village, and the Chi Chi Club remodel in 1959. Lapham officially retired in the 1980s, although he continued to maintain an office in Palm Springs until his death in 2008 at the age of 92.

Built well after the establishment of the Thunderbird Heights community, the Cook Residence is associated with the Residential Subdivisions and Cooperatives (1951-1973) theme in Rancho Mirage. It was completed just before the incorporation of the city in August 1973. The dwelling is not individually significantly associated with the development of the community, as many other homes were already built within the neighborhood. The property, a blend of a unique period revival style with modernistic elements, did not influence the design or direction of other houses built in the surrounding area. Therefore, it does not possess individual documented significance in relation to the Residential Subdivisions and Cooperatives (1951-1973) theme. It is also associated with the Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

The dwelling is not individually eligible under NRHP/CRHR Criterion A/1, as it is not directly associated with significant events or patterns of events in local, regional, state, or national history. The property is not individually eligible under NRHP/CRHR Criterion B/2, as the home is not significantly associated with the lives of persons significant in our past. While the house has hosted prominent political figures, such as Barack Obama, they have not owned the property. The current owners, Michael S. Smith and James Costos may be considered significant individuals, though they only occupy the home on a part time basis. The property is eligible under NRHP/CRHR Criterion C/3 as it embodies the distinctive characteristics of a Mayan Revival and Modernist style home constructed in Rancho Mirage during the 1970s. The home maintains most of its original exterior features and still reflects the designs of master architect Howard Lapham. The property is a unique blend or architectural styles and illustrates Lapham's original vision clearly. It is not individually eligible under Criterion D/4, as further study of the property would not appear to yield information which could be considered important in local, regional, state or national history.

The single-family residence is not considered eligible under Local Criteria 2-3, 5-6, and 8. The Cook Residence is considered eligible under Local Register Criterion 1 as the residence is representative of a mid-20th century Mayan Revival and Modernist style home in Rancho Mirage. It is also considered eligible under Local Register Criterion 4, as it represents the work of the master architect Howard Lapham. Furthermore, the property is eligible under Local Register Criterion 7 as it embodies elements of outstanding attention to architectural design, detail, craftsmanship and materials. The original character-defining features, including many of the Mayan decorations, are intact and in good condition. The property appears to be relatively unaltered on the exterior with most of its original features. It appears to retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association. The dwelling has not been substantially altered on the exterior and it maintains adequate integrity from the historic period to convey its significance. However, visibility during field survey activities was low due to limit access past the front gate beneath the house. Therefore, the further intensive survey is needed to confirm its potential eligibility. As such, the property is assigned the 5S3 status code - appears to be individually eligible for local listing or designation through survey evaluation.; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

Building, Structure, Object Information Continued:

B12. References Continued:

"Look Inside Michael S. Smith's Eccentric 1970s Rancho Mirage Residence," Architectural Digest, March 22 2017, accessed March 2025, https://www.architecturaldigest.com/story/michael-s-smith-james-costos-palm-springs-home-article;
"Unusual Weather Can't Dampen Parties," Desert Sun, January 16 1974, 10;
"Grand Opening," Desert Sun, December 13 1974, 4;
Randy Garner, "Architects Who Built Palm Springs: Howard Lapham," Visit Palm Springs California, September 21 2023, accessed March 2023, https://visitpalmsprings.com/blog/post/spotlight-architect-howard-lapham/;
Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 36

Review Code _____ Reviewer _____ Date _____
Resource Name: Maxene Andrews Residence

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Cathedral City Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: 70-890 Tamarisk Lane City: Rancho Mirage Zip: 92270
d. UTM Zone: 11 S, 553203.67 mE / 3737938.56 mN
e. Other Locational Data: APN: 674160030

***P3a. Description:** 70-890 Tamarisk Lane, known as the Maxene Andrews Residence, was constructed in 1963 within the Flying "H" Ranch subdivision of Rancho Mirage and it sits on a 0.38 acre parcel. The property was originally designed as a single-story Modernist style single-family residence with Mediterranean Revival elements, including French doors, Spanish tiles, and a coffered ceiling. Today, the building exhibits a Desert Modernist style with a U-shaped floor plan and a flat roof, which is clad in rolled composition sheets. The flat roof has a wide overhang with enclosed eaves. The single-family residence has asymmetrical facades that are clad in stucco. The dwelling has a two-car attached garage at the southern end of the 'U' shape which opens out onto Andrews Circle. The front elevation of the home has has a stucco clad wall with a gate that leads to the central courtyard of the home. The courtyard has an arrow shaped pool that extends into the house at the western end. The doors and windows across the building are vinyl sliding sash units and vinyl sliding glass doors. There is a segmented and retractable window above the point where the pool extends into the footprint of the house, which consists of several aluminum framed rectangular lites. At the northern end of the U-shape, there is a 2021 addition with three long rectangular fixed windows. Apart from the 2021 addition, there are no other visible exterior additions, apart from the pool, which was also expanded in 2021.

***P3b. Resource Attributes:** HP2. single-family property
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
View of east (front) elevation. (70-890 Tamarisk Lane_2)
***P6. Date Constructed/Age and Source**
☒Historic: 1963 (Riverside County Assessor-County Clerk-Recorder)
☐ Prehistoric
☐ Both
***P7. Owner and Address:** Reding San Diego Living Trust, Ky Ashley Reding, Nicole Nanette Reding; 571 Crest Dr, Encinitas, CA 92024
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
***P9. Date Recorded:** 2024
***P10. Survey Type:**
Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: Maxene Andrews Residence
B2. Common Name: 70-890 Tamarisk Lane
B3. Original Use: Residential **B4. Present Use:** Residential
***B5. Architectural Style:** Desert Modernist

***B6. Construction History:** The single-family residence was constructed in 1963. No building permits exist prior to incorporation of the City of Rancho Mirage in 1973. In 2012, the residence was reroofed (Permit No. B1200988). In 2021, electrical work was completed at the property (Permit No. B2100027). In 2021, spa construction was completed at the property (Permit No. B2100526). In 2021, construction of an addition and remodel was completed at the property (Permit No. B2021039). Aerial images show that this construction consisted of an approximately 480 square foot addition at the front elevation. This addition was added to the north wing of the residence, extending towards the east side of the property. It has a flat roof to match the rest of the residence, with three narrow windows at the front elevation. In 2021, a block wall was constructed (Permit No. B2100987). In 2021, the residence was reroofed (Permit No. B2102463). In 2021, electrical work was completed at the property (Permit No. B2100660). In 2021, a permit for solar installation was issued (Permit No. B2100026). The 2021-era addition is the most significant alteration to the residence; no other significant alterations were identified.

***B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown **b.** Builder: Unknown
***B10. Significance: Theme:** Residential Subdivisions and Cooperatives, 1951 – 1973 **Area:** City of Rancho Mirage
Period of Significance: 1963 **Property Type:** Single-Family Residential
Applicable Criteria: NRHP/CRHR/Local ineligible

70-890 Tamarisk Lane is a Desert Modernist style single-family residence in the Flying "H" Ranch subdivision of Rancho Mirage. The subject property was constructed in 1963 and owned by Maxene Andrews, one of the Andrews Sisters. The Andrews Sisters were a famous American singing group of the swing and boogie-woogie eras. They consisted of LaVerne Andrews, Maxene Andres, and Patricia "Patty" Andrews. They were considered the most popular female vocal group of the first half of the 20th century. Raised in Minneapolis, the group was formed when they were young girls. The youngest, Patty was seven years old when they won a talent contest at their local Orpheum Theatre. During WWII, the group reached its peak in popularity with hits including "Boogie Woogie Bugle Boy", "Three Little Sisters", "Don't Sit Under the Apple Tree (with Anyone Else but Me)", "A Hot Time In the Town of Berlin" and "Rum and Coca-Cola". During the 1950s and 1960s, the group periodically split, with Patty creating a solo act while Maxene and LaVerne continuing to act as a duo. LaVerne died in 1967. The duo of Patty and Maxene experienced a revival during the 1970s, but they eventually became estranged during the 1980s and 1990s. In 1995, Maxene died of a heart attack and Patty died in 2013.

See Continuation Sheet for significance and integrity analysis.



B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025. **See Continuation Sheet for additional references.**
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025

(This space reserved for official comments.)

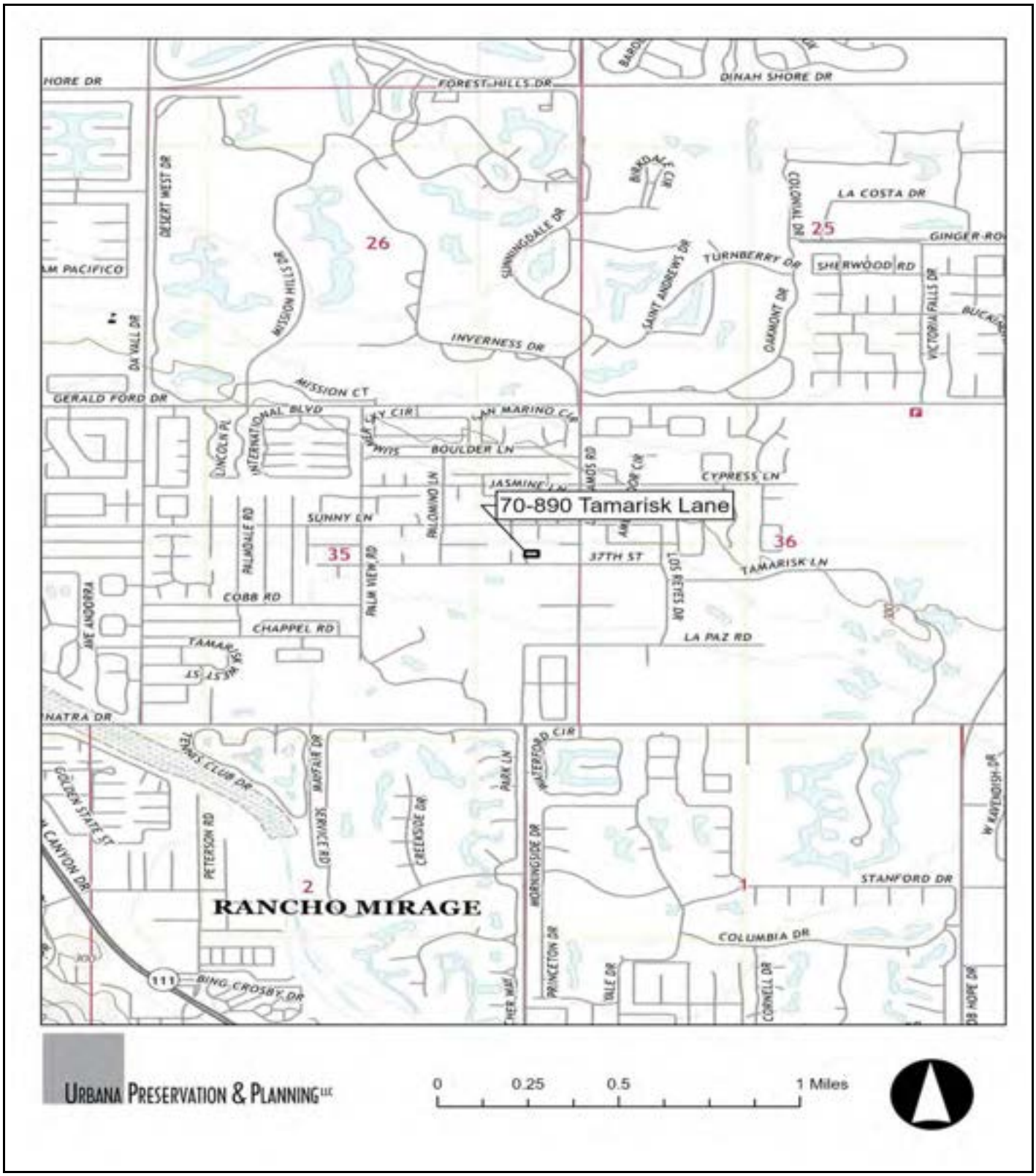
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Maxene Andrews Residence
Page 3 of 5

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 36

*Map Name: Cathedral City *Scale: 1:24,000 *Map Date: 2021



Primary Record Information Continued:



70-890 Tamarisk Lane_4: Detail view of the front entrance.

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:
Maxene Andrews married Lou Levy in 1941 and adopted Aleda Ann and Peter with him. They separated in 1949, and Maxene soon afterward entered into a thirteen-year long relationship with her manager, Lynda Wells. During this time Maxene owned the subject property. It remains unclear how long Maxene owned the home, but it was advertised as in 1990 and 1991 as a 'Former Andrews Sisters Hideaway', four years before she died. Until the early 1990s, the home appears to have more closely resembled a Mediterranean Revival style residence with some Modernist style elements and a mid-century floor plan. Period revival features at the property included French doors, Spanish tiles, and a coffered ceiling. Several renovations have changed the character of the building to more closely resemble a Desert Modernist home, with modern landscaping/hardscaping, and a mid-century style addition, and sliding glass windows/doors.

One of the earlier houses built within the Flying "H" Ranch subdivision, the Maxene Andrews Residence is associated with the Residential Subdivisions and Cooperatives (1951-1973) theme in Rancho Mirage. However, the property was not associated with a neighborhood development plan and there is no evidence to show that the design of the home significantly impacted the development of other nearby custom homes designed by other builders and architects in later years. Therefore, the property does not possess individual documented significance in relation to the Residential Subdivisions and Cooperatives (1951-1973) theme. It is also associated with the Rancho Mirage Architectural Styles (1934-1980s) theme but it is not considered a significant representative example of a known architectural style in the community.

Building, Structure, Object Information Continued:
The dwelling is not individually eligible under NRHP/CRHR Criterion A/1, as it is not directly associated with significant events or patterns of events in local, regional, state, or national history. The property is potentially individually eligible under NRHP/CRHR Criterion B/2, as the property is significantly associated with the lives of Maxene Andrews and the Andrews Sisters, a significant musicians who were writing and performing during the time when Maxene owned the property. However, the property no longer retains adequate historic integrity to convey its significance under this criterion. Due to 2021 alterations and previous renovation campaigns from at least the 1990s, the home no longer retains its integrity of design, materials, feeling, and association. The property is not considered eligible under NRHP/CRHR Criterion C/3 as it no longer individually embodies the distinctive characteristics of a mid-century Mediterranean Revival style home with Modernist elements constructed in Rancho Mirage during the 1960s. A significant addition was added to the front elevation in 2021, the pool/central courtyard has been extensively modified, and all of the openings have been altered with modern replacement materials. The recent renovation has attempted to create a mid-century aesthetic with new design elements that contribute to a false sense of historicity, blending historic features with modern replacements in a manner that is not easily discernible. It is not individually eligible under Criterion D/4, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state or national history.

The single-family residence is not considered eligible under Local Criteria 2-4, 6, and 8. The Maxene Andrews Residence is not considered eligible under Local Register Criterion 1 as the residence is no longer representative of a mid-20th century Mediterranean Revival style home with Modernist elements in Rancho Mirage. The home is potentially eligible under Local Register Criterion 5, as it is associated with Maxene Andrews and the Andrews Sisters. However, the property no longer retains integrity of design, materials, feeling, and association. The property is not eligible under Local Register Criterion 7 as it no longer embodies elements of outstanding attention to architectural design, detail, craftsmanship and materials. The dwelling has been substantially altered and it does not maintain adequate integrity from the historic period to convey its significance. As such, the property is assigned a 6Z status code: Found ineligible for NRHP, CRHR, or Local Register through survey evaluation.

B12. References Continued:
"Referred Properties," Desert Sun, August 10, 1991, 27;
"The Andrews Sisters," Wikipedia, accessed March 2025, https://en.wikipedia.org/wiki/The_Andrews_Sisters;
Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3B/3CB/5B
Other Listings: Urbana Survey No.: 37

Review Code _____ Reviewer _____ Date _____
Resource Name: 1201 Tamarisk West Street
Page 1 of 6

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Cathedral City Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: 1201 Tamarisk West Street City: Rancho Mirage Zip: 92270
d. UTM Zone: 11 S, 551801.7 mE / 3737434.92 mN
e. Other Locational Data: APN: 674210027

***P3a. Description:** 1201 Tamarisk West Street, a condominium within the Tamarisk West II community, was constructed in 1969 and it sits on a 0.10 acre parcel. The unit is attached along the eastern wall to 1202 Tamarisk West Street. The property is a single-story Desert Modernist style single-family residence with an irregular-shaped floor plan and a flat roof, which is clad in rolled composition sheets. The flat roof has an overhang that varies from short to wide with enclosed eaves and a thick cornice line on the front and side elevations facing out towards Da Vall Drive and Tamarisk West Street. The single-family residence has asymmetrical facades with walls that have sections either entirely clad in uncoursed stone or stucco. The dwelling has an attached garage on the north elevation which has a modern metal-paneled sectional car door. Adjacent to the garage door, there is a concrete block wall and a doorway. Above both the doorway and the concrete block wall, there appear to be two locations where past ownership infilled windows with stucco clad walls. The front entrance of the home is covered by a wide flat porch roof over the front door, which is clad in added mirrored panels, and a three-lite sliding-fixed-sliding sash aluminum framed window. The home has an interior open atrium with three openings divided by two stucco clad rafters. The rear elevation is covered by a flat patio roof with a wide stucco-clad fascia board that is supported by square posts. The rear elevation wall chiefly consists of aluminum framed sliding glass doors and stucco dividing walls situated below long rectangular fixed transom lites that mirror the width of the door openings. The rear patio is divided from 1202 Tamarisk West Street patio by a wall clad in uncoursed stone. The floor of the rear patio is clad in rectangular tiles. There appear to have been no significant additions to the property over time since construction.



***P3b. Resource Attributes:** HP3. Multiple family property
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other
P5b. Description of Photo:
View of southeast (rear) elevation. (1201 Tamarisk West Street_3)
***P6. Date Constructed/Age and Source**
☒Historic: 1969 (Riverside County Assessor-County Clerk-Recorder)
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
Meredith Alves, Cedric Alves; 28196 Teton Ct, Laguna Niguel, CA 92677
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
***P9. Date Recorded:** 2024

***P10. Survey Type:** Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.

***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: None
B2. Common Name: 1201 Tamarisk West Street
B3. Original Use: Residential **B4. Present Use:** Residential
***B5. Architectural Style:** Desert Modernist

***B6. Construction History:** The single-family residence was constructed in 1969. No building permits exist prior to incorporation of the City of Rancho Mirage in 1973. In 2001, the residence was reroofed (Permit No. B0100257). In 2023, the residence was reroofed (Permit No. B2302073). In 2024, a permit for mechanical / HVAC work was issued (Permit No. B2401695). In 2024, electrical work was completed at the residence (Permit No. B2402025). In 2024, roof mounted solar was installed (Permit No. B2401759). No significant exterior additions have been made since construction. Noted alterations without permits include the addition of a sectional metal garage door, a mirror-paneled front door, and the infill of two windows above a concrete block wall adjacent to the garage.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: S. Charles Lee / Michael Allan Black **b.** Builder: Trenton J. Dunphy
***B10. Significance: Theme:** Residential Subdivisions and Cooperatives, 1951 – 1973 **Area:** City of Rancho Mirage; Tamarisk West II
Period of Significance: 1969 **Property Type:** Single-Family Residential
Applicable Criteria: NRHP/CRHR Criterion C/3; Local Criteria 1 and 4

1201 Tamarisk West Street is a Desert Modernist style single-family residence within the Tamarisk West II community. The subject property was constructed in 1969 by Trenton J. Dunphy following designs developed by S. Charles Lee and Michael Allan Black. In 1948, well renowned architect S. Charles Lee partnered with Chicago businessman Samuel Hayden to form the Hayden Lee Development Company. Together they built large tracts for residential and commercial properties in southwestern Los Angeles, including the Los Angeles International Airport district. While the Hayden Lee Company was in operation, an executive and salesman within the company, George Keiter, married Lee's only daughter, Connie, in 1949. During the mid-1950s and early 1960s, Keiter was still a business partner and son-in-law to S. Charles Lee. Keiter and Lee had developed their own partnership and had completed several contracts with the Federal Housing Administration (FHA) for residential communities across the country.

See Continuation Sheet for significance and integrity analysis.



B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025

(This space reserved for official comments.)

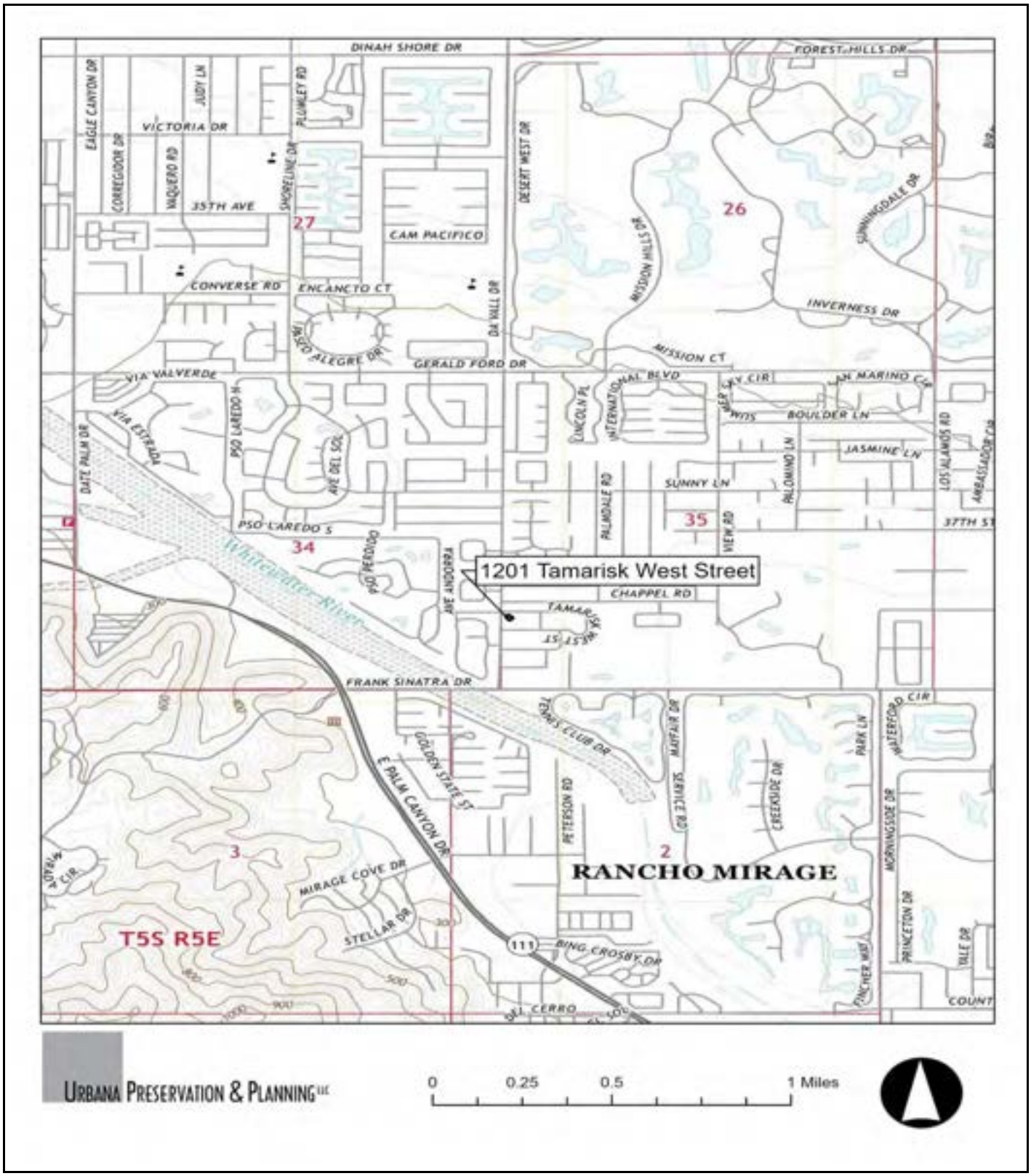
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: 1201 Tamarisk West Street
Page 3 of 6

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3B/3CB/5B
Other Listings: Urbana Survey No.: 37

*Map Name: Cathedral City *Scale: 1:24,000 *Map Date: 2021



Primary Record Information Continued:



1201 Tamarisk West Street_2: View of entrance.

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:
By the early 1960s, Lee's daughter and Keiter's wife, Connie, was an award-winning golfer. This motivated Keiter and Lee to partner in developing the Tamarisk West community in 1964, immediately adjacent to the western end of Tamarisk Country Club off Da Vall Drive. Together they formed Lee-Keiter Enterprises, a development firm. To complete the construction, which was built in three phases over time, Keiter and Lee hired Trenton J. Dunphy, a contractor who had recently built the William Krisel designed Sandpiper condominiums in Palm Desert in 1958. Like Sandpiper, Lee planned to design homes with floor-to-ceiling windows at the rear of the homes which would lead out to patios that overlooked a pool. The flat patio roof overhangs were to extend out over the patio spaces to shield residents from the sun and the pools were to be built beneath grade to maintain mountain views. The post-and-beam buildings had rock wall and stucco facades, decorative breeze block walls, and desert colors like light-pink and brown, exemplifying the Desert Modern subtype of the International architectural style. The first homes at the southern end of the development surrounding two pools (Tamarisk West I) were built in 1964 and officially opened in 1965.

To complete the work on the second phase, Lee-Keiter Enterprises hired Michael Allan Black, a 1961 graduate of the USC School of Architecture who had just begun his own practice in 1968 after working for many years with E. Stewart Williams. He designed Tamarisk West II, with oversight and input from Lee, mirroring elements from Tamarisk West I, while also incorporating its own unique design traits. By 1969, they completed the second phase (Tamarisk West II). The third phase (Tamarisk West III) of the subdivision was finally completed in 1972.

This condominium was constructed five years after the first Tamarisk West community (Tamarisk West I) was completed to the south. It was also was part of the second phase of a planned community with different floor plans but a similar communal configuration to the first Tamarisk West development. This condo, and the others in the Tamarisk West II community, are associated with the Residential Subdivisions and Cooperatives (1951-1973) theme in Rancho Mirage. However, this dwelling was constructed in the second of three planned phases. There is no evidence to show that the design of this condominium unit individually significantly impacted the development of other nearby condos designed by other builders and architects in later years. Therefore, the property does not possess individual documented significance in relation to the Residential Subdivisions and Cooperatives (1951-1973) theme. As a whole, the Tamarisk West II development is significantly associated with the Residential Subdivisions and Cooperatives (1951-1973) theme in Rancho Mirage because the cooperative living community is representative of the evolution of the City. It is also associated with the Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

The dwelling is not individually eligible under NRHP/CRHR Criterion A/1, as it is not directly associated with significant events or patterns of events in local, regional, state, or national history. The property is not individually eligible under NRHP/CRHR Criterion B/2, as the property is not significantly associated with the lives of persons significant in our past. The property is eligible under NRHP/CRHR Criterion C/3 as the home embodies the distinctive characteristics of a Desert Modernist style condominium constructed in Rancho Mirage during the 1960s and is representative of the work of master architect S. Charles Lee and Michael Allan Black. In 1969, Lee and Black designed the property with stucco and rock wall facades, floor-to-ceiling glass windows/doorways, desert colors, and an expansive rear patio, which are all attributes clearly related to the Desert Modernist subtype of the International style. While the survey efforts showed that the front door, garage door, and atriuntryway have been modified with additional materials, the home has not been significantly altered on the exterior apart from these minor changes. The observed changes are potentially reversible and do not significantly impact the overall integrity of the property, which has had no significant additions. Overall, the exterior remains intact and the original mid-20th century integrity of design, materials, workmanship, feeling and association are still clearly discernible. The home is not individually eligible under Criterion D/4, as further study of the property would not appear to yield information which could be considered important in local, regional, state or national history.

Building, Structure, Object Information Continued:

The single-family residence is not considered eligible under Local Criteria 2-3 and 5-8. The condominium is considered eligible under Local Register Criterion 1 as the property is representative of a mid-20th century Desert Modernist style residential building in Rancho Mirage. It is considered eligible under Local Register Criterion 4, as it represents the work of a master architect, S. Charles Lee and Michael Allan Black. Despite the garage door and front door modifications, and window infill, the property appears to retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association. The modifications, if removed in the future, can be replaced with period-appropriate materials without altering the essential form and integrity of the historic property. Overall, the building maintains adequate integrity from the historic period to convey its significance. As such, the property is assigned the 5B status code - locally significant both individually (listed, eligible, or appears eligible) and as contributor to a multi-component resource like a district that is locally listed, designated, determined eligible, or appears eligible through survey evaluation; the 3CB status code - appears eligible for CR both individually and as a contributor to a CR eligible multi-component resource through survey evaluation; and the 3B status code - appears eligible for NR both individually and as a contributor to a NR eligible multi-component resource like a district through survey evaluation.

B12. References Continued:

Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3D/3CD/5D3
Other Listings: Urbana Survey No.: 38

Review Code _____ Reviewer _____ Date _____
Resource Name: 1202 Tamarisk West Street

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Cathedral City Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: 1202 Tamarisk West Street City: Rancho Mirage Zip: 92270
d. UTM Zone: 11 S, 551812.84 mE / 3737439.89 mN
e. Other Locational Data: APN: 674210028

***P3a. Description:** 1202 Tamarisk West Street, a condominium within the Tamarisk West II community, was constructed in 1969 and it sits on a 0.10 acre parcel. The unit is attached along the western wall to 1201 Tamarisk West Street. The property is a single-story Desert Modernist style single-family residence with an irregular-shaped floor plan and a flat roof, which is clad in rolled composition sheets. The flat roof has an overhang that varies from short to wide with enclosed eaves and a thick cornice line on the front and side elevations facing out towards Tamarisk West Street. The single-family residence has asymmetrical facades with walls that have sections either entirely clad in uncoursed stone or stucco. The dwelling has an attached garage on the north elevation which has a modern metal-paneled sectional car door. The front entrance of the home is enclosed by a non-original breeze block wall and metal barred gate with is covered by a wide flat porch roof. There is a three-lite sliding-fixed-sliding sash aluminum framed window on the opposite side of the front entrance from the breeze block wall. The home has an interior atrium covered by a non-original flat roof with two large rectangular skylights that were installed in 2016 that replaced the original stucco clad rafters that divided the opening into three lites. The atrium has three original fixed aluminum framed clerestory windows above an outer breeze block wall on the front elevation along Tamarisk West Street. The rear elevation is covered by a flat patio roof with a wide stucco-clad fascia board that is supported by square posts. The rear elevation wall chiefly consists of aluminum framed sliding glass doors and stucco dividing walls situated below long rectangular fixed transom lites that mirror the width of the door openings. The rear patio is divided from 1201 Tamarisk West Street patio by a wall clad in uncoursed stone. The floor of the rear patio is poured concrete. There appear to have been no significant additions to the property over time since construction.

***P3b. Resource Attributes:** HP3. Multiple family property



***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other
P5b. Description of Photo:
View of northeast (side) elevation. (1202 Tamarisk West Street_1)
***P6. Date Constructed/Age and Source**
☒Historic: 1969 (Riverside County Assessor-County Clerk-Recorder)
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
Leslie H Sladen; 1202 Tamarisk West St, Rancho Mirage, CA 92270
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
***P9. Date Recorded:** 2024
***P10. Survey Type:**
Intensive Level NRHP, CRHR, Local Register

***P11. Report Citation**: Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

Evaluation

B1. Historic Name: None
B2. Common Name: 1202 Tamarisk West Street
B3. Original Use: Residential **B4. Present Use:** Residential
***B5. Architectural Style:** Desert Modernist

***B6. Construction History:** The single-family residence was constructed in 1969. No building permits exist prior to incorporation of the City of Rancho Mirage in 1973. Based on the materials utilized, at some point early in the history of the condominium, a past owner added a roof and aluminum windows on top of the existing breeze block atrium wall. In 2013, the residence was reroofed (Permit No. B1301344). In 2016, owners modified the roof of the interior atrium by altering the configuration of the skylight, changing it from three lites divided by two principal beams, to two lites divided by a singular and much wider beam. This also fully enclosed the atrium space if it was not already enclosed. In 2017, the residence was reroofed (Permit No. B1701574). In 2018, electrical work was completed at the residence (Permit No. B1800591).

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: S. Charles Lee / Michael Allan Black **b.** Builder: Trenton J. Dunphy
***B10. Significance: Theme:** Residential Subdivisions and Cooperatives, 1951 – 1973 **Area:** City of Rancho Mirage; Tamarisk West II
Period of Significance: 1969 **Property Type:** Single-Family Residential
Applicable Criteria: NRHP/CRHR Criterion C/3; Local ineligible

1202 Tamarisk West Street is a Desert Modernist style single-family residence within the Tamarisk West II community. The subject property was constructed in 1969 by Trenton J. Dunphy following designs developed by S. Charles Lee and Michael Allan Black. In 1948, well renowned architect S. Charles Lee partnered with Chicago businessman Samuel Hayden to form the Hayden Lee Development Company. Together they built large tracts for residential and commercial properties in southwestern Los Angeles, including the Los Angeles International Airport district. While the Hayden Lee Company was in operation, an executive and salesman within the company, George Keiter, married Lee's only daughter, Connie, in 1949. During the mid-1950s and early 1960s, Keiter was still a business partner and son-in-law to S. Charles Lee. Keiter and Lee had developed their own partnership and had completed several contracts with the Federal Housing Administration (FHA) for residential communities across the country.

See Continuation Sheet for significance and integrity analysis.



B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025

(This space reserved for official comments.)

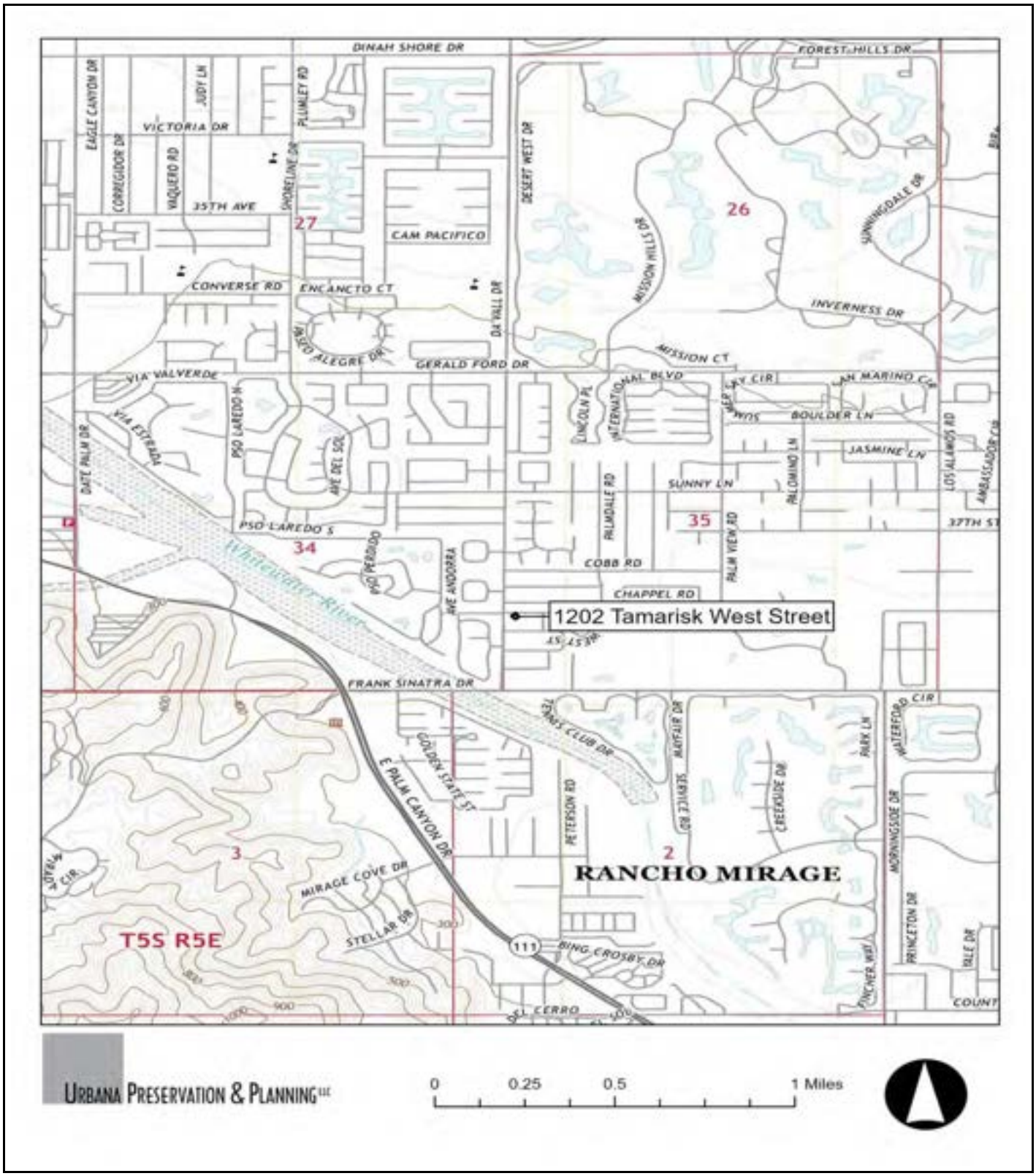
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: 1202 Tamarisk West Street
Page 3 of 6

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3D/3CD/5D3
Other Listings: Urbana Survey No.: 38

*Map Name: Cathedral City *Scale: 1:24,000 *Map Date: 2021



Primary Record Information Continued:



1201-1202 Tamarisk West Street_1: View of rear elevation of 1201 and 1202 Tamarisk West Street.

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:

By the early 1960s, Lee's daughter and Keiter's wife, Connie, was an award-winning golfer. This motivated Keiter and Lee to partner in developing the Tamarisk West community in 1964, immediately adjacent to the western end of Tamarisk Country Club off Da Vall Drive. Together they formed Lee-Keiter Enterprises, a development firm. To complete the construction, which was built in three phases over time, Keiter and Lee hired Trenton J. Dunphy, a contractor who had recently built the William Krisel designed Sandpiper condominiums in Palm Desert in 1958. Like Sandpiper, Lee planned to design homes with floor-to-ceiling windows at the rear of the homes which would lead out to patios that overlooked a pool. The flat patio roof overhangs were to extend out over the patio spaces to shield residents from the sun and the pools were to be built beneath grade to maintain mountain views. The post-and-beam buildings had rock wall and stucco facades, decorative breeze block walls, and desert colors like light-pink and brown, exemplifying the Desert Modern subtype of the International architectural style. The first homes at the southern end of the development surrounding two pools (Tamarisk West I) were built in 1964 and officially opened in 1965.

Building, Structure, Object Information Continued:

To complete the work on the second phase, Lee-Keiter Enterprises hired Michael Allan Black, a 1961 graduate of the USC School of Architecture who had just begun his own practice in 1968 after working for many years with E. Stewart Williams. He designed Tamarisk West II, with oversight and input from Lee, mirroring elements from Tamarisk West I, while also incorporating its own unique design traits. By 1969, they completed the second phase (Tamarisk West II). The third phase (Tamarisk West III) of the subdivision was finally completed in 1972.

This condominium was constructed five years after the first Tamarisk West community (Tamarisk West I) was completed to the south. It was also was part of the second phase of a planned community with different floor plans but a similar communal configuration to the first Tamarisk West development. This condo, and the others in the Tamarisk West II community, are associated with the Residential Subdivisions and Cooperatives (1951-1973) theme in Rancho Mirage. However, this dwelling was constructed in the second of three planned phases. There is no evidence to show that the design of this condominium unit individually significantly impacted the development of other nearby condos designed by other builders and architects in later years. Therefore, the property does not possess individual documented significance in relation to the Residential Subdivisions and Cooperatives (1951-1973) theme. As a whole, the Tamarisk West II development is significantly associated with the Residential Subdivisions and Cooperatives (1951-1973) theme in Rancho Mirage because the cooperative living community is representative of the evolution of the City. It is also associated with the Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

The dwelling is not individually eligible under NRHP/CRHR Criterion A/1, as it is not directly associated with significant events or patterns of events in local, regional, state, or national history. The property is not individually eligible under NRHP/CRHR Criterion B/2, as the property is not significantly associated with the lives of persons significant in our past. The property is potentially eligible under NRHP/CRHR Criterion C/3 as an embodiment of the distinctive characteristics of a Desert Modernist style condominium constructed in Rancho Mirage during the 1960s and as representative of the work of master architect S. Charles Lee and Michael Allan Black. In 1969, Lee and Black designed the property with stucco and rock wall facades, floor-to-ceiling glass windows/doorways, desert colors, and an expansive rear patio, which are all attributes clearly related to the Desert Modernist subtype of the International style. However, current survey efforts showed that the atrium roof was replaced in 2016; the front entrance has been altered with a breezeblock addition; and the garage door was modified with contemporary materials. While the observed alterations are potentially reversible, overall they significantly impact the overall integrity of the property. Therefore, the exterior does not currently retain its material integrity. Due to these changes, the home is not individually eligible under this criterion. However, the property does retain adequate integrity to qualify as a contributor to a potential Tamarisk West II historic district. The home is not individually eligible under Criterion D/4, as further study of the property would not appear to yield information which could be considered important in local, regional, state or national history.

The single-family residence is not considered eligible under Local Criteria 2-3 and 5-8. The condominium is potentially considered eligible under Local Register Criterion 1 as the property is representative of a mid-20th century Desert Modernist style residential building in Rancho Mirage. However, the loss of material integrity from additions to the front entrance and atrium means that the home no longer maintains sufficient integrity to convey its significance under this criterion as an individual resource. It is also potentially considered eligible under Local Register Criterion 4, as a representative work of a master architect, S. Charles Lee and Michael Allan Black. However, modifications have hampered its material integrity. The additions and alterations, if removed in the future, can be replaced with period-appropriate materials without altering the essential form and integrity of the historic property and improve the condition of the property. Based on the condition of the property at the time of this survey, the home is assigned a 5D3 status code: appears to be a contributor to a multi-component resource that appears eligible for local listing or designation; a 3CD status code - appears eligible for CR as a contributor to a CR eligible multi-component resource through survey evaluation; and a 3D status code - appears eligible for NR as a contributor to a NR eligible multi-component resource through survey evaluation.

Building, Structure, Object Information Continued:

B12. References Continued:

Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018.

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Cathedral City Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: 1203 Tamarisk West Street City: Rancho Mirage Zip: 92270
d. UTM Zone: 11 S, 551848.1 mE / 3737449.29 mN
e. Other Locational Data: APN: 674210029

***P3a. Description:**

1203 Tamarisk West Street, a condominium within the Tamarisk West II community, was constructed in 1969 and it sits on a 0.11 acre parcel. The unit is attached along the eastern wall to 1204 Tamarisk West Street. The property is a single-story Desert Modernist style single-family residence with an irregular-shaped floor plan and a flat roof, which is clad in rolled composition sheets. The flat roof has an overhang that varies from short to wide with enclosed eaves and a thick cornice line on the front and side elevations facing out towards Tamarisk West Street. The single-family residence has asymmetrical facades with walls that have sections either entirely clad in uncoursed rock or stucco. The dwelling has an attached garage on the north elevation which has a modern metal-paneled sectional car door. The front entrance of the home is covered by a wide flat porch roof over the front door, which consists of two wooden doors adjacent to a three-lite sliding-fixed-sliding sash aluminum framed window. The home has an interior open patio behind an outer breeze block wall on the front elevation along Tamarisk West Street. The rear elevation is covered by a flat patio roof with a wide stucco-clad fascia board that is supported by square posts. The rear elevation wall chiefly consists of aluminum framed sliding glass doors and stucco dividing walls situated below long rectangular fixed transom lites that mirror the width of the door openings. The rear patio is divided from 1204 Tamarisk West Street patio by a wall clad in uncoursed rock. The floor of the rear patio is poured concrete. An original exterior chimney clad in rock is located within the center of the rear patio space. There appear to have been no significant additions to the property over time since construction.



***P3b. Resource Attributes:** HP3. Multiple family property
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other
P5b. Description of Photo:
View of south (rear) elevation. (1203 Tamarisk West Street_4)
***P6. Date Constructed/Age and Source**
☒Historic: 1969 (Riverside County Assessor-County Clerk-Recorder)
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
Monique Nobil; 1406 E Bellewood Dr, Aurora, CO 80015
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
***P9. Date Recorded:** 2024
***P10. Survey Type:** Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: None
B2. Common Name: 1203 Tamarisk West Street
B3. Original Use: Residential **B4. Present Use:** Residential
***B5. Architectural Style:** Desert Modernist

***B6. Construction History:** The single-family residence was constructed in 1969. No building permits exist prior to incorporation of the City of Rancho Mirage in 1973. In 2006, electric work was completed at the property (Permit No. B0601239). In 2010, the residence was reroofed (Permit No. B1000249). In 2017, the residence was reroofed (Permit No. B1701066). In 2018, electric work was completed at the property (Permit No. B1800278). No significant additions have been made since construction.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: S. Charles Lee / Michael Allan Black **b.** Builder: Trenton J. Dunphy
***B10. Significance: Theme:** Residential Subdivisions and Cooperatives, 1951 – 1973 **Area:** City of Rancho Mirage; Tamarisk West II
Period of Significance: 1969 **Property Type:** Single-Family Residential
Applicable Criteria: NRHP/CRHR Criterion C/3; Local Criteria 1 and 4

1203 Tamarisk West Street is a Desert Modernist style single-family residence within the Tamarisk West II community. The subject property was constructed in 1969 by Trenton J. Dunphy following designs developed by S. Charles Lee and Michael Allan Black. The original owner of this unit was Mrs. Kaplan according to the remaining interior design plans.

In 1948, well renowned architect S. Charles Lee partnered with Chicago businessman Samuel Hayden to form the Hayden Lee Development Company. Together they built large tracts for residential and commercial properties in southwestern Los Angeles, including the Los Angeles International Airport district. While the Hayden Lee Company was in operation, an executive and salesman within the company, George Keiter, married Lee's only daughter, Connie, in 1949. During the mid-1950s and early 1960s, Keiter was still a business partner and son-in-law to S. Charles Lee. Keiter and Lee had developed their own partnership and had completed several contracts with the Federal Housing Administration (FHA) for residential communities across the country.

See Continuation Sheet for significance and integrity analysis.



B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025

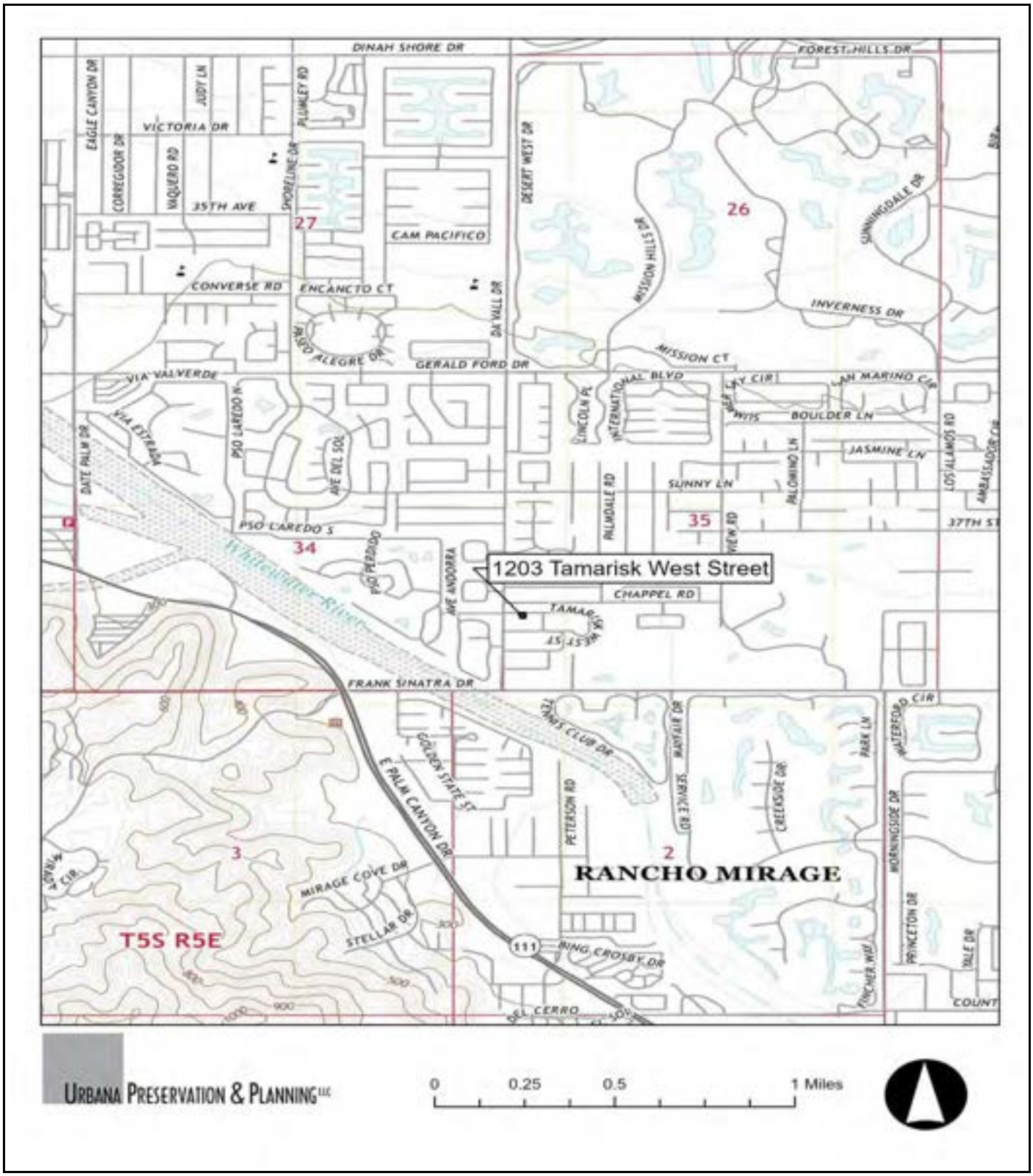
(This space reserved for official comments.)

LOCATION MAP

Resource Name: 1203 Tamarisk West Street

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3B/3CB/5B
Other Listings: Urbana Survey No.: 39

*Map Name: Cathedral City *Scale: 1:24,000 *Map Date: 2021



URBANA PRESERVATION & PLANNING LLC

Primary Record Information Continued:



1203 Tamarisk West Street_3: View of front elevation.

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:
By the early 1960s, Lee's daughter and Keiter's wife, Connie, was an award-winning golfer. This motivated Keiter and Lee to partner in developing the Tamarisk West community in 1964, immediately adjacent to the western end of Tamarisk Country Club off Da Vall Drive. Together they formed Lee-Keiter Enterprises, a development firm. To complete the construction, which was built in three phases over time, Keiter and Lee hired Trenton J. Dunphy, a contractor who had recently built the William Krisel designed Sandpiper condominiums in Palm Desert in 1958. Like Sandpiper, Lee planned to design homes with floor-to-ceiling windows at the rear of the homes which would lead out to patios that overlooked a pool. The flat patio roof overhangs were to extend out over the patio spaces to shield residents from the sun and the pools were to be built beneath grade to maintain mountain views. The post-and-beam buildings had rock wall and stucco facades, decorative breeze block walls, and desert colors like light-pink and brown, exemplifying the Desert Modern subtype of the International architectural style. The first homes at the southern end of the development surrounding two pools (Tamarisk West I) were built in 1964 and officially opened in 1965.

Building, Structure, Object Information Continued:

To complete the work on the second phase, Lee-Keiter Enterprises hired Michael Allan Black, a 1961 graduate of the USC School of Architecture who had just begun his own practice in 1968 after working for many years with E. Stewart Williams. He designed Tamarisk West II, with oversight and input from Lee, mirroring elements from Tamarisk West I, while also incorporating its own unique design traits. By 1969, they completed the second phase (Tamarisk West II). The third phase (Tamarisk West III) of the subdivision was finally completed in 1972.

This condominium was constructed five years after the first Tamarisk West community (Tamarisk West I) was completed to the south. It was also was part of the second phase of a planned community with different floor plans but a similar communal configuration to the first Tamarisk West development. This condo, and the others in the Tamarisk West II community, are associated with the Residential Subdivisions and Cooperatives (1951-1973) theme in Rancho Mirage. However, this dwelling was constructed in the second of three planned phases. There is no evidence to show that the design of this condominium unit individually significantly impacted the development of other nearby condos designed by other builders and architects in later years. Therefore, the property does not possess individual documented significance in relation to the Residential Subdivisions and Cooperatives (1951-1973) theme. As a whole, the Tamarisk West II development is significantly associated with the Residential Subdivisions and Cooperatives (1951-1973) theme in Rancho Mirage because the cooperative living community is representative of the evolution of the City. It is also associated with the Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

The dwelling is not individually eligible under NRHP/CRHR Criterion A/1, as it is not directly associated with significant events or patterns of events in local, regional, state, or national history. The property is not individually eligible under NRHP/CRHR Criterion B/2, as the property is not significantly associated with the lives of persons significant in our past. The property is eligible under NRHP/CRHR Criterion C/3 as the home embodies the distinctive characteristics of a Desert Modernist style condominium constructed in Rancho Mirage during the 1960s and is representative of the work of master architect S. Charles Lee and Michael Allan Black. In 1969, Lee and Black designed the property with stucco and rock wall facades, floor-to-ceiling glass windows/doorways at the rear, desert colors, and an expansive rear patio, which are all attributes clearly related to the Desert Modernist subtype of the International style. Current survey efforts showed that the garage door has been modified with replacement materials, but the home has not been significantly altered on the exterior apart from this minor change. The observed changes are potentially reversible and do not significantly impact the overall integrity of the property, which has had no significant additions. Overall, the exterior remains intact and the original mid-20th century integrity of design, materials, workmanship, feeling and association are still clearly discernible. The home is not individually eligible under Criterion D/4, as further study of the property would not appear to yield information which could be considered important in local, regional, state or national history.

The single-family residence is not considered eligible under Local Criteria 2-3 and 5-8. The condominium is considered eligible under Local Register Criterion 1 as the property is representative of a mid-20th century Desert Modernist style residential building in Rancho Mirage. It is considered eligible under Local Register Criterion 4, as it represents the work of a master architect, S. Charles Lee and Michael Allan Black. Despite the garage door replacement, the property appears to retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association. This modification, if removed in the future, can be replaced with period-appropriate materials without altering the essential form and integrity of the historic property. Overall, the building maintains adequate integrity from the historic period to convey its significance. As such, the property is assigned the 5B status code - locally significant both individually (listed, eligible, or appears eligible) and as contributor to a multi-component resource like a district that is locally listed, designated, determined eligible, or appears eligible through survey evaluation; the 3CB status code - appears eligible for CR both individually and as a contributor to a CR eligible multi-component resource through survey evaluation; and the 3B status code - appears eligible for NR both individually and as a contributor to a NR eligible multi-component resource like a district through survey evaluation.

Building, Structure, Object Information Continued:

B12. References Continued:

Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3B/3CB/5B
Other Listings: Urbana Survey No.: 40

Review Code _____ Reviewer _____ Date _____
Resource Name: 1205 Tamarisk West Street

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Cathedral City Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: 1205 Tamarisk West Street City: Rancho Mirage Zip: 92270
d. UTM Zone: 11 S, 551878.59 mE / 3737445.43 mN
e. Other Locational Data: APN: 674210031

***P3a. Description:**

1205 Tamarisk West Street, a condominium within the Tamarisk West II community, was constructed in 1969 and it sits on a 0.08 acre parcel. The unit is attached along the eastern wall to 1206 Tamarisk West Street. The property is a single-story Desert Modernist style single-family residence with an irregular-shaped floor plan and a flat roof, which is clad in rolled composition sheets. The flat roof has an overhang that varies from short to wide with enclosed eaves and a thick cornice line on the front and side elevations facing out towards Tamarisk West Street. The single-family residence has asymmetrical facades with walls that have sections either entirely clad in uncoursed rock or stucco. The dwelling has an attached garage on the north elevation which has a modern metal-paneled sectional car door. The front entrance of the home is covered by a wide flat porch roof over the front door, which consists of two wooden doors adjacent to a three-lite sliding-fixed-sliding sash aluminum framed window. The home has an interior open patio behind an outer breeze block wall on the front elevation along Tamarisk West Street. The rear elevation is covered by a flat patio roof with a wide stucco-clad fascia board that is supported by square posts. The rear elevation wall chiefly consists of in-kind replacement aluminum framed sliding glass doors and stucco dividing walls situated below long rectangular fixed transom lites that mirror the width of the door openings. The rear patio is divided from 1206 Tamarisk West Street patio by a wall clad in uncoursed rock. The floor of the rear patio is poured concrete. There appear to have been no significant additions to the property over time since construction.



***P3b. Resource Attributes:** HP3. Multiple family property
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other
P5b. Description of Photo:
View of northeast (front) elevation. (1205 Tamarisk West Street_1)
***P6. Date Constructed/Age and Source**
☒Historic: 1969 (Riverside County Assessor-County Clerk-Recorder)
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
Andrea E Matheny, Thomas Richard Flynn; 1205 Tamarisk West St, Rancho Mirage, CA 92270
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
***P9. Date Recorded:** 2024
***P10. Survey Type:** Intensive Level NRHP, CRHR, Local Register Evaluation

B1. Historic Name: None
B2. Common Name: 1205 Tamarisk West Street
B3. Original Use: Residential **B4. Present Use:** Residential
***B5. Architectural Style:** Desert Modernist

***B6. Construction History:** The single-family residence was constructed in 1969. No building permits exist prior to incorporation of the City of Rancho Mirage in 1973. In 2006, the residence was reroofed (Permit No. B0601325). In 2014, remodel construction work was completed at the property (Permit No. B1400332). In 2016, remodel work was completed at the property (Permit No. B1600569). In 2017, electrical work was completed at the residence (B1700378). In 2017, solar was installed at the residence (Permit No. B1700303). At an unidentified date, an owner of the unit replaced the original front doors with two wood framed glass doors each with single rectangular lites, and replaced the aluminum sliding glass doors in-kind. No significant exterior additions have been made since construction.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: S. Charles Lee / Michael Allan Black **b.** Builder: Trenton J. Dunphy
***B10. Significance: Theme:** Residential Subdivisions and Cooperatives, 1951 – 1973 **Area:** City of Rancho Mirage; Tamarisk West II
Period of Significance: 1969 **Property Type:** Single-Family Residential
Applicable Criteria: NRHP/CRHR Criterion C/3; Local Criteria 1 and 4

1205 Tamarisk West Street is a Desert Modernist style single-family residence within the Tamarisk West II community. The subject property was constructed in 1969 by Trenton J. Dunphy following designs developed by S. Charles Lee and Michael Allan Black. In 1948, well renowned architect S. Charles Lee partnered with Chicago businessman Samuel Hayden to form the Hayden Lee Development Company. Together they built large tracts for residential and commercial properties in southwestern Los Angeles, including the Los Angeles International Airport district. While the Hayden Lee Company was in operation, an executive and salesman within the company, George Keiter, married Lee's only daughter, Connie, in 1949. During the mid-1950s and early 1960s, Keiter was still a business partner and son-in-law to S. Charles Lee. Keiter and Lee had developed their own partnership and had completed several contracts with the Federal Housing Administration (FHA) for residential communities across the country.

See Continuation Sheet for significance and integrity analysis.



B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025

(This space reserved for official comments.)

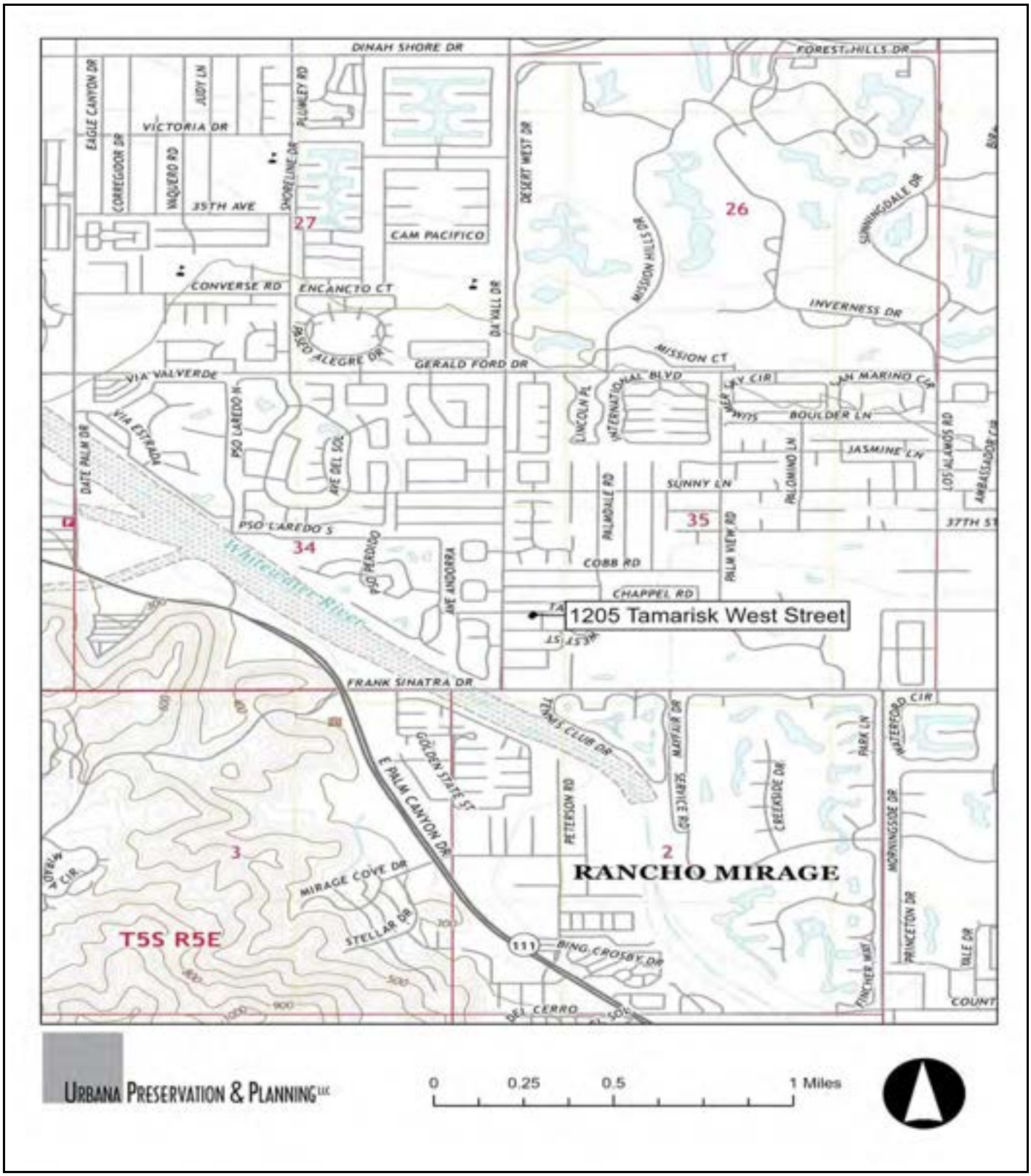
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: 1205 Tamarisk West Street
Page 3 of 6

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3B/3CB/5B
Other Listings: Urbana Survey No.: 40

*Map Name: Cathedral City *Scale: 1:24,000 *Map Date: 2021



URBANA PRESERVATION & PLANNING LLC

Primary Record Information Continued:



1205 Tamarisk West Street_2: View of front entrance:

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:

By the early 1960s, Lee's daughter and Keiter's wife, Connie, was an award-winning golfer. This motivated Keiter and Lee to partner in developing the Tamarisk West community in 1964, immediately adjacent to the western end of Tamarisk Country Club off Da Vall Drive. Together they formed Lee-Keiter Enterprises, a development firm. To complete the construction, which was built in three phases over time, Keiter and Lee hired Trenton J. Dunphy, a contractor who had recently built the William Krisel designed Sandpiper condominiums in Palm Desert in 1958. Like Sandpiper, Lee planned to design homes with floor-to-ceiling windows at the rear of the homes which would lead out to patios that overlooked a pool. The flat patio roof overhangs were to extend out over the patio spaces to shield residents from the sun and the pools were to be built beneath grade to maintain mountain views. The post-and-beam buildings had rock wall and stucco facades, decorative breeze block walls, and desert colors like light-pink and brown, exemplifying the Desert Modern subtype of the International architectural style. The first homes at the southern end of the development surrounding two pools (Tamarisk West I) were built in 1964 and officially opened in 1965.

Building, Structure, Object Information Continued:

To complete the work on the second phase, Lee-Keiter Enterprises hired Michael Allan Black, a 1961 graduate of the USC School of Architecture who had just begun his own practice in 1968 after working for many years with E. Stewart Williams. He designed Tamarisk West II, with oversight and input from Lee, mirroring elements from Tamarisk West I, while also incorporating its own unique design traits. By 1969, they completed the second phase (Tamarisk West II). The third phase (Tamarisk West III) of the subdivision was finally completed in 1972.

This condominium was constructed five years after the first Tamarisk West community (Tamarisk West I) was completed to the south. It was also was part of the second phase of a planned community with different floor plans but a similar communal configuration to the first Tamarisk West development. This condo, and the others in the Tamarisk West II community, are associated with the Residential Subdivisions and Cooperatives (1951-1973) theme in Rancho Mirage. However, this dwelling was constructed in the second of three planned phases. There is no evidence to show that the design of this condominium unit individually significantly impacted the development of other nearby condos designed by other builders and architects in later years. Therefore, the property does not possess individual documented significance in relation to the Residential Subdivisions and Cooperatives (1951-1973) theme. As a whole, the Tamarisk West II development is significantly associated with the Residential Subdivisions and Cooperatives (1951-1973) theme in Rancho Mirage because the cooperative living community is representative of the evolution of the City. It is also associated with the Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

The dwelling is not individually eligible under NRHP/CRHR Criterion A/1, as it is not directly associated with significant events or patterns of events in local, regional, state, or national history. The property is not individually eligible under NRHP/CRHR Criterion B/2, as the property is not significantly associated with the lives of persons significant in our past. The property is eligible under NRHP/CRHR Criterion C/3 as the home embodies the distinctive characteristics of a Desert Modernist style condominium constructed in Rancho Mirage during the 1960s and is representative of the work of master architect S. Charles Lee and Michael Allan Black. In 1969, Lee and Black designed the property with stucco and rock wall facades, floor-to-ceiling glass windows/doorways at the rear elevation, desert colors, and an expansive rear patio, which are all attributes clearly related to the Desert Modernist subtype of the International style. Current survey efforts showed that the garage door has been modified with replacement materials, the aluminum sliding glass doors/windows had been replaced in-kind, and new front doors had been installed, but the home has not been significantly altered on the exterior apart from these minor changes. The observed non-original materials are potentially reversible and do not significantly impact the overall integrity of the property, which has had no significant additions. Overall, the exterior remains intact and the original mid-20th century integrity of design, materials, workmanship, feeling and association are still clearly discernible. The home is not individually eligible under Criterion D/4, as further study of the property would not appear to yield information which could be considered important in local, regional, state or national history.

The single-family residence is not considered eligible under Local Criteria 2-3 and 5-8. The condominium is considered eligible under Local Register Criterion 1 as the property is representative of a mid-20th century Desert Modernist style residential building in Rancho Mirage. It is considered eligible under Local Register Criterion 4, as it represents the work of a master architect, S. Charles Lee and Michael Allan Black. Despite the garage door replacement, in-kind door/window replacements, and the replacement of the original solid wood front doors, the property appears to retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association. These modifications, if removed in the future, can be replaced with period-appropriate materials without altering the essential form and integrity of the historic property. Overall, the building maintains adequate integrity from the historic period to convey its significance. As such, the property is assigned the 5B status code - locally significant both individually (listed, eligible, or appears eligible) and as contributor to a multi-component resource like a district that is locally listed, designated, determined eligible, or appears eligible through survey evaluation; the 3CB status code - appears eligible for CR both individually and as a contributor to a CR eligible multi-component resource through survey evaluation; and the 3B status code - appears eligible for NR both individually and as a contributor to a NR eligible multi-component resource like a district through survey evaluation.

Building, Structure, Object Information Continued:

B12. References Continued:

Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3B/3CB/5B
Other Listings: Urbana Survey No.: 41

Review Code _____ Reviewer _____ Date _____
Resource Name: 1206 Tamarisk West Street

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Cathedral City Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: 1206 Tamarisk West Street City: Rancho Mirage Zip: 92270
d. UTM Zone: 11 S, 551895.11 mE / 3737428.92 mN
e. Other Locational Data: APN: 674210032

***P3a. Description:**
1206 Tamarisk West Street, a condominium within the Tamarisk West II community, was constructed in 1969 and it sits on a 0.11 acre parcel. The unit is attached along the western wall to 1205 Tamarisk West Street. The property is a single-story Desert Modernist style single-family residence with an irregular-shaped floor plan and a flat roof, which is clad in rolled composition sheets. The flat roof has an overhang that varies from short to wide with enclosed eaves and a thick cornice line on the front and side elevations facing out towards Tamarisk West Street. The single-family residence has asymmetrical facades with walls that have sections either entirely clad in uncoursed rock or stucco. The dwelling has an attached garage on the north elevation which has a replacement metal-paneled sectional car door. The front entrance of the home is covered by a wide flat porch roof over the front doors, which consists of two contemporary wooden doors with long rectangular lites (one on each door) near way they both meet. Adjacent to the front doors to the south there is a three-lite sliding-fixed-sliding sash aluminum framed window. **See Continuation Sheet for additional description.**

***P3b. Resource Attributes:** HP3. Multiple family property
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
View of northeast (front) elevation. (1206 Tamarisk West Street_1)
***P6. Date Constructed/Age and Source**
☒Historic: 1969 (Riverside County Assessor-County Clerk-Recorder)
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
Dwan Family Revocable Trust, Vincent M Dwan, Linda S Dwan; 1206 Tamarisk West St, Rancho Mirage, CA 92270
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
***P9. Date Recorded:** 2024
***P10. Survey Type:**
Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation**: Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: None
B2. Common Name: 1206 Tamarisk West Street
B3. Original Use: Residential **B4. Present Use:** Residential
***B5. Architectural Style:** Desert Modernist

***B6. Construction History:** The single-family residence was constructed in 1969. No building permits exist prior to incorporation of the City of Rancho Mirage in 1973. In 2006, the residence was reroofed (Permit No. B0601134). In 2024, electrical work was completed at the property (Permit No. B2400651). Shortly after construction of this unit, the first owners, Mr. and Mrs. Feldmar, added a gabled skylight to their atrium space and removed the concrete block wall adjacent to the garage door on the north elevation. They also replaced the front doors with a single door that features two sidelites. In 2024, the owners removed the gabled skylight to more closely resemble the original skylight pattern. The current owners also reconfigured the front door to more closely resemble the original double-door design.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: S. Charles Lee / Michael Allan Black **b.** Builder: Trenton J. Dunphy
***B10. Significance: Theme:** Residential Subdivisions and Cooperatives, 1951 – 1973 **Area:** City of Rancho Mirage; Tamarisk West II
Period of Significance: 1969 **Property Type:** Single-Family Residential
Applicable Criteria: NRHP/CRHR Criterion C/3; Local Criteria 1 and 4

1206 Tamarisk West Street is a Desert Modernist style single-family residence within the Tamarisk West II community. The subject property was constructed in 1969 by Trenton J. Dunphy following designs developed by S. Charles Lee and Michael Allan Black. The first owners and occupants were Mr. and Mrs. Feldmar.

In 1948, well renowned architect S. Charles Lee partnered with Chicago businessman Samuel Hayden to form the Hayden Lee Development Company. Together they built large tracts for residential and commercial properties in southwestern Los Angeles, including the Los Angeles International Airport district. While the Hayden Lee Company was in operation, an executive and salesman within the company, George Keiter, married Lee's only daughter, Connie, in 1949. During the mid-1950s and early 1960s, Keiter was still a business partner and son-in-law to S. Charles Lee. Keiter and Lee had developed their own partnership and had completed several contracts with the Federal Housing Administration (FHA) for residential communities across the country.

See Continuation Sheet for significance and integrity analysis.



B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025

(This space reserved for official comments.)

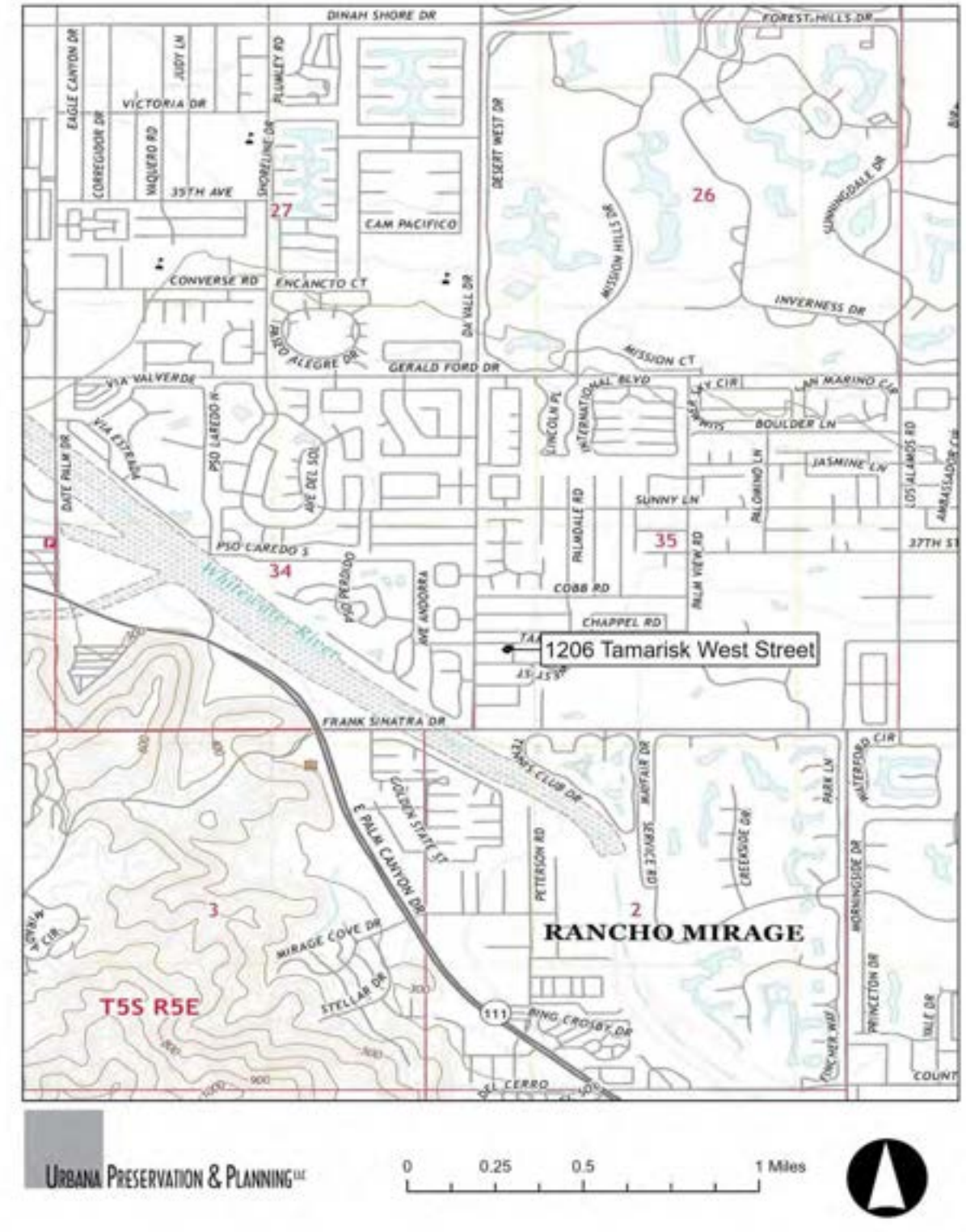
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: 1206 Tamarisk West Street
Page 3 of 6

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3B/3CB/5B
Other Listings: Urbana Survey No.: 41

*Map Name: Cathedral City *Scale: 1:24,000 *Map Date: 2021



Primary Record Information Continued:

P3. Description Continued From Page 1:
The home has an interior closed atrium that has been converted into an indoor space. The rear elevation is covered by a flat patio roof with a wide stucco-clad fascia board that is supported by square posts. An additional awning has been added to the rear patio, which is built separate from the original patio roof. The rear elevation wall chiefly consists of aluminum framed sliding glass doors and stucco dividing walls situated below long rectangular fixed transom lites that mirror the width of the door openings. The rear patio is divided from 1205 Tamarisk West Street patio by a wall clad in uncoursed rock. The floor of the rear patio is poured concrete. Shortly after construction of this unit, the first owners, Mr. and Mrs. Feldmar, added a gabled skylight to their atrium space and removed the concrete block wall adjacent to the garage door on the north elevation. In 2024, the owners removed the gabled skylight to more closely resemble the original skylight pattern. They also replaced the front doors with a single door that features two sidelites. The current owners also reconfigured the front door to more closely resemble the original double-door design.



1205-1206 Tamarisk West Street_1: View of 1205 and 1206 Tamarisk Street.

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:
By the early 1960s, Lee's daughter and Keiter's wife, Connie, was an award-winning golfer. This motivated Keiter and Lee to partner in developing the Tamarisk West community in 1964, immediately adjacent to the western end of Tamarisk Country Club off Da Vall Drive. Together they formed Lee-Keiter Enterprises, a development firm. To complete the construction, which was built in three phases over time, Keiter and Lee hired Trenton J. Dunphy, a contractor who had recently built the William Krisel designed Sandpiper condominiums in Palm Desert in 1958. Like Sandpiper, Lee planned to design homes with floor-to-ceiling windows at the rear of the homes which would lead out to patios that overlooked a pool. The flat patio roof overhangs were to extend out over the patio spaces to shield residents from the sun and the pools were to be built beneath grade to maintain mountain views. The post-and-beam buildings had rock wall and stucco facades, decorative breeze block walls, and desert colors like light-pink and brown, exemplifying the Desert Modern subtype of the International architectural style. The first homes at the southern end of the development surrounding two pools (Tamarisk West I) were built in 1964 and officially opened in 1965.

To complete the work on the second phase, Lee-Keiter Enterprises hired Michael Allan Black, a 1961 graduate of the USC School of Architecture who had just begun his own practice in 1968 after working for many years with E. Stewart Williams. He designed Tamarisk West II, with oversight and input from Lee, mirroring elements from Tamarisk West I, while also incorporating its own unique design traits. By 1969, they completed the second phase (Tamarisk West II). The third phase (Tamarisk West III) of the subdivision was finally completed in 1972.

This condominium was constructed five years after the first Tamarisk West community (Tamarisk West I) was completed to the south. It was also was part of the second phase of a planned community with different floor plans but a similar communal configuration to the first Tamarisk West development. This condo, and the others in the Tamarisk West II community, are associated with the Residential Subdivisions and Cooperatives (1951-1973) theme in Rancho Mirage. However, this dwelling was constructed in the second of three planned phases. There is no evidence to show that the design of this condominium unit individually significantly impacted the development of other nearby condos designed by other builders and architects in later years. Therefore, the property does not possess individual documented significance in relation to the Residential Subdivisions and Cooperatives (1951-1973) theme. As a whole, the Tamarisk West II development is significantly associated with the Residential Subdivisions and Cooperatives (1951-1973) theme in Rancho Mirage because the cooperative living community is representative of the evolution of the City. It is also associated with the Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

The dwelling is not individually eligible under NRHP/CRHR Criterion A/1, as it is not directly associated with significant events or patterns of events in local, regional, state, or national history. The property is not individually eligible under NRHP/CRHR Criterion B/2, as the property is not significantly associated with the lives of persons significant in our past.

The property is eligible under NRHP/CRHR Criterion C/3 as the home embodies the distinctive characteristics of a Desert Modernist style condominium constructed in Rancho Mirage during the 1960s and is representative of the work of master architect S. Charles Lee and Michael Allan Black. In 1969, Lee and Black designed the property with stucco and rock wall facades, floor-to-ceiling glass windows/doorways at the rear elevation, desert colors, and an expansive rear patio, which are all attributes clearly related to the Desert Modernist subtype of the International style. Current survey efforts showed that the garage door has been modified with replacement materials, the atrium was converted to an indoor space following construction, the front doors had been replaced, and the concrete block wall was removed after construction. However, the current owner has restored the two-door front door design and installed wooden doors that are similar, but differentiated from the original design, with long rectangular interior lites. Similarly, they removed the gabled skylight to more closely resemble the historic flat roof over the atrium. These treatments are consistent with the Secretary of the Interior's Standards for Rehabilitation as the replacement materials are compatible with the historic designs as they match historic features in size, scale, proportion, and massing to the design of the property. While the concrete block wall is still missing from the exterior, the design of the wall could potentially be restored based on existing examples of intact concrete block walls at other condos in the community.

Building, Structure, Object Information Continued:

The noted alterations are also all potentially reversible and do not significantly impact the overall integrity of the property, which has had no significant additions apart from roofing improvements. Overall, the exterior remains intact and the original mid-20th century integrity of design, materials, workmanship, feeling and association are still clearly discernible. The home is not individually eligible under Criterion D/4, as further study of the property would not appear to yield information which could be considered important in local, regional, state or national history.

The single-family residence is not considered eligible under Local Criteria 2-3 and 5-8. The condominium is considered eligible under Local Register Criterion 1 as the property is representative of a mid-20th century Desert Modernist style residential building in Rancho Mirage. It is considered eligible under Local Register Criterion 4, as it represents the work of a master architect, S. Charles Lee and Michael Allan Black. Despite the noted alterations and replacement materials, the property appears to retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association. Noted modifications, if removed and/or replaced in the future, can utilize period-appropriate materials without altering the essential form and integrity of the historic property. Overall, the building maintains adequate integrity from the historic period to convey its significance. As such, the property is assigned the 5B status code - locally significant both individually (listed, eligible, or appears eligible) and as contributor to a multi-component resource like a district that is locally listed, designated, determined eligible, or appears eligible through survey evaluation; the 3CB status code - appears eligible for CR both individually and as a contributor to a CR eligible multi-component resource through survey evaluation; and the 3B status code - appears eligible for NR both individually and as a contributor to a NR eligible multi-component resource like a district through survey evaluation.

B12. References Continued:

Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3B/3CB/5B
Other Listings: Urbana Survey No.: 42

Review Code _____ Reviewer _____ Date _____
Resource Name: 1207 Tamarisk West Street

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Cathedral City Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; _S. B. _**B.M.** _
c. Address: 1207 Tamarisk West Street City: Rancho Mirage Zip: 92270
d. UTM Zone: 11 S, 551895.02 mE / 3737401.41 mN
e. Other Locational Data: APN: 674210033

***P3a. Description:**
1207 Tamarisk West Street, a condominium within the Tamarisk West II community, was constructed in 1969 and it sits on a 0.10 acre parcel. The unit is attached along the western wall to 1208 Tamarisk West Street. The property is a single-story Desert Modernist style single-family residence with an irregular-shaped floor plan and a flat roof, which is clad in rolled composition sheets. The flat roof has an overhang that varies from short to wide with enclosed eaves and a thick cornice line on the front and side elevations facing out towards Tamarisk West Street. The single-family residence has asymmetrical facades with walls that have sections either entirely clad in uncoursed rock or stucco. The dwelling has an attached garage on the south elevation which has a replacement metal-paneled sectional car door. The front entrance of the home is covered by a wide flat porch roof over the front doors, which consists of two original wooden doors. Adjacent to the front doors to the north there is a three-lite sliding-fixed-sliding sash aluminum framed window. **See Continuation Sheet for additional description.**



***P3b. Resource Attributes:** HP3. Multiple family property
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other
P5b. Description of Photo:
View of southwest (front) elevation. (1207 Tamarisk West Street_1)
***P6. Date Constructed/Age and Source**
☒Historic: 1969 (Riverside County Assessor-County Clerk-Recorder)
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
Kristin M Petrovich Revocable Trust, Kristin M Petrovich; 1207 Tamarisk West St, Rancho Mirage, CA 92270
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
***P9. Date Recorded:** 2024
***P10. Survey Type:**
Intensive Level NRHP, CRHR, Local Register

***P11. Report Citation:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

Evaluation

B1. Historic Name: None
B2. Common Name: 1207 Tamarisk West Street
B3. Original Use: Residential **B4. Present Use:** Residential
***B5. Architectural Style:** Desert Modernist

***B6. Construction History:** The single-family residence was constructed in 1969. No building permits exist prior to incorporation of the City of Rancho Mirage in 1973. In 2023, mechanical work was completed at the residence (Permit No. B2302347). Shortly after construction of this unit, the Second Tamarisk West Owners Association states that the first owner of the condo, Shirley Cole, commissioned the original developer, Lee-Keiter Enterprises, to build the domed skylights and enclose the atrium. According to aerial photographs, this work appears to have been completed sometime between 1975 and 1977. During this time, the original owner also likely removed the concrete block wall adjacent to the garage door on the south elevation. In 2024, the wood rear entrance door adjacent to the garage was removed and replaced with a fiberglass framed door.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: S. Charles Lee / Michael Allan Black **b.** Builder: Trenton J. Dunphy
***B10. Significance: Theme:** Residential Subdivisions and Cooperatives, 1951 – 1973 **Area:** City of Rancho Mirage; Tamarisk West II
Period of Significance: 1969-1977 **Property Type:** Single-Family Residential
Applicable Criteria: NRHP/CRHR Criterion C/3; Local Criteria 1 and 4

1207 Tamarisk West Street is a Desert Modernist style single-family residence within the Tamarisk West II community. The subject property was constructed in 1969 by Trenton J. Dunphy following designs developed by S. Charles Lee and Michael Allan Black. The first owner was Shirley Cole, the original radio voice of "Little Orphan Annie".

In 1948, well renowned architect S. Charles Lee partnered with Chicago businessman Samuel Hayden to form the Hayden Lee Development Company. Together they built large tracts for residential and commercial properties in southwestern Los Angeles, including the Los Angeles International Airport district. While the Hayden Lee Company was in operation, an executive and salesman within the company, George Keiter, married Lee's only daughter, Connie, in 1949. During the mid-1950s and early 1960s, Keiter was still a business partner and son-in-law to S. Charles Lee. Keiter and Lee had developed their own partnership and had completed several contracts with the Federal Housing Administration (FHA) for residential communities across the country.

See Continuation Sheet for significance and integrity analysis.



B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025. **See Continuation Sheet for additional references.**
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025

(This space reserved for official comments.)

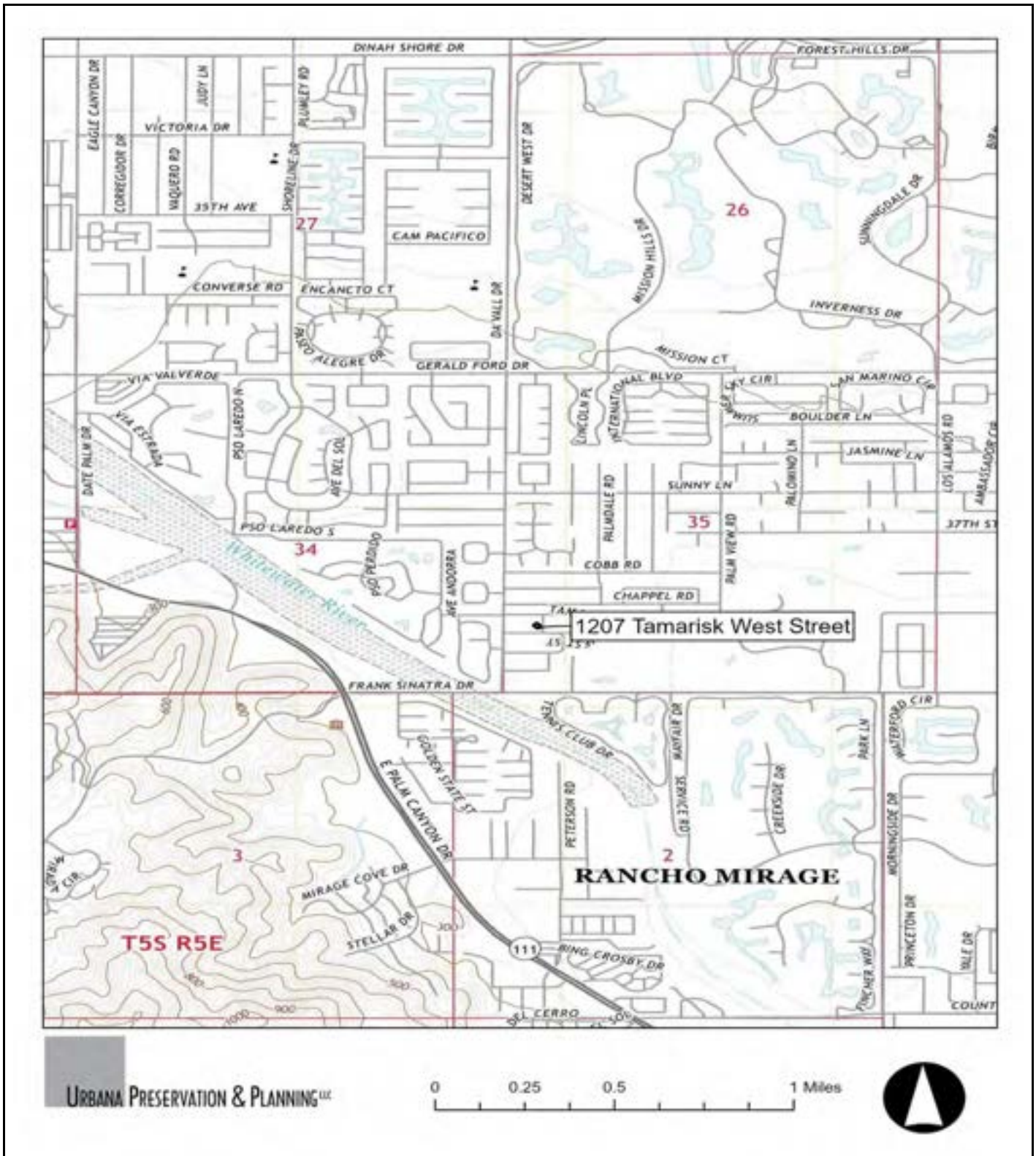
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: 1207 Tamarisk West Street
Page 3 of 6

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3B/3CB/5B
Other Listings: Urbana Survey No.: 42

*Map Name: Cathedral City *Scale: 1:24,000 *Map Date: 2021



Primary Record Information Continued:

P3. Description Continued From Page 1:
The home has an interior closed atrium that has been converted into an indoor space. The atrium is topped with six domed skylights. The rear elevation is covered by a flat patio roof with a wide stucco-clad fascia board that is supported by square posts. The rear elevation wall chiefly consists of aluminum framed sliding glass doors and stucco dividing walls situated below long rectangular fixed transom lites that mirror the width of the door openings. The rear patio is divided from 1208 Tamarisk West Street patio by a wall clad in uncoursed rock. The floor of the rear patio is poured concrete. Shortly after construction of this unit, the Second Tamarisk West Owners Association asserted that the first owner of the condo, Shirley Cole, commissioned the original developer, Lee-Keiter Enterprises, to build the domed skylights and enclose the atrium. According to aerial photographs, this work appears to have been completed sometime between 1975 and 1977. During this time, the original owner also likely removed the concrete block wall adjacent to the garage door on the south elevation. In 2024, the wood rear entrance door adjacent to the garage was removed and replaced with a fiberglass framed door.



1207 Tamarisk West Street_4: View of rear elevation.

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:
By the early 1960s, Lee's daughter and Keiter's wife, Connie, was an award-winning golfer. This motivated Keiter and Lee to partner in developing the Tamarisk West community in 1964, immediately adjacent to the western end of Tamarisk Country Club off Da Vall Drive. Together they formed Lee-Keiter Enterprises, a development firm. To complete the construction, which was built in three phases over time, Keiter and Lee hired Trenton J. Dunphy, a contractor who had recently built the William Krisel designed Sandpiper condominiums in Palm Desert in 1958. Like Sandpiper, Lee planned to design homes with floor-to-ceiling windows at the rear of the homes which would lead out to patios that overlooked a pool. The flat patio roof overhangs were to extend out over the patio spaces to shield residents from the sun and the pools were to be built beneath grade to maintain mountain views. The post-and-beam buildings had rock wall and stucco facades, decorative breeze block walls, and desert colors like light-pink and brown, exemplifying the Desert Modern subtype of the International architectural style. The first homes at the southern end of the development surrounding two pools (Tamarisk West I) were built in 1964 and officially opened in 1965.

To complete the work on the second phase, Lee-Keiter Enterprises hired Michael Allan Black, a 1961 graduate of the USC School of Architecture who had just begun his own practice in 1968 after working for many years with E. Stewart Williams. He designed Tamarisk West II, with oversight and input from Lee, mirroring elements from Tamarisk West I, while also incorporating its own unique design traits. By 1969, they completed the second phase (Tamarisk West II). The third phase (Tamarisk West III) of the subdivision was finally completed in 1972.

This condominium was constructed five years after the first Tamarisk West community (Tamarisk West I) was completed to the south. It was also was part of the second phase of a planned community with different floor plans but a similar communal configuration to the first Tamarisk West development. This condo, and the others in the Tamarisk West II community, are associated with the Residential Subdivisions and Cooperatives (1951-1973) theme in Rancho Mirage. However, this dwelling was constructed in the second of three planned phases. There is no evidence to show that the design of this condominium unit individually significantly impacted the development of other nearby condos designed by other builders and architects in later years. Therefore, the property does not possess individual documented significance in relation to the Residential Subdivisions and Cooperatives (1951-1973) theme. As a whole, the Tamarisk West II development is significantly associated with the Residential Subdivisions and Cooperatives (1951-1973) theme in Rancho Mirage because the cooperative living community is representative of the evolution of the City. It is also associated with the Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

The dwelling is not individually eligible under NRHP/CRHR Criterion A/1, as it is not directly associated with significant events or patterns of events in local, regional, state, or national history. The property is not individually eligible under NRHP/CRHR Criterion B/2, as the property is not significantly associated with the lives of persons significant in our past.

The property is eligible under NRHP/CRHR Criterion C/3 as the home embodies the distinctive characteristics of a Desert Modernist style condominium constructed in Rancho Mirage during the 1960s and is representative of the work of master architect S. Charles Lee and Michael Allan Black. In 1969, Lee and Black designed the property with stucco and rock wall facades, floor-to-ceiling glass windows/doorways at the rear elevation, desert colors, and an expansive rear patio, which are all attributes clearly related to the Desert Modernist subtype of the International style. Current survey efforts showed that the garage door was modified with replacement materials, the atrium was converted to an indoor space following construction, and the outer concrete block wall was removed after construction. However, according to local sources and aerial photographs, Shirley Cole appears to have commissioned Lee-Keiter Enterprises between 1975 and 1977 to enclose the atrium with skylights and remove the concrete block wall. Therefore, Urbana staff assert that the Lee-Keiter Enterprises modifications are an extension of the original plan implemented by the developer and thus do not detract from the overall historic integrity of the property. The other modification, the garage door replacement is a minor alteration that is potentially reversible and does not significantly impact the overall integrity of the property. Overall, the exterior remains intact and the original mid-20th century integrity of design, materials, workmanship, feeling and association are still clearly discernible. The home is not individually eligible under Criterion D/4, as further study of the property would not appear to yield information which could be considered important in local, regional, state or national history.

Building, Structure, Object Information Continued:

The single-family residence is not considered eligible under Local Criteria 2-3 and 5-8. The condominium is considered eligible under Local Register Criterion 1 as the property is representative of a mid-20th century Desert Modernist style residential building in Rancho Mirage. It is considered eligible under Local Register Criterion 4, as it represents the work of a master architect, S. Charles Lee and Michael Allan Black. Despite the noted alterations and replacement materials, the property appears to retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association. Overall, the building maintains adequate integrity from the historic period to convey its significance. As such, the property is assigned the 5B status code - locally significant both individually (listed, eligible, or appears eligible) and as contributor to a multi-component resource like a district that is locally listed, designated, determined eligible, or appears eligible through survey evaluation; the 3CB status code - appears eligible for CR both individually and as a contributor to a CR eligible multi-component resource through survey evaluation; and the 3B status code - appears eligible for NR both individually and as a contributor to a NR eligible multi-component resource like a district through survey evaluation.

B12. References Continued:

Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3D/3CD/5D3
Other Listings: Urbana Survey No.: 43

Review Code _____ Reviewer _____ Date _____
Resource Name: 1209 Tamarisk West Street

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Cathedral City Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: 1209 Tamarisk West Street City: Rancho Mirage Zip: 92270
d. UTM Zone: 11 S, 551856.35 mE / 3737385.21 mN
e. Other Locational Data: APN: 674210035

***P3a. Description:** 1209 Tamarisk West Street, a condominium within the Tamarisk West II community, was constructed in 1969 and it sits on a 0.11 acre parcel. The unit is attached along the western wall to 1210 Tamarisk West Street. The property is a single-story Desert Modernist style single-family residence with an irregular-shaped floor plan and a flat roof, which is clad in rolled composition sheets. The flat roof has an overhang that varies from short to wide with enclosed eaves and a thick cornice line on the front and side elevations facing out towards Tamarisk West Street. The single-family residence has asymmetrical facades with walls that have sections either entirely clad in uncoursed rock or stucco. The dwelling has an attached garage on the south elevation which has a replacement metal-paneled sectional car door. The front entrance of the home is covered by a wide flat porch roof over the front doors, which consists of two replacement doors. Adjacent to the front doors to the north there is a three-lite sliding-fixed-sliding sash vinyl framed window. The home has an interior open patio with a concrete breeze block wall. The rear elevation is covered by a flat patio roof with a wide stucco-clad fascia board that is supported by square posts. The rear elevation wall chiefly consists of vinyl framed sliding glass doors and stucco dividing walls situated below long rectangular fixed transom lites that mirror the width of the door openings. The rear patio is divided from 1210 Tamarisk West Street patio by a wall clad in uncoursed rock. The floor of the rear patio is poured concrete. There appear to have been no significant additions to the property over time since construction. An owner installed an outdoor grill with a stone countertop attached to the rear elevation at an unknown date.



***P3b. Resource Attributes:** HP3. Multiple family property
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other
P5b. Description of Photo:
View of north (front) elevation. (1209 Tamarisk West Street_3)
***P6. Date Constructed/Age and Source**
☒Historic: 1969 (Riverside County Assessor-County Clerk-Recorder)
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
Lois Zoller; 1300 N Lake Shore Dr, 35D, Chicago, IL 60610
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
***P9. Date Recorded:** 2024
***P10. Survey Type:** Intensive Level NRHP,

***P11. Report Citation**: Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:
CRHR, Local Register Evaluation

B1. Historic Name: None
B2. Common Name: 1209 Tamarisk West Street
B3. Original Use: Residential **B4. Present Use:** Residential
***B5. Architectural Style:** Desert Modernist

***B6. Construction History:** The single-family residence was constructed in 1969. No building permits exist prior to incorporation of the City of Rancho Mirage in 1973. In 2023, mechanical work was completed at the residence (Permit No. B2302082). An owner installed an outdoor grill with a stone countertop attached to the rear elevation at an unknown date.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: S. Charles Lee / Michael Allan Black **b.** Builder: Trenton J. Dunphy
***B10. Significance: Theme:** Residential Subdivisions and Cooperatives, 1951 – 1973 **Area:** City of Rancho Mirage; Tamarisk West II
Period of Significance: 1969 **Property Type:** Single-Family Residential
Applicable Criteria: NRHP/CRHR Criterion C/3; Local ineligible

1209 Tamarisk West Street is a Desert Modernist style single-family residence within the Tamarisk West II community. The subject property was constructed in 1969 by Trenton J. Dunphy following designs developed by S. Charles Lee and Michael Allan Black. In 1948, well renowned architect S. Charles Lee partnered with Chicago businessman Samuel Hayden to form the Hayden Lee Development Company. Together they built large tracts for residential and commercial properties in southwestern Los Angeles, including the Los Angeles International Airport district. While the Hayden Lee Company was in operation, an executive and salesman within the company, George Keiter, married Lee's only daughter, Connie, in 1949. During the mid-1950s and early 1960s, Keiter was still a business partner and son-in-law to S. Charles Lee. Keiter and Lee had developed their own partnership and had completed several contracts with the Federal Housing Administration (FHA) for residential communities across the country.

See Continuation Sheet for significance and integrity analysis.



B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025

(This space reserved for official comments.)

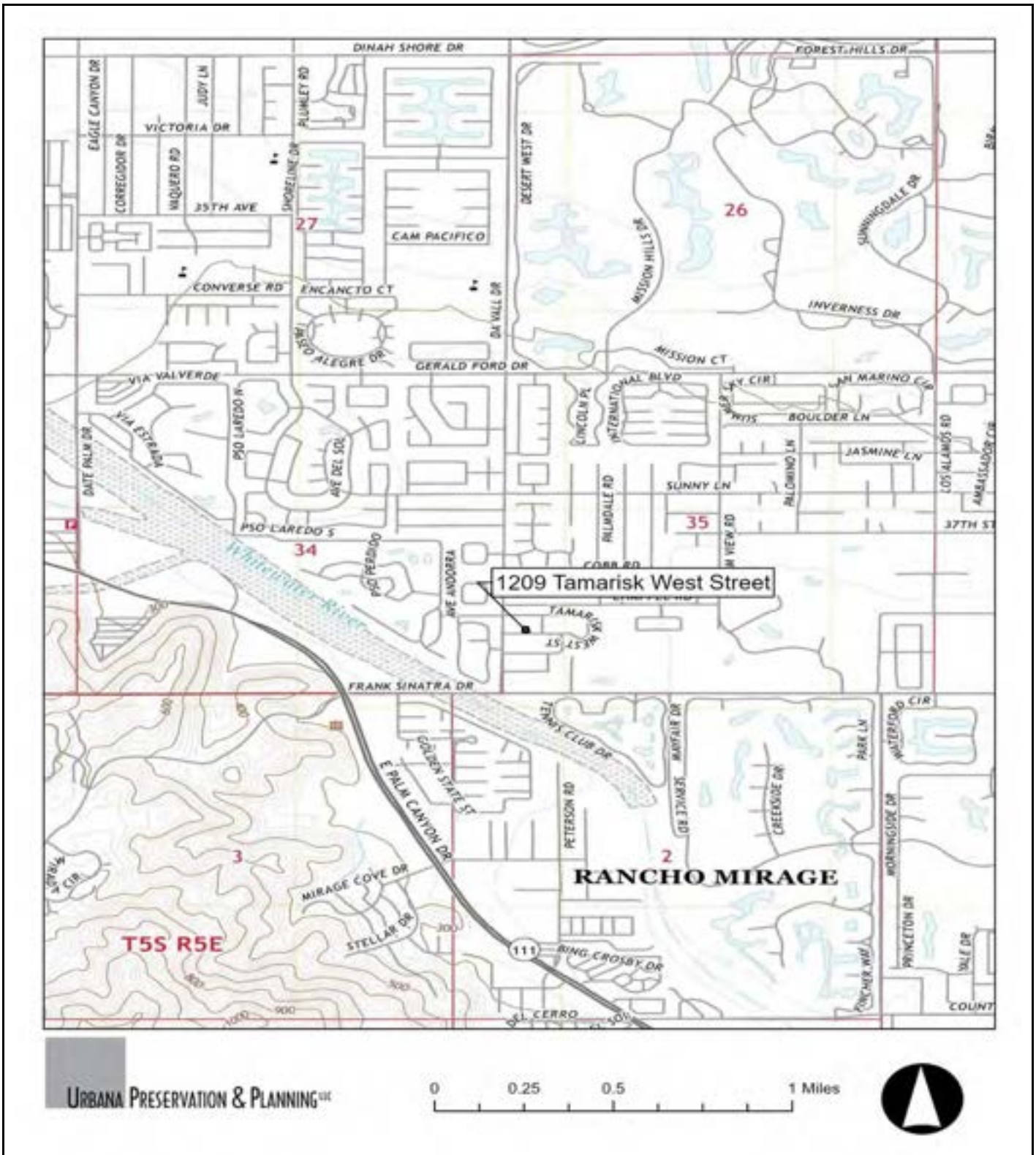
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: 1209 Tamarisk West Street
Page 3 of 6

Primary#:
HRI #: 6
Trinomial: N/A
CRHR Status Code: 3D/3CD/5D3
Other Listings: Urbana Survey No.: 43

*Map Name: Cathedral City *Scale: 1:24,000 *Map Date: 2021



Primary Record Information Continued:



1209 Tamarisk West Street: View of front elevation.

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:

By the early 1960s, Lee's daughter and Keiter's wife, Connie, was an award-winning golfer. This motivated Keiter and Lee to partner in developing the Tamarisk West community in 1964, immediately adjacent to the western end of Tamarisk Country Club off Da Vall Drive. Together they formed Lee-Keiter Enterprises, a development firm. To complete the construction, which was built in three phases over time, Keiter and Lee hired Trenton J. Dunphy, a contractor who had recently built the William Krisel designed Sandpiper condominiums in Palm Desert in 1958. Like Sandpiper, Lee planned to design homes with floor-to-ceiling windows at the rear of the homes which would lead out to patios that overlooked a pool. The flat patio roof overhangs were to extend out over the patio spaces to shield residents from the sun and the pools were to be built beneath grade to maintain mountain views. The post-and-beam buildings had rock wall and stucco facades, decorative breeze block walls, and desert colors like light-pink and brown, exemplifying the Desert Modern subtype of the International architectural style. The first homes at the southern end of the development surrounding two pools (Tamarisk West I) were built in 1964 and officially opened in 1965.

Building, Structure, Object Information Continued:

To complete the work on the second phase, Lee-Keiter Enterprises hired Michael Allan Black, a 1961 graduate of the USC School of Architecture who had just begun his own practice in 1968 after working for many years with E. Stewart Williams. He designed Tamarisk West II, with oversight and input from Lee, mirroring elements from Tamarisk West I, while also incorporating its own unique design traits. By 1969, they completed the second phase (Tamarisk West II). The third phase (Tamarisk West III) of the subdivision was finally completed in 1972.

This condominium was constructed five years after the first Tamarisk West community (Tamarisk West I) was completed to the south. It was also was part of the second phase of a planned community with different floor plans but a similar communal configuration to the first Tamarisk West development. This condo, and the others in the Tamarisk West II community, are associated with the Residential Subdivisions and Cooperatives (1951-1973) theme in Rancho Mirage. However, this dwelling was constructed in the second of three planned phases. There is no evidence to show that the design of this condominium unit individually significantly impacted the development of other nearby condos designed by other builders and architects in later years. Therefore, the property does not possess individual documented significance in relation to the Residential Subdivisions and Cooperatives (1951-1973) theme. As a whole, the Tamarisk West II development is significantly associated with the Residential Subdivisions and Cooperatives (1951-1973) theme in Rancho Mirage because the cooperative living community is representative of the evolution of the City. It is also associated with the Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

The dwelling is not individually eligible under NRHP/CRHR Criterion A/1, as it is not directly associated with significant events or patterns of events in local, regional, state, or national history. The property is not individually eligible under NRHP/CRHR Criterion B/2, as the property is not significantly associated with the lives of persons significant in our past. The property is potentially eligible under NRHP/CRHR Criterion C/3 as the home embodies the distinctive characteristics of a Desert Modernist style condominium constructed in Rancho Mirage during the 1960s and is representative of the work of master architect S. Charles Lee and Michael Allan Black. In 1969, Lee and Black designed the property with stucco and rock wall facades, floor-to-ceiling glass windows/doorways at the rear elevation, desert colors, and an expansive rear patio, which are all attributes clearly related to the Desert Modernist subtype of the International style. However, current survey efforts showed that the garage door was replaced with a modern sectional door, the aluminum sliding glass doors/windows were replaced with vinyl units of a similar design, new front doors were installed, and an outdoor grilling station was added to the rear patio. As most of the fenestration on the home has been altered over time, the material integrity of the home has been significantly negatively impacted. While the observed non-original materials are potentially reversible, in their current state, they reduce the overall integrity of the property to the point where the home can no longer convey its potential individual significance under this criterion. Due to these changes, the home is not individually eligible under this criterion. However, the property does retain adequate integrity to qualify as a contributor to a potential Tamarisk West II historic district. The home is not individually eligible under Criterion D/4, as further study of the property would not appear to yield information which could be considered important in local, regional, state or national history.

The single-family residence is not considered eligible under Local Criteria 2-3 and 5-8. The condominium is potentially eligible under Local Register Criterion 1 as the property is representative of a mid-20th century Desert Modernist style residential building in Rancho Mirage. It is also potentially eligible under Local Register Criterion 4, as it represents the work of a master architect S. Charles Lee and Michael Allan Black. However, the lack of material integrity, due to window and door alterations, means that the dwelling can no longer convey any potential individual significance under both Local Register Criteria. In its current state, the property appears to retain only its integrity of location, design, setting, feeling, and association. These modifications, if removed in the future, can be replaced with period-appropriate materials that would improve the overall exterior integrity of the property to the point where it could convey its potential individual significance. Based on the condition of the property at the time of this survey, the home is assigned a 5D3 status code: appears to be a contributor to a multi-component resource that appears eligible for local listing or designation; a 3CD status code - appears eligible for CR as a contributor to a CR eligible multi-component resource through survey evaluation; and a 3D status code - appears eligible for NR as a contributor to a NR eligible multi-component resource through survey evaluation.

Building, Structure, Object Information Continued:

B12. References Continued:

Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3D/3CD/5D3
Other Listings: Urbana Survey No.: 44

Review Code _____ Reviewer _____ Date _____
Resource Name: 1210 Tamarisk West Street

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Cathedral City Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: 1210 Tamarisk West Street City: Rancho Mirage Zip: 92270
d. UTM Zone: 11 S, 551839.31 mE / 3737386.34 mN
e. Other Locational Data: APN: 674210036

***P3a. Description:** 1210 Tamarisk West Street, a condominium within the Tamarisk West II community, was constructed in 1969 and it sits on a 0.08 acre parcel. The unit is attached along the eastern wall to 1209 Tamarisk West Street. The property is a single-story Desert Modernist style single-family residence with an irregular-shaped floor plan and a flat roof, which is clad in rolled composition sheets. The flat roof has an overhang that varies from short to wide with enclosed eaves and a thick cornice line on the front and side elevations facing out towards Tamarisk West Street. The single-family residence has asymmetrical facades with walls that have sections either entirely clad in uncoursed rock or stucco. The dwelling has an attached garage on the south elevation which has a replacement metal-paneled sectional car door. The front entrance of the home is covered by a wide flat porch roof over the front doors, which consists of two replacement doors. Adjacent to the front doors to the north there is a three-lite sliding-fixed-sliding sash vinyl framed window. The home has an interior open patio with a concrete breeze block wall. The rear elevation is covered by a flat patio roof with a wide stucco-clad fascia board that is supported by square posts. The rear elevation wall chiefly consists of vinyl framed sliding glass doors and stucco dividing walls situated below long rectangular fixed transom lites that mirror the width of the door openings. The rear patio is divided from 1209 Tamarisk West Street patio by a wall clad in uncoursed rock. The floor of the rear patio is poured concrete. There appear to have been no significant additions to the property over time since construction.

***P3b. Resource Attributes:** HP3. Multiple family property



***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other
P5b. Description of Photo:
View of south (front) elevation. (1210 Tamarisk West Street_3)
***P6. Date Constructed/Age and Source**
☒Historic: 1969 (Riverside County Assessor-County Clerk-Recorder)
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
Lois Zoller, James C Mills; 1300 N Lake Shore Dr, 35D, Chicago, IL 60610
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
***P9. Date Recorded:** 2024
***P10. Survey Type:**
Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: None
B2. Common Name: 1210 Tamarisk West Street
B3. Original Use: Residential **B4. Present Use:** Residential
***B5. Architectural Style:** Desert Modernist

***B6. Construction History:** The single-family residence was constructed in 1969. No building permits exist prior to incorporation of the City of Rancho Mirage in 1973. There are no post-1973 permit records available through the City of Rancho Mirage for this property. No significant additions have been made since construction.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: S. Charles Lee / Michael Allan Black **b.** Builder: Trenton J. Dunphy
***B10. Significance: Theme:** Residential Subdivisions and Cooperatives, 1951 – 1973 **Area:** City of Rancho Mirage; Tamarisk West II
Period of Significance: 1969 **Property Type:** Single-Family Residential
Applicable Criteria: NRHP/CRHR Criterion C/3; Local ineligible

1210 Tamarisk West Street is a Desert Modernist style single-family residence within the Tamarisk West II community. The subject property was constructed in 1969 by Trenton J. Dunphy following designs developed by S. Charles Lee and Michael Allan Black. In 1948, well renowned architect S. Charles Lee partnered with Chicago businessman Samuel Hayden to form the Hayden Lee Development Company. Together they built large tracts for residential and commercial properties in southwestern Los Angeles, including the Los Angeles International Airport district. While the Hayden Lee Company was in operation, an executive and salesman within the company, George Keiter, married Lee's only daughter, Connie, in 1949. During the mid-1950s and early 1960s, Keiter was still a business partner and son-in-law to S. Charles Lee. Keiter and Lee had developed their own partnership and had completed several contracts with the Federal Housing Administration (FHA) for residential communities across the country.

See Continuation Sheet for significance and integrity analysis.



B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025

(This space reserved for official comments.)

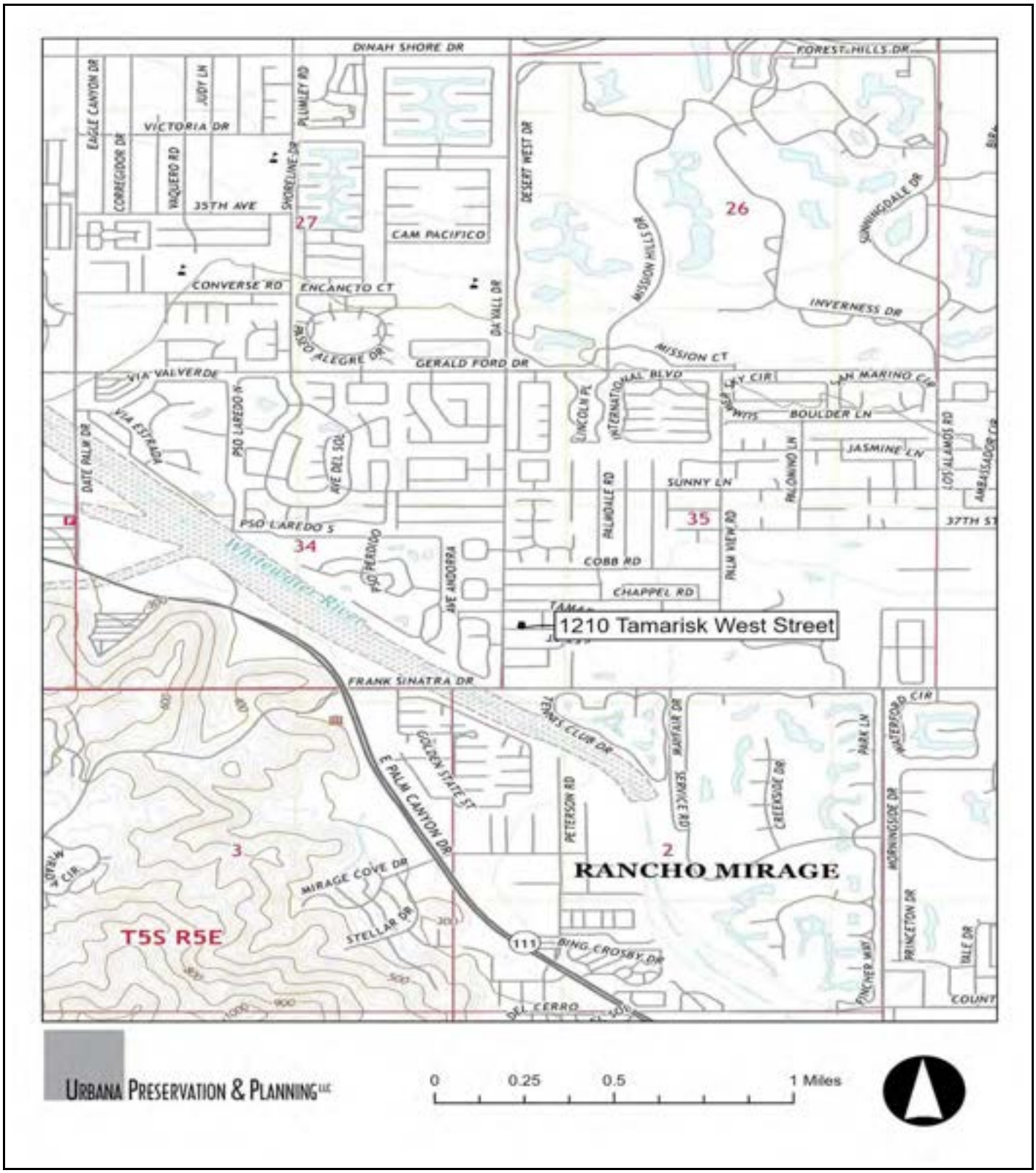
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: 1210 Tamarisk West Street
Page 3 of 6

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3D/3CD/5D3
Other Listings: Urbana Survey No.: 44

*Map Name: Cathedral City *Scale: 1:24,000 *Map Date: 2021



Primary Record Information Continued:



1210 Tamarisk West Street_4: Detail view of rear elevation.

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:
By the early 1960s, Lee's daughter and Keiter's wife, Connie, was an award-winning golfer. This motivated Keiter and Lee to partner in developing the Tamarisk West community in 1964, immediately adjacent to the western end of Tamarisk Country Club off Da Vall Drive. Together they formed Lee-Keiter Enterprises, a development firm. To complete the construction, which was built in three phases over time, Keiter and Lee hired Trenton J. Dunphy, a contractor who had recently built the William Krisel designed Sandpiper condominiums in Palm Desert in 1958. Like Sandpiper, Lee planned to design homes with floor-to-ceiling windows at the rear of the homes which would lead out to patios that overlooked a pool. The flat patio roof overhangs were to extend out over the patio spaces to shield residents from the sun and the pools were to be built beneath grade to maintain mountain views. The post-and-beam buildings had rock wall and stucco facades, decorative breeze block walls, and desert colors like light-pink and brown, exemplifying the Desert Modern subtype of the International architectural style. The first homes at the southern end of the development surrounding two pools (Tamarisk West I) were built in 1964 and officially opened in 1965.

To complete the work on the second phase, Lee-Keiter Enterprises hired Michael Allan Black, a 1961 graduate of the USC School of Architecture who had just begun his own practice in 1968 after working for many years with E. Stewart Williams. He designed Tamarisk West II, with oversight and input from Lee, mirroring elements from Tamarisk West I, while also incorporating its own unique design traits. By 1969, they completed the second phase (Tamarisk West II). The third phase (Tamarisk West III) of the subdivision was finally completed in 1972.

This condominium was constructed five years after the first Tamarisk West community (Tamarisk West I) was completed to the south. It was also was part of the second phase of a planned community with different floor plans but a similar communal configuration to the first Tamarisk West development. This condo, and the others in the Tamarisk West II community, are associated with the Residential Subdivisions and Cooperatives (1951-1973) theme in Rancho Mirage. However, this dwelling was constructed in the second of three planned phases. There is no evidence to show that the design of this condominium unit individually significantly impacted the development of other nearby condos designed by other builders and architects in later years. Therefore, the property does not possess individual documented significance in relation to the Residential Subdivisions and Cooperatives (1951-1973) theme. As a whole, the Tamarisk West II development is significantly associated with the Residential Subdivisions and Cooperatives (1951-1973) theme in Rancho Mirage because the cooperative living community is representative of the evolution of the City. It is also associated with the Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

The dwelling is not individually eligible under NRHP/CRHR Criterion A/1, as it is not directly associated with significant events or patterns of events in local, regional, state, or national history. The property is not individually eligible under NRHP/CRHR Criterion B/2, as the property is not significantly associated with the lives of persons significant in our past. The property is eligible under NRHP/CRHR Criterion C/3 as the home embodies the distinctive characteristics of a Desert Modernist style condominium constructed in Rancho Mirage during the 1960s and is representative of the work of master architect S. Charles Lee and Michael Allan Black. In 1969, Lee and Black designed the property with stucco and rock wall facades, floor-to-ceiling glass windows/doorways at the rear elevation, desert colors, and an expansive rear patio, which are all attributes clearly related to the Desert Modernist subtype of the International style. Current survey efforts showed that the garage door was replaced with a modern sectional door, the aluminum sliding glass doors/windows were replaced with vinyl units of a similar design, and new front doors were installed. As most of the fenestration on the home has been altered over time, the material integrity of the home has been significantly negatively impacted. While the observed non-original materials are potentially reversible, in their current state, they reduce the overall integrity of the property to the point where the home can no longer convey its potential individual significance under this criterion. Due to these changes, the home is not individually eligible under this criterion. However, the property does retain adequate integrity to qualify as a contributor to a potential Tamarisk West II historic district. The home is not individually eligible under Criterion D/4, as further study of the property would not appear to yield information which could be considered important in local, regional, state or national history.

Building, Structure, Object Information Continued:

The single-family residence is not considered eligible under Local Criteria 2-3 and 5-8. The condominium is potentially eligible under Local Register Criterion 1 as the property is representative of a mid-20th century Desert Modernist style residential building in Rancho Mirage. It is also potentially eligible under Local Register Criterion 4, as it represents the work of a master architect S. Charles Lee and Michael Allan Black. However, the lack of material integrity, due to window and door alterations, means that the dwelling can no longer convey any potential individual significance under both Local Register Criteria. In its current state, the property appears to retain only its integrity of location, design, setting, feeling, and association. These modifications, if removed in the future, can be replaced with period-appropriate materials that would improve the overall exterior integrity of the property to the point where it could convey its potential individual significance. Based on the condition of the property at the time of this survey, the home is assigned a 5D3 status code: appears to be a contributor to a multi-component resource that appears eligible for local listing or designation; a 3CD status code - appears eligible for CR as a contributor to a CR eligible multi-component resource through survey evaluation; and a 3D status code - appears eligible for NR as a contributor to a NR eligible multi-component resource through survey evaluation.

B12. References Continued:

Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3B/3CB/5B
Other Listings: Urbana Survey No.: 45

Review Code _____ Reviewer _____ Date _____
Resource Name: 1211 Tamarisk West Street

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Cathedral City Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: 1211 Tamarisk West Street City: Rancho Mirage Zip: 92270
d. UTM Zone: 11 S, 551811.99 mE / 3737384.03 mN
e. Other Locational Data: APN: 674210037

***P3a. Description:** 1211 Tamarisk West Street, a condominium within the Tamarisk West II community, was constructed in 1969 and it sits on a 0.10 acre parcel. The unit is attached along the western wall to 1212 Tamarisk West Street. The property is a single-story Desert Modernist style single-family residence with an irregular-shaped floor plan and a flat roof, which is clad in rolled composition sheets. The flat roof has an overhang that varies from short to wide with enclosed eaves and a thick cornice line on the front and side elevations facing out towards Tamarisk West Street. The single-family residence has asymmetrical facades with walls that have sections either entirely clad in uncoursed rock or stucco. The dwelling has an attached garage on the south elevation which has a replacement metal-paneled sectional car door. The front entrance of the home is covered by a wide flat porch roof over the front doors, which consists of two wood framed glass doors, each with single rectangular lites. Adjacent to the front doors to the north there is a three-lite sliding-fixed-sliding sash aluminum framed window. The home has an interior open patio with a concrete breeze block wall. The rear elevation is covered by a flat patio roof with a wide stucco-clad fascia board that is supported by square posts. The rear elevation wall chiefly consists of aluminum framed sliding glass doors and stucco dividing walls situated below long rectangular fixed transom lites that mirror the width of the door openings. The rear patio is divided from 1212 Tamarisk West Street patio by a wall clad in uncoursed rock. The floor of the rear patio is poured concrete. There appear to have been no significant additions to the property over time since construction.

***P3b. Resource Attributes:** HP3. Multiple family property



***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other
P5b. Description of Photo:
View of southwest (front) elevation. (1211 Tamarisk West Street_2)
***P6. Date Constructed/Age and Source**
☒Historic: 1969 (Riverside County Assessor-County Clerk-Recorder)
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
James M Byrne & Meredith A Byrne Declaration of Trust, Meredith A Byrne, James M Byrne; 320 Santa Monica Way, Santa Barbara, CA 93109
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
***P9. Date Recorded:** 2024
***P10. Survey Type:** Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation**: Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: None
B2. Common Name: 1211 Tamarisk West Street
B3. Original Use: Residential **B4. Present Use:** Residential
***B5. Architectural Style:** Desert Modernist

***B6. Construction History:** The single-family residence was constructed in 1969. No building permits exist prior to incorporation of the City of Rancho Mirage in 1973. In 2019, solar was installed at the property (Permit No. B190133). No other permits were provided by the City. At an unidentified date, an owner of the unit replaced the original front doors with two wood framed glass doors, each with single rectangular lites, and replaced the aluminum sliding glass doors in-kind. No significant exterior additions have been made since construction.

***B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: S. Charles Lee / Michael Allan Black **b.** Builder: Trenton J. Dunphy
***B10. Significance: Theme:** Residential Subdivisions and Cooperatives, 1951 – 1973 **Area:** City of Rancho Mirage; Tamarisk West II
Period of Significance: 1969 **Property Type:** Single-Family Residential
Applicable Criteria: NRHP/CRHR Criterion C/3; Local Criteria 1 and 4

1211 Tamarisk West Street is a Desert Modernist style single-family residence within the Tamarisk West II community. The subject property was constructed in 1969 by Trenton J. Dunphy following designs developed by S. Charles Lee and Michael Allan Black. In 1948, well renowned architect S. Charles Lee partnered with Chicago businessman Samuel Hayden to form the Hayden Lee Development Company. Together they built large tracts for residential and commercial properties in southwestern Los Angeles, including the Los Angeles International Airport district. While the Hayden Lee Company was in operation, an executive and salesman within the company, George Keiter, married Lee's only daughter, Connie, in 1949. During the mid-1950s and early 1960s, Keiter was still a business partner and son-in-law to S. Charles Lee. Keiter and Lee had developed their own partnership and had completed several contracts with the Federal Housing Administration (FHA) for residential communities across the country.

See Continuation Sheet for significance and integrity analysis.



B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025

(This space reserved for official comments.)

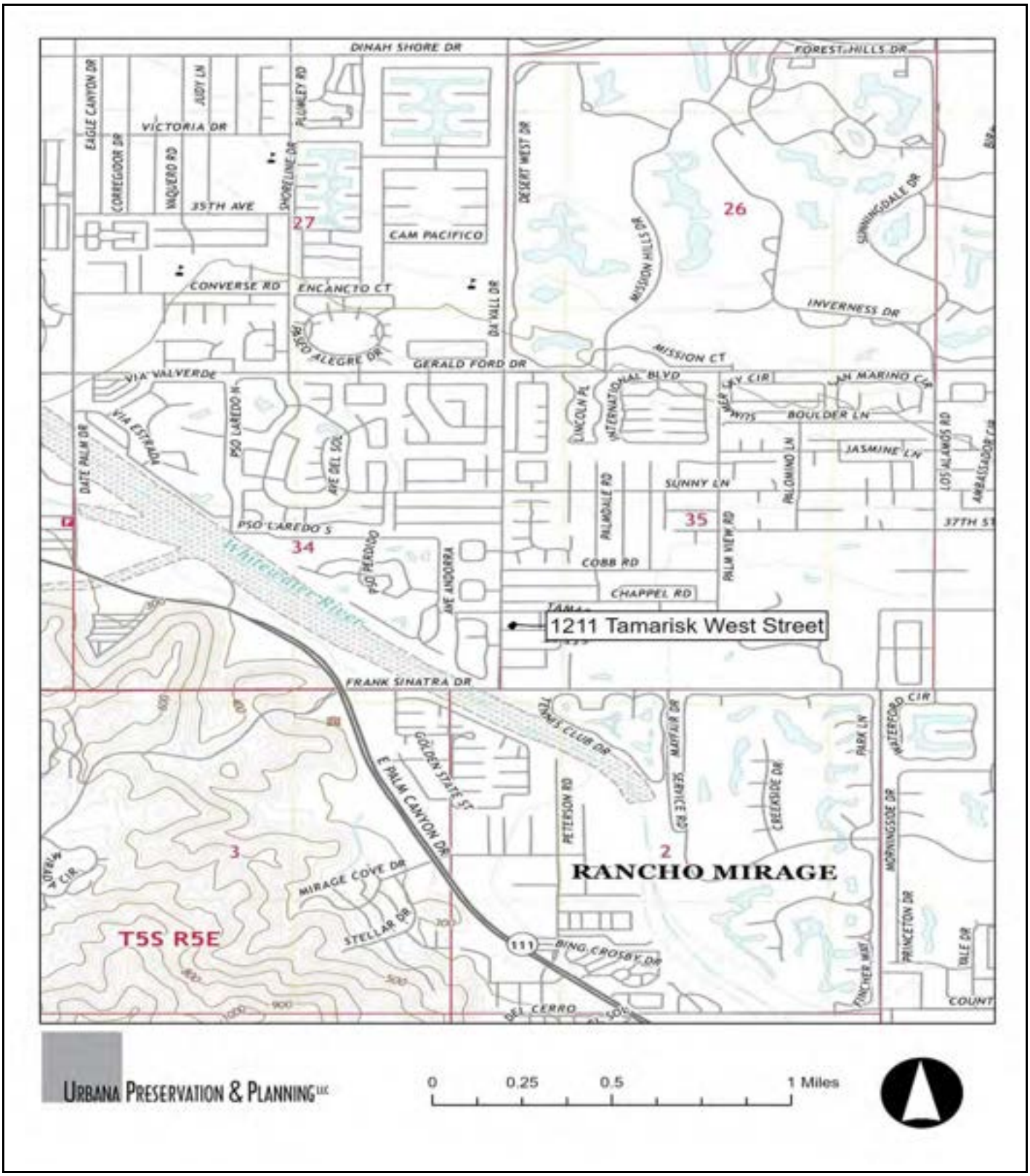
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: 1211 Tamarisk West Street
Page 3 of 6

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3B/3CB/5B
Other Listings: Urbana Survey No.: 45

*Map Name: Cathedral City *Scale: 1:24,000 *Map Date: 2021



Primary Record Information Continued:



1211 Tamarisk West Street_5: Detail view of entrance.

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:
By the early 1960s, Lee's daughter and Keiter's wife, Connie, was an award-winning golfer. This motivated Keiter and Lee to partner in developing the Tamarisk West community in 1964, immediately adjacent to the western end of Tamarisk Country Club off Da Vall Drive. Together they formed Lee-Keiter Enterprises, a development firm. To complete the construction, which was built in three phases over time, Keiter and Lee hired Trenton J. Dunphy, a contractor who had recently built the William Krisel designed Sandpiper condominiums in Palm Desert in 1958. Like Sandpiper, Lee planned to design homes with floor-to-ceiling windows at the rear of the homes which would lead out to patios that overlooked a pool. The flat patio roof overhangs were to extend out over the patio spaces to shield residents from the sun and the pools were to be built beneath grade to maintain mountain views. The post-and-beam buildings had rock wall and stucco facades, decorative breeze block walls, and desert colors like light-pink and brown, exemplifying the Desert Modern subtype of the International architectural style. The first homes at the southern end of the development surrounding two pools (Tamarisk West I) were built in 1964 and officially opened in 1965.

Building, Structure, Object Information Continued:

To complete the work on the second phase, Lee-Keiter Enterprises hired Michael Allan Black, a 1961 graduate of the USC School of Architecture who had just begun his own practice in 1968 after working for many years with E. Stewart Williams. He designed Tamarisk West II, with oversight and input from Lee, mirroring elements from Tamarisk West I, while also incorporating its own unique design traits. By 1969, they completed the second phase (Tamarisk West II). The third phase (Tamarisk West III) of the subdivision was finally completed in 1972.

This condominium was constructed five years after the first Tamarisk West community (Tamarisk West I) was completed to the south. It was also was part of the second phase of a planned community with different floor plans but a similar communal configuration to the first Tamarisk West development. This condo, and the others in the Tamarisk West II community, are associated with the Residential Subdivisions and Cooperatives (1951-1973) theme in Rancho Mirage. However, this dwelling was constructed in the second of three planned phases. There is no evidence to show that the design of this condominium unit individually significantly impacted the development of other nearby condos designed by other builders and architects in later years. Therefore, the property does not possess individual documented significance in relation to the Residential Subdivisions and Cooperatives (1951-1973) theme. As a whole, the Tamarisk West II development is significantly associated with the Residential Subdivisions and Cooperatives (1951-1973) theme in Rancho Mirage because the cooperative living community is representative of the evolution of the City. It is also associated with the Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

The dwelling is not individually eligible under NRHP/CRHR Criterion A/1, as it is not directly associated with significant events or patterns of events in local, regional, state, or national history. The property is not individually eligible under NRHP/CRHR Criterion B/2, as the property is not significantly associated with the lives of persons significant in our past. The property is eligible under NRHP/CRHR Criterion C/3 as the home embodies the distinctive characteristics of a Desert Modernist style condominium constructed in Rancho Mirage during the 1960s and is representative of the work of master architect S. Charles Lee and Michael Allan Black. In 1969, Lee and Black designed the property with stucco and rock wall facades, floor-to-ceiling glass windows/doorways at the rear elevation, desert colors, and an expansive rear patio, which are all attributes clearly related to the Desert Modernist subtype of the International style. Current survey efforts showed that the garage door has been modified with replacement materials, the aluminum sliding glass doors/windows had been replaced in-kind, and new front doors had been installed, but the home has not been significantly altered on the exterior apart from these minor changes. The observed non-original materials are potentially reversible and do not significantly impact the overall integrity of the property, which has had no significant additions. Overall, the exterior remains intact and the original mid-20th century integrity of design, materials, workmanship, feeling and association are still clearly discernible. The home is not individually eligible under Criterion D/4, as further study of the property would not appear to yield information which could be considered important in local, regional, state or national history.

The single-family residence is not considered eligible under Local Criteria 2-3 and 5-8. The condominium is considered eligible under Local Register Criterion 1 as the property is representative of a mid-20th century Desert Modernist style residential building in Rancho Mirage. It is considered eligible under Local Register Criterion 4, as it represents the work of a master architect, S. Charles Lee and Michael Allan Black. Despite the garage door replacement, in-kind door/window replacements, and the replacement of the original solid wood front doors, the property appears to retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association. These modifications, if removed in the future, can be replaced with period-appropriate materials without altering the essential form and integrity of the historic property. Overall, the building maintains adequate integrity from the historic period to convey its significance. As such, the property is assigned the 5B status code - locally significant both individually (listed, eligible, or appears eligible) and as contributor to a multi-component resource like a district that is locally listed, designated, determined eligible, or appears eligible through survey evaluation; the 3CB status code - appears eligible for CR both individually and as a contributor to a CR eligible multi-component resource through survey evaluation; and the 3B status code - appears eligible for NR both individually and as a contributor to a NR eligible multi-component resource like a district through survey evaluation.

Building, Structure, Object Information Continued:

B12. References Continued:

Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3B/3CB/5B
Other Listings: Urbana Survey No.: 46

Review Code _____ Reviewer _____ Date _____
Resource Name: 1212 Tamarisk West Street

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Cathedral City Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: 1212 Tamarisk West Street City: Rancho Mirage Zip: 92270
d. UTM Zone: 11 S, 551796.24 mE / 3737397.39 mN
e. Other Locational Data: APN: 674210038

***P3a. Description:** 1212 Tamarisk West Street, a condominium within the Tamarisk West II community, was constructed in 1969 and it sits on a 0.10 acre parcel. The unit is attached along the eastern wall to 1211 Tamarisk West Street. The property is a single-story Desert Modernist style single-family residence with an irregular-shaped floor plan and a flat roof, which is clad in rolled composition sheets. The flat roof has an overhang that varies from short to wide with enclosed eaves and a thick cornice line on the front and side elevations facing out towards Tamarisk West Street. The single-family residence has asymmetrical facades with walls that have sections either entirely clad in uncoursed rock or stucco. The dwelling has an attached garage on the south elevation which has a replacement metal-paneled sectional car door. Adjacent to the garage, there is an original concrete block wall attached to the rear entrance door with an aluminum framed transom lite above the door and an original aluminum framed window above the wall. To the east of the block wall there is a long non-original window opening with an aluminum framed sliding-fixed-sliding window. The front entrance of the home is covered by a wide flat porch roof over the front doors, which consists of two original solid wooden doors.

***P3b. Resource Attributes:** HP3. Multiple family property
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other
P5b. Description of Photo:



View of southwest (front) elevation. (1212 Tamarisk West Street_1)
***P6. Date Constructed/Age and Source**
☒Historic: 1969 (Riverside County Assessor-County Clerk-Recorder)
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
John J Goodman Self Declaration of Trust, John J Goodman, Julie S Hanna, Julie S Hanna Self Declaration of Trust; 924 Fisher Lane, Northfield, IL 60093
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
***P9. Date Recorded:** 2024
***P10. Survey Type:**
Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: None
B2. Common Name: 1212 Tamarisk West Street
B3. Original Use: Residential **B4. Present Use:** Residential
***B5. Architectural Style:** Desert Modernist

***B6. Construction History:** The single-family residence was constructed in 1969. No building permits exist prior to incorporation of the City of Rancho Mirage in 1973. In 2004, construction of an addition or a remodel was completed at the property (Permit No. B0400084). In 2013, solar was installed at the property (Permit No. B1300364). In 2022, the residence was reroofed (Permit No. B2200313). In 2023, plumbing work was completed at the property (Permit No. B2302382). There appear to have been no significant additions to the property over time since construction.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: S. Charles Lee / Michael Allan Black **b.** Builder: Trenton J. Dunphy
***B10. Significance: Theme:** Residential Subdivisions and Cooperatives, 1951 – 1973 **Area:** City of Rancho Mirage; Tamarisk West II
Period of Significance: 1969 **Property Type:** Single-Family Residential
Applicable Criteria: NRHP/CRHR Criterion C/3; Local Criteria 1 and 4

1212 Tamarisk West Street is a Desert Modernist style single-family residence within the Tamarisk West II community. The subject property was constructed in 1969 by Trenton J. Dunphy following designs developed by S. Charles Lee and Michael Allan Black. In 1948, well renowned architect S. Charles Lee partnered with Chicago businessman Samuel Hayden to form the Hayden Lee Development Company. Together they built large tracts for residential and commercial properties in southwestern Los Angeles, including the Los Angeles International Airport district. While the Hayden Lee Company was in operation, an executive and salesman within the company, George Keiter, married Lee's only daughter, Connie, in 1949. During the mid-1950s and early 1960s, Keiter was still a business partner and son-in-law to S. Charles Lee. Keiter and Lee had developed their own partnership and had completed several contracts with the Federal Housing Administration (FHA) for residential communities across the country.

See Continuation Sheet for significance and integrity analysis.



B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025

(This space reserved for official comments.)

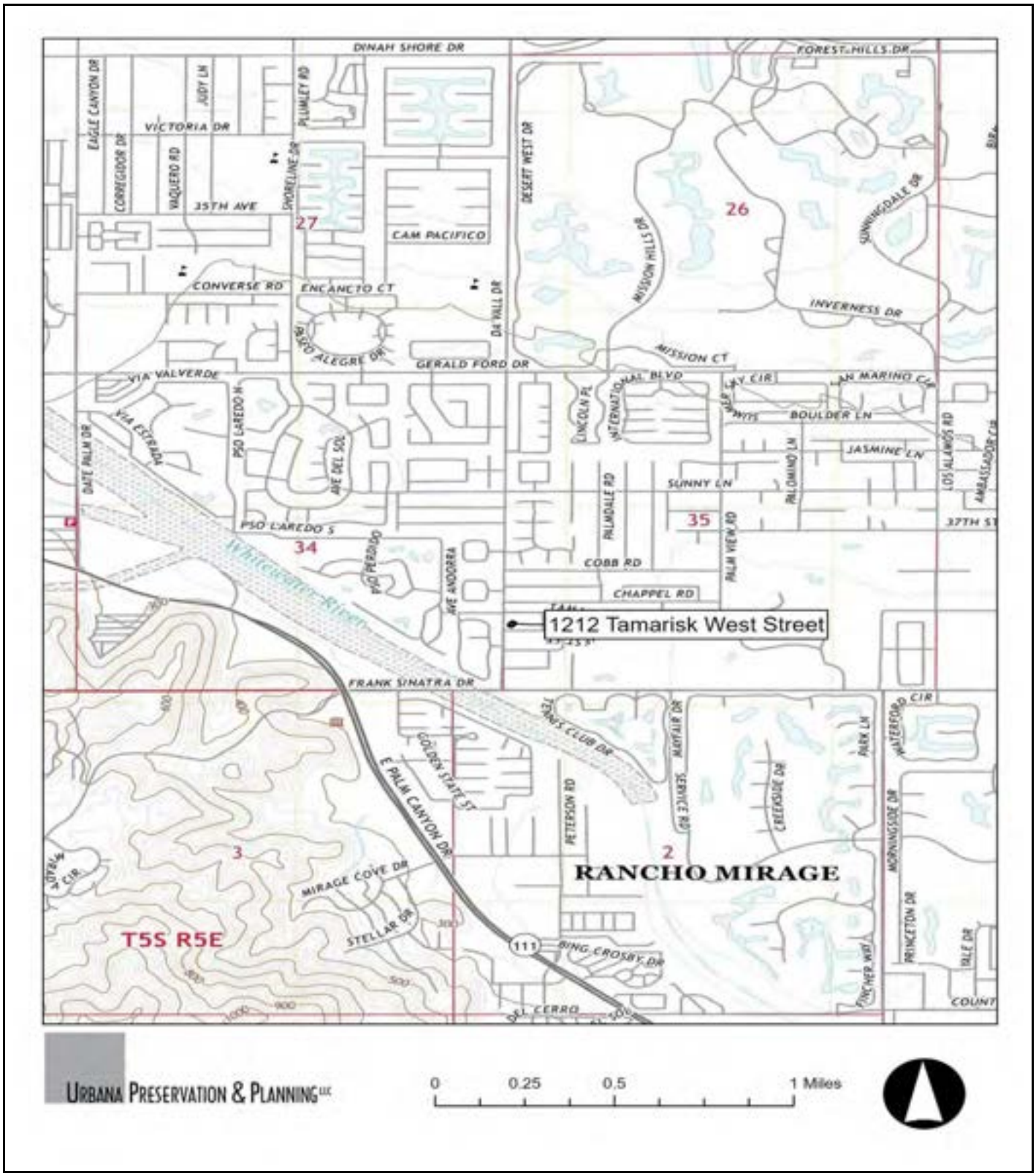
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: 1212 Tamarisk West Street
Page 3 of 6

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3B/3CB/5B
Other Listings: Urbana Survey No.: 46

*Map Name: Cathedral City *Scale: 1:24,000 *Map Date: 2021



URBANA PRESERVATION & PLANNING LLC

Primary Record Information Continued:

P3. Description Continued From Page 1:
Adjacent to the front doors to the north there is a three-lite sliding-fixed-sliding sash aluminum framed window and another smaller rectangular aluminum sliding sash window with two lites. The home has an interior closed atrium which appears to be unmodified with aluminum framed skylights and long rectangular clerestory windows. The rear elevation is covered by a flat patio roof with a wide stucco-clad fascia board that is supported by square posts. The rear elevation wall chiefly consists of aluminum framed sliding glass doors and stucco dividing walls situated below long rectangular fixed transom lites that mirror the width of the door openings. The rear patio is divided from 1211 Tamarisk West Street patio by a wall clad in uncoursed rock. The floor of the rear patio is poured concrete. There appear to have been no significant additions to the property over time since construction.



1212 Tamarisk West Street_1: View of front elevation.

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:
By the early 1960s, Lee's daughter and Keiter's wife, Connie, was an award-winning golfer. This motivated Keiter and Lee to partner in developing the Tamarisk West community in 1964, immediately adjacent to the western end of Tamarisk Country Club off Da Vall Drive. Together they formed Lee-Keiter Enterprises, a development firm. To complete the construction, which was built in three phases over time, Keiter and Lee hired Trenton J. Dunphy, a contractor who had recently built the William Krisel designed Sandpiper condominiums in Palm Desert in 1958. Like Sandpiper, Lee planned to design homes with floor-to-ceiling windows at the rear of the homes which would lead out to patios that overlooked a pool. The flat patio roof overhangs were to extend out over the patio spaces to shield residents from the sun and the pools were to be built beneath grade to maintain mountain views. The post-and-beam buildings had rock wall and stucco facades, decorative breeze block walls, and desert colors like light-pink and brown, exemplifying the Desert Modern subtype of the International architectural style. The first homes at the southern end of the development surrounding two pools (Tamarisk West I) were built in 1964 and officially opened in 1965.

To complete the work on the second phase, Lee-Keiter Enterprises hired Michael Allan Black, a 1961 graduate of the USC School of Architecture who had just begun his own practice in 1968 after working for many years with E. Stewart Williams. He designed Tamarisk West II, with oversight and input from Lee, mirroring elements from Tamarisk West I, while also incorporating its own unique design traits. By 1969, they completed the second phase (Tamarisk West II). The third phase (Tamarisk West III) of the subdivision was finally completed in 1972.

This condominium was constructed five years after the first Tamarisk West community (Tamarisk West I) was completed to the south. It was also was part of the second phase of a planned community with different floor plans but a similar communal configuration to the first Tamarisk West development. This condo, and the others in the Tamarisk West II community, are associated with the Residential Subdivisions and Cooperatives (1951-1973) theme in Rancho Mirage. However, this dwelling was constructed in the second of three planned phases. There is no evidence to show that the design of this condominium unit individually significantly impacted the development of other nearby condos designed by other builders and architects in later years. Therefore, the property does not possess individual documented significance in relation to the Residential Subdivisions and Cooperatives (1951-1973) theme. As a whole, the Tamarisk West II development is significantly associated with the Residential Subdivisions and Cooperatives (1951-1973) theme in Rancho Mirage because the cooperative living community is representative of the evolution of the City. It is also associated with the Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

The dwelling is not individually eligible under NRHP/CRHR Criterion A/1, as it is not directly associated with significant events or patterns of events in local, regional, state, or national history. The property is not individually eligible under NRHP/CRHR Criterion B/2, as the property is not significantly associated with the lives of persons significant in our past. The property is eligible under NRHP/CRHR Criterion C/3 as the home embodies the distinctive characteristics of a Desert Modernist style condominium constructed in Rancho Mirage during the 1960s and is representative of the work of master architect S. Charles Lee and Michael Allan Black. In 1969, Lee and Black designed the property with stucco and rock wall facades, floor-to-ceiling glass windows/doorways at the rear elevation, desert colors, and an expansive rear patio, which are all attributes clearly related to the Desert Modernist subtype of the International style. Current survey efforts showed that the garage door was modified with replacement materials, the aluminum sliding glass doors/windows were replaced in-kind, and two new window openings were added, but the home has not been significantly altered on the exterior apart from these minor changes. The new windows are in-keeping with the design of the original units, utilizing the same aluminum sliding sash design. The observed alterations, including the new window openings, are potentially reversible and do not significantly impact the overall integrity of the property, which has had no significant additions. Overall, the exterior remains intact and the original mid-20th century integrity of design, materials, workmanship, feeling and association are still clearly discernible. The home is not individually eligible under Criterion D/4, as further study of the property would not appear to yield information which could be considered important in local, regional, state or national history.

Building, Structure, Object Information Continued:

The single-family residence is not considered eligible under Local Criteria 2-3 and 5-8. The condominium is considered eligible under Local Register Criterion 1 as the property is representative of a mid-20th century Desert Modernist style residential building in Rancho Mirage. It is considered eligible under Local Register Criterion 4, as it represents the work of a master architect, S. Charles Lee and Michael Allan Black. Despite the garage door replacement, in-kind door/window replacements, and the addition of two new windows, the property appears to retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association. These modifications, if removed in the future, can be replaced with period-appropriate materials without altering the essential form and integrity of the historic property. Overall, the building maintains adequate integrity from the historic period to convey its significance. As such, the property is assigned the 5B status code - locally significant both individually (listed, eligible, or appears eligible) and as contributor to a multi-component resource like a district that is locally listed, designated, determined eligible, or appears eligible through survey evaluation; the 3CB status code - appears eligible for CR both individually and as a contributor to a CR eligible multi-component resource through survey evaluation; and the 3B status code - appears eligible for NR both individually and as a contributor to a NR eligible multi-component resource like a district through survey evaluation.

B12. References Continued:

Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3CS/5S3
Other Listings: Urbana Survey No.: 47

Review Code _____ Reviewer _____ Date _____

Resource Name: Eisenhower Medical Center Annenberg Center for Health Sciences

P1. Other Identifier: None

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**

***a. County:** Riverside County

***b. USGS 7.5' Quad:** Cathedral City Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; _S. B. __**B.M.** __

c. Address: 39-000 Bob Hope Drive City: Rancho Mirage Zip: 92270

d. UTM Zone: 11 S, 554898.26 mE / 3735935.63 mN

e. Other Locational Data: APN: 685270003

***P3a. Description:**

The Annenberg Center for Health Sciences in the Eisenhower Medical Center (Eisenhower Health) campus at 39000 Bob Hope Drive was constructed in 1980 southeast of the original building and it sits on a 1.12 acre parcel. The property is an approximately three-story tall Organic Geometric style building with a circular-shaped floor plan covered by flat roof bordered with a short parapet wall. The walls on all sides are are decorated with small concrete pentagons arranged in a geometric pattern. The front (south) elevation of the building has a large deeply recessed center window that is fixed, metal framed, and divided into twelve rectangular lites. The front entrance, which consists of metal framed glass doors, is also recessed and covered by a long semi-circular flat patio roof which is supported by round concrete columns. There appear to have been no significant additions to the property over time since construction.

***P3b. Resource Attributes:** HP41. Hospital

***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
View north of south elevation. (Annenberg Center_1)

***P6. Date Constructed/Age and Source**
☒Historic: 1981 (Palm Springs Life)
☐ Prehistoric
☐ Both

***P7. Owner and Address:**
Eisenhower Medical Center; 39000 Bob Hope Drive, Rancho Mirage, CA 92270

***P8. Recorded by:**
Urbana Preservation & Planning, LLC

***P9. Date Recorded:** 2024

***P10. Survey Type:**
Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation**: Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.

***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3CS/5S3
Other Listings: Urbana Survey No.: 47

Resource Name: Eisenhower Medical Center
Annenberg Center for Health Sciences

B1. Historic Name: Eisenhower Medical Center
Annenberg Center for Health Sciences
B2. Common Name: 39-000 Bob Hope Drive
B3. Original Use: Medical Building **B4. Present Use:** Medical Building

***B6. Construction History:** The hospital building was constructed in 1981. In 2022, Eisenhower Health completed miscellaneous fire improvements to the building (Permit No. F2200310). No significant exterior additions have been made since construction.

***B5. Architectural Style:** Organic Geometric

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Williams, Clark, and Williams **b.** Builder: Unknown
***B10. Significance: Theme:** Cityhood, 1973 - Present **Area:** City of Rancho Mirage
Period of Significance: 1981 **Property Type:** Hospital / Healthcare Facility
Applicable Criteria: NRHP ineligible; CRHR Criteria 1 and 3; Local Criteria 1 and 3

The Annenberg Center for Health Sciences is an Organic Geometric style medical building within the Eisenhower Health campus at 39-000 Bob Hope Drive. The subject property was designed by Williams, Clark, and Williams and completed in 1981 for use as a medical education center as the direct result of a $5 million gift to the Eisenhower Medical Center by Walter and Leonore Annenberg. In the late 1970s, Dolores Hope and Eisenhower Medical Center President John Sinn approached the Annenbergs about developing a medical education center. Annenberg agreed to a $5 million gift and later donated another $5 million for educational programs. The building, which began construction in 1980, opened in November 1981. The facility was built to accommodate a 485-seat amphitheater-style auditorium, and several private classrooms. Quickly after opening, the center became a popular venue for conferences and symposia. From the beginning of 1983 through July 1985, the Annenberg Center held 48 international conferences/symposia with a total of 5,447 participants. In 1986, the center hosted the World Medical Assembly, attracting about 500 participants from 50 countries. In 1996, the Annenberg Center held a three-day conference on preventing medical mistakes, which helped found the National Patient Safety Foundation.

See Continuation Sheet for significance and integrity analysis.



B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025

(This space reserved for official comments.)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Eisenhower Medical Center
Annenberg Center for Health Sciences
Page 3 of 5

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3CS/5S3
Other Listings: Urbana Survey No.: 47

*Map Name: Cathedral City *Scale: 1:24,000 *Map Date: 2021



Primary Record Information Continued:



Annenberg Center_3_ View north of south (front) elevation.

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:
Built as an early and significant addition to the Eisenhower Medical Center campus, the Annenberg Center for Health Sciences is individually significant within the theme of Cityhood (1973 – Present) in Rancho Mirage because the building significantly increased the range of services provided within the hospital campus and helped establish the Eisenhower Medical Center as a premier location for the advancement of medical sciences in the Coachella Valley and nationwide. Since its establishment, the building has become a hub for continuing education meetings, community health/wellness meetings, and a popular location for both national and international meetings with leading experts in specific areas of medicine and health care policy. It is also associated with the Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

The medical building is potentially individually eligible under NRHP/CRHR Criterion A/1, as it is directly associated with a significant pattern of events in local Rancho Mirage history. However, the building was completed in 1981, and does not meet the 50-year age requirement for listing in the NRHP. As a result, the property is only eligible under CRHR Criterion 1. The property is not individually eligible under NRHP/CRHR Criterion B/2, as the building is not significantly associated with the lives of persons significant in our past. The property is potentially eligible under NRHP/CRHR Criterion C/3 as it embodies the distinctive characteristics of an Organic Geometric style hospital building. The property has remained relatively intact since construction and it maintains its historic integrity of location, design, setting, materials, workmanship, feeling, and association. However, the building was completed in 1981, and does not meet the 50-year age requirement for listing in the NRHP. As a result, the property is only eligible under CRHR Criterion 3. It is not individually eligible under Criterion D/4, as further study of the property would not appear to yield information which could be considered important in local, regional, state or national history.

The hospital building is not considered eligible under Local Criteria 2 and 4-8. The Annenberg Center for Health Sciences is eligible under Local Register Criterion 1 as it is representative of the Organic Geometric style. The Annenberg Center for Health Sciences is considered eligible under Local Register Criterion 3 as the property is representative of the development of the infrastructure growth in the City of Rancho Mirage. The property retains sufficient historic integrity to convey its significance under both of these criteria. As such, the property is assigned the 5S3 status code - appears to be individually eligible for local listing or designation through survey evaluation; and the 3CS status code - appears eligible for CR individually through survey evaluation.

B12. References Continued:
"Annenberg Center for Health Sciences at Eisenhower," Visit Greater Palm Springs, accessed March 2025, https://www.visitgreaterpalmsprings.com/listing/annenberg-center-for-health-sciences-at-eisenhower/6674/;
Janice Kleinschmidt, "Vision Quest," Palm Springs Life, June 15 2007, accessed March 2025, https://www.palmspringslife.com/vision-quest/;
Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 48

Review Code _____ Reviewer _____ Date _____
Resource Name: Betty Ford Center

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Cathedral City Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** __
c. Address: 39-407 Vista Del Sol City: Rancho Mirage Zip: 92270
d. UTM Zone: 11 S, 555503.02 mE / 3735941.64 mN
e. Other Locational Data: APN: 685270017

***P3a. Description:** The Betty Ford Center at 39-407 Vista Del Sol was constructed in 1982 east of the original 1971 Eisenhower building and it sits on a 14.28 acre parcel. The property consists of eight single-story buildings which have asymmetrical facades clad in coarse patterned stucco with large metal framed fixed windows. The roofs of all the buildings are flat with short parapet walls, moderate to wide overhangs, thick stucco-clad fascia, and enclosed eaves. The entrances to all buildings consist of metal framed glass doors in recessed entryways. Some buildings have front porch roofs supported by rectangular columns that are clad in either stucco or wood panels. In 1982, the property consisted of four buildings. The main building was 14,313 square feet and the other three buildings were 9,000 square feet. Following construction, the facility added four additional buildings over subsequent years. The first, Fisher Hall, was completed in 1986 and was designed by Milton Chambers and built by Trojan Properties, Rancho Mirage. The 13,000 square foot building was built to add twenty beds to the capacity of the Betty Ford Center. In March 1993, the Betty Ford Center added the James W. West Training Building, a 121-seat auditorium building with two classrooms. In 2002, the complex added its two most recent buildings, the Daniels Children's Training Pavilion for young children with dependency issues and Ottenstein Hall, for specialized treatment and assessment services. In 2009, the Betty Ford Center added a new patient entrance structure connecting Ottenstein Hall to the Firestone Hall to improve the patient intake process.

***P3b. Resource Attributes:** HP41. Hospital



***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other
P5b. Description of Photo:
View north of the south elevation. (Betty Ford Center_4)
***P6. Date Constructed/Age and Source**
☒Historic: 1982 (Desert Sun, October 4, 1982, 1)
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
Eisenhower Medical Center; 39000 Bob Hope Drive, Rancho Mirage, CA 92270
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
***P9. Date Recorded:** 2024
***P10. Survey Type:**
Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: Betty Ford Center
B2. Common Name: 39-407 Vista Del Sol
B3. Original Use: Medical Building **B4. Present Use:** Medical Building ***B5. Architectural Style:** International

***B6. Construction History:** The medical complex was first improved in 1982. In 1982, the property consisted of four buildings. The main building was 14,313 square feet and the other three buildings were 9,000 square feet. Following construction, the facility has added four additional buildings over subsequent years. The first, Fisher Hall, was completed in 1986 and was designed by Milton Chambers and built by Trojan Properties, Rancho Mirage. The 13,000 square foot building was built to add twenty beds to the capacity of the Betty Ford Center. In March 1993, the Betty Ford Center added the James W. West Training Building, a 121-seat auditorium building with two classrooms. In 2002, the complex added its two most recent buildings, the Daniels Children's Training Pavilion for young children with dependency issues, designed by PVG Architects, and Ottenstein Hall, for specialized treatment and assessment services. In 2009, the Betty Ford Center added a new patient entrance structure connecting Ottenstein Hall to the Firestone Hall to improve the patient intake process.

***B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Millard Archuleta & Robert Ricciardi Associates **b.** Builder: Peter Kiewit 'Sons' Construction Company
***B10. Significance: Theme:** Cityhood, 1973 - Present **Area:** City of Rancho Mirage
Period of Significance: 1982 **Property Type:** Hospital / Healthcare Facility
Applicable Criteria: NRHP/CRHR/Local ineligible

The Betty Ford Center is an International style medical complex at 39-407 Vista Del Sol. The subject property was completed in 1982 for use as a substance abuse treatment center as the direct result of the efforts of former First Lady Betty Ford. In 1982 Betty Ford co-founded the facility with Leonard Firestone and Dr. James West. Her decision to open the center was a result of her own battle with alcoholism and addiction. Before and after its opening, Mrs. Ford worked to raise funds and to help research and design treatments to assist men, women, and families in recovery from alcoholism and other drug dependency. Today, the Betty Ford Center is regarded as one of the nation's foremost substance abuse treatment facilities in the world. When it opened, Mrs. Ford patterned the drug and alcohol rehabilitation approach after the Hazelden Foundation's Minnesota Model of Care. In 2014, the Betty Ford Clinic and Hazelden merged, forming the nation's largest nonprofit addiction treatment center, the Hazelden Betty Ford Foundation.

See Continuation Sheet for significance and integrity analysis.



B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025

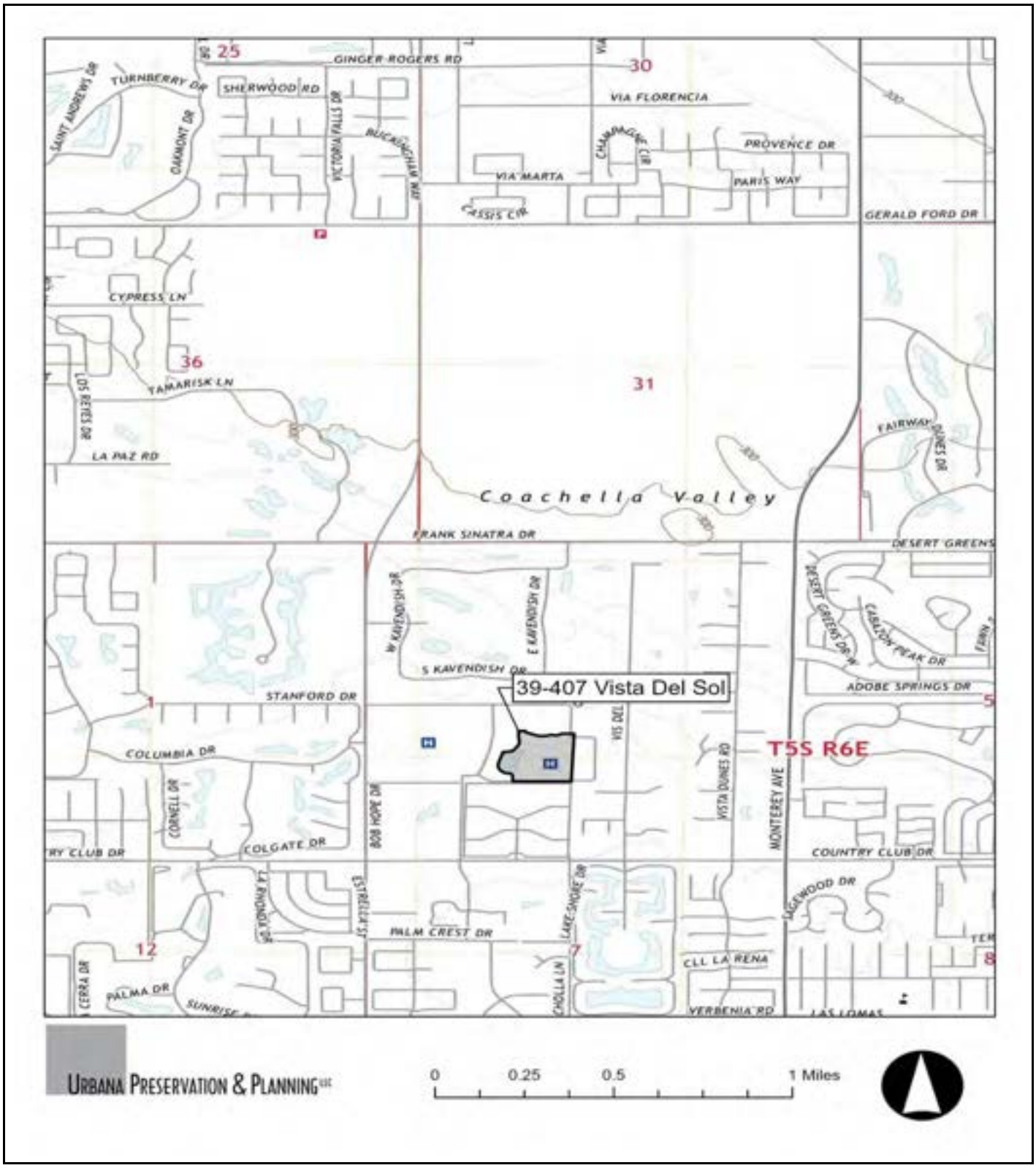
(This space reserved for official comments.)

LOCATION MAP

Resource Name: Betty Ford Center

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 48

*Map Name: Cathedral City *Scale: 1:24,000 *Map Date: 2021



Primary Record Information Continued:



Betty Ford Center_2: View of admissions entrance.

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:
Built as an early and significant addition to the Eisenhower Medical Center campus, the Betty Ford Center is individually significant within the theme of Cityhood (1973 – Present) in Rancho Mirage because the center significantly increased the range of services provided within the hospital campus and helped establish the Eisenhower Medical Center as a premier location for substance abuse rehab in the Coachella Valley and nationwide. Since its establishment, the center has become a hub for professionals in the field, a noteworthy location for celebrity clientele, and a leader in research. It is also associated with the Rancho Mirage Architectural Styles (1934-1980s) theme but it is not considered a significant representative example of a known architectural style in the community.

Building, Structure, Object Information Continued:
The Betty Ford Center is potentially individually eligible under NRHP/CRHR Criterion A/1, as it is directly associated with a significant pattern of events in local Rancho Mirage history. However, the center was completed in 1982, and does not meet the 50-year age requirement for listing in the NRHP. As a result, the property is only potentially eligible under CRHR Criterion 1. While the four original buildings from 1982 remain, the complex as a whole has been substantially altered since its construction, doubling in size by adding four additional buildings and altering original Firestone Hall with a 2009 entryway/connector to Ottenstein Hall, which removed the entire original eastern elevation of the building. Due to the alterations, the property is not eligible under Criterion 1. The property is potentially individually eligible under NRHP/CRHR Criterion B/2, as the building is significantly associated with the life of Betty Ford, who spent much of her later life guiding the development of the center while living nearby. However, the property as a whole no longer retains sufficient integrity to convey its significance under this criterion as the original design and materials are no longer intact. Therefore, the property is not eligible under Criterion 2. The property is potentially eligible under NRHP/CRHR Criterion C/3 as it embodies the distinctive characteristics of an International style medical center. However, the building was completed in 1982, and does not meet the 50-year age requirement for listing in the NRHP. As a result, the property is only potentially eligible under CRHR Criterion 3. However, the property has not remained intact, and it only maintains its historic integrity of location, setting, workmanship, feeling, and association. Therefore, the property is not eligible under Criterion 3. The complex is not individually eligible under Criterion D/4, as further study of the property would not appear to yield information which could be considered important in local, regional, state or national history.

The medical center is not considered eligible under Local Criteria 2, 4, and 6-8. The Betty Ford Center is potentially eligible under Local Register Criterion 1 as being representative of the International style. The Betty Ford Center is also considered potentially eligible under Local Register Criterion 3 as the property is representative of the development of the medical care in the City of Rancho Mirage. Lastly, the Betty Ford Center is potentially eligible under Local Register Criterion 5 as it is associated with the life and work of Betty Ford. However, the property as a whole no longer retains sufficient integrity to convey its significance under all of these criteria as the original design and materials are no longer intact. Due to additions and changes to the property over time, the Betty Ford Center only retains integrity of location, setting, workmanship, feeling, and association. The complex does not maintain adequate integrity from the historic period to convey its significance. As such, the property is assigned a 6Z status code: Found ineligible for NRHP, CRHR, or Local Register through survey evaluation.

B12. References Continued:
"Ground broken on EMC's Betty Ford Center," Desert Sun, October 15 1981, 3;
"Progress," Desert Sun, September 3 1982, 56;
"Bush to deliver Betty Ford Center dedication speech," Desert Sun, September 22 1982, 2;
"Betty Ford Center opens its doors," Desert Sun, October 4 1982, 1;
"Ground broken for 20-bed wing at Betty Ford Center," Desert Sun, December 12 1985, 12;
"Betty Ford Center unveils new building to be used for training," Desert Sun, March 18 1993, 6;
"RBF to provide services for Betty Ford Center," Desert Sun, May 16 2001, 42;
"Patients receive warm welcome to Betty Ford," Desert Sun, November 14 2009, 24;
Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 49

Review Code _____ Reviewer _____ Date _____

Resource Name: **Eisenhower Medical Center Probst Professional Building**

P1. Other Identifier: None

*__P2. Location: ☐ Not for Publication ☒ Unrestricted__

***a. County:** Riverside County

***b. USGS 7.5' Quad:** Cathedral City Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _

c. Address: 39-000 Bob Hope Drive City: Rancho Mirage Zip: 92270

d. UTM Zone: 11 S, 554993.46 mE / 3735930.42 mN

e. Other Locational Data: APN: 685270020

***P3a. Description:**

The Probst Professional Building in the Eisenhower Medical Center (Eisenhower Health) campus at 39000 Bob Hope Drive was constructed in 1972 southwest of the original building and it sits on a 48.33 acre parcel. The property is a Formalism style building that faces south and is rectangular, symmetrical, three-stories tall, and flat-roofed. A broad cornice and parapet decorated with an incised geometric 'fountain' motif distinguishes the roofline. Exteriors are sheathed in smooth stucco. The building has a temple-like appearance with a series of equally spaced vertical panels suggesting classical columns from the ground floor to the third floor elevations. Narrow fixed windows of black anodized aluminum are recessed between the panels. There appear to have been no significant additions to the property over time since construction.

***P3b. Resource Attributes:** HP41. Hospital

***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
View of south (front) elevation. (Probst Professional Building_2)

***P6. Date Constructed/Age and Source**
☒Historic: 1972 (City of Rancho Mirage, History)
☐ Prehistoric
☐ Both

***P7. Owner and Address:**
Eisenhower Medical Center; 39000 Bob Hope Drive, Rancho Mirage, CA 92270

***P8. Recorded by:**
Urbana Preservation & Planning, LLC

***P9. Date Recorded:** 2024

***P10. Survey Type:**
Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation**: Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.

***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: Eisenhower Medical Center
Probst Professional Building
B2. Common Name: 39-000 Bob Hope Drive
B3. Original Use: Medical Building **B4. Present Use:** Medical Building

***B6. Construction History:** The hospital building was constructed in 1972. No building permits exist prior to incorporation of the City of Rancho Mirage in 1973. In 2020, permits were issued for fire suppression sprinkler improvements and fire main underground system improvements (Permit No. F2000086 & F2000083). In 2020, a permit was issued for tenant improvements related to medical use (Permit No. B2000489). In 2020, a permit was issued for tenant improvements related to a restaurant use (Permit No. B2000559). No significant exterior additions have been made since construction.

***B5. Architectural Style:** New Formalism

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Edward Durell Stone **b.** Builder: Unknown
***B10. Significance: Theme:** Commercial Development, 1934 – 1973 **Area:** City of Rancho Mirage
Period of Significance: 1972 **Property Type:** Hospital / Healthcare Facility
Applicable Criteria: NRHP/CRHR Criteria A/1 and C/3; Local Criteria 1, 3, and 4

The Probst Professional Building is a New Formalism style medical building within the Eisenhower Health campus at 39-000 Bob Hope Drive. The subject property was the result of a $1 million donation from the treasurer and trustee of the Eisenhower Medical Center, Walter F. Probst, and his wife Eleanor Probst. Edward Durell Stone, who had designed the original Eisenhower Memorial Hospital Building, was also commissioned for this building, which was completed in 1972 for use as an office building on the campus. A native of Michigan, Walter F. Probst was chairman of the board and chief executive officer of Essex International Inc., a technological development company headquartered in Detroit. He was a highly successful businessman who became a philanthropist later in life, donating much of his time and energy in the 1970s to the development of the Eisenhower Medical Center.

See Continuation Sheet for significance and integrity analysis.



B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025

(This space reserved for official comments.)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Eisenhower Medical Center
Probst Professional Building
Page 3 of 5

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 49

*Map Name: Cathedral City *Scale: 1:24,000 *Map Date: 2021



Primary Record Information Continued:



Probst Professional Building_1: View of front elevation.

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:
Edward Durell Stone was born in 1902 in Fayetteville, Arkansas. He attended the University of Arkansas before moving to Boston in 1922. Though he did not earn a degree, Stone attended courses at the Boston Architectural Club (now Boston Architectural College), Harvard University's School of Architecture, and MIT. He moved to New York in 1929 and joined the firm of Schultze & Weaver. While there, he designed the main lobby, grand ballroom, and private dining rooms of the Waldorf-Astoria. Stone became an early adopter of the New Formalist style, drawing inspiration from his visits to Europe. Stone achieved success nationally and internationally. He lived in New York for the rest of his life, but designed many important buildings throughout the country. Notable works by Stone include the Radio City Music Hall, the US Pavilion at the Brussels World's Fair, the Kennedy Center in DC, the Mandel House in Bedford Hills, NY, Stone retired in 1974 and died in 1978.

Building, Structure, Object Information Continued:

Built as an early and significant addition to the Eisenhower Medical Center campus, the Probst Professional Building is individually significant within the theme of Commercial Development (1934 – 1973) in Rancho Mirage because the building significantly increased the capacity for medical providers to hold offices on the Eisenhower Medical Center campus, helped establish the Eisenhower Medical Center as a premier location for the advancement of medical sciences in the Coachella Valley and nationwide. Since its establishment, the building has become an important component of the facility, and essential for the staff that works on the property. It is also associated with the Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

The medical building is individually eligible under NRHP/CRHR Criterion A/1, as it is directly associated with a significant pattern of events in local Rancho Mirage history. The building is an important component of the history of the Eisenhower Medical Center, and by extension, the history of Rancho Mirage. The property is not individually eligible under NRHP/CRHR Criterion B/2, as the building is not significantly associated with the lives of persons significant in our past. While Walter Probst was a significant philanthropist, he did not design the building and did not occupy and office in the building. The property is potentially eligible under NRHP/CRHR Criterion C/3 as it embodies the distinctive characteristics of a New Formalism style hospital building and it is representative of the work of master architect Edward Durell Stone. The property is relatively intact since construction and it maintains its historic integrity of location, design, setting, materials, workmanship, feeling, and association. It is not individually eligible under Criterion D/4, as further study of the property would not appear to yield information which could be considered important in local, regional, state or national history.

The hospital building is not considered eligible under Local Criteria 2 and 5-8. The Probst Professional Building is eligible under Local Register Criterion 1 as it is representative of the New Formalism style. The Probst Professional Building is considered eligible under Local Register Criterion 3 as the property is representative of the development of the infrastructure growth in the City of Rancho Mirage. It is also considered eligible under Local Register Criterion 4, as the Probst Professional Building represents the work of a master architect Edward Durell Stone, a pioneer of the New Formalism movement. The property retains sufficient historic integrity to convey its significance under all of these criteria. As such, the property is assigned the 5S3 status code - appears to be individually eligible for local listing or designation through survey evaluation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

B12. References Continued:

"New EMC Building Will Honor Probst," Desert Sun, May 24 1972, 1;
"Walter F. Probst Leaving Essex Post After 32 Years," Desert Sun, December 6 1974, A15;
" Edward Durell Stone," Los Angeles Conservancy, accessed March 2025, https://www.laconservancy.org/learn/architect-biographies/edward-durell-stone/;
Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 50

Review Code _____ Reviewer _____ Date _____
Resource Name: VCA Rancho Mirage Animal Hospital

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Cathedral City, Rancho Mirage Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: 71-075 Highway 111 City: Rancho Mirage Zip: 92270
d. UTM Zone: 11 S, 553291.08 mE / 3734464.52 mN
e. Other Locational Data: APN: 684190009

***P3a. Description:**
71-075 Highway 111, known as the VCA Rancho Mirage Animal Hospital, was constructed in 1953 along Highway 111 and it sits on a 0.95 acre parcel. The property is a single-story Neo-Spanish Colonial Revival style commercial building with a rectangular-shaped floor plan covered by flat roof bordered with a short parapet wall. A shed roof open eave with a moderate overhang and exposed faux rafter tails extends around the front and side elevations of the building, which is clad in Spanish style terracotta tiles. The commercial building has asymmetrical facades that are clad in stucco. The front (east) elevation facing Highway 111 features aluminum sliding sash windows, metal framed fixed windows, and a glass front door beneath a recessed porch under the shed roof eave.

***P3b. Resource Attributes:** HP6. 1-3 story commercial building
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
View of east (front) elevation of original building. (Rancho Mirage Animal Hospital_1)
***P6. Date Constructed/Age and Source**
☒Historic: 1953 (Riverside County Assessor-County Clerk-Recorder)
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
Pauline Jackson; 78905 Aurora Way, La Quinta, CA 92253
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
***P9. Date Recorded:** 2024
***P10. Survey Type:**
Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: Desert View Animal Clinic
B2. Common Name: 71-075 Highway 111
B3. Original Use: Commercial **B4. Present Use:** Commercial
***B5. Architectural Style:** Neo-Spanish Colonial Revival

***B6. Construction History:** The commercial property was constructed in 1953 and was designed by Walter S. White. No building permits exist prior to incorporation of the City of Rancho Mirage in 1973. The property was originally occupied by the Desert View Animal Clinic, which was later acquired by the VCA in 2005 (The Desert Sun, Nov 19, 1953, Page 6; The Desert Sun, December 7, 2005, Page 16). The Desert View Animal Clinic added an addition to the southern (side) elevation of the building some time during the 1960s. In 1990, the hospital expanded the complex further by adding an ancillary building to the property, located south of the original structure for their 'Pet Resort', a facility for overnight animal boarding. Based on the condition of exterior materials at both buildings, the original structure was likely remodeled during the same time. **See Continuation Sheet for further construction history.**

***B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Walter S. White **b. Builder:** Unknown
***B10. Significance: Theme:** Commercial Development, 1934 – 1973 **Area:** City of Rancho Mirage
Period of Significance: 1953 **Property Type:** Commercial
Applicable Criteria: NRHP/CRHR/Local ineligible

71-074 Highway 111 is a Neo-Spanish Colonial Revival style commercial building on the Highway 111 corridor. The subject property was built in 1953 as the Desert View Animal Clinic operated by Dr. James R. Ketchersid for use as his home and office. The original property was designed by notable Modernist architect, Walter S. White. In 1990 the animal clinic expanded and re-branded as the Desert View Animal Hospital & Pet Resort, with a separate building at 71-075 Highway 111. In 2005, VCA acquired the business and integrated the veterinary office into their nationwide network.

Walter S. White was born in San Bernardino, California and attended San Bernardino High School from 1933 to 1936. Growing up, White learned construction from his father who was a builder in the San Bernardino area. After one semester at San Bernardino Valley Junior College in 1936, White spent the next decade working for various architects, builders, and engineers in the Los Angeles area. During that time, he worked for Harwell Hamilton Harris, Rudolf Schindler, and Allen Ruoff. During WWII, he worked for Douglas Aircraft as a machine tool designer.

See Continuation Sheet for significance and integrity analysis.



B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025

(This space reserved for official comments.)

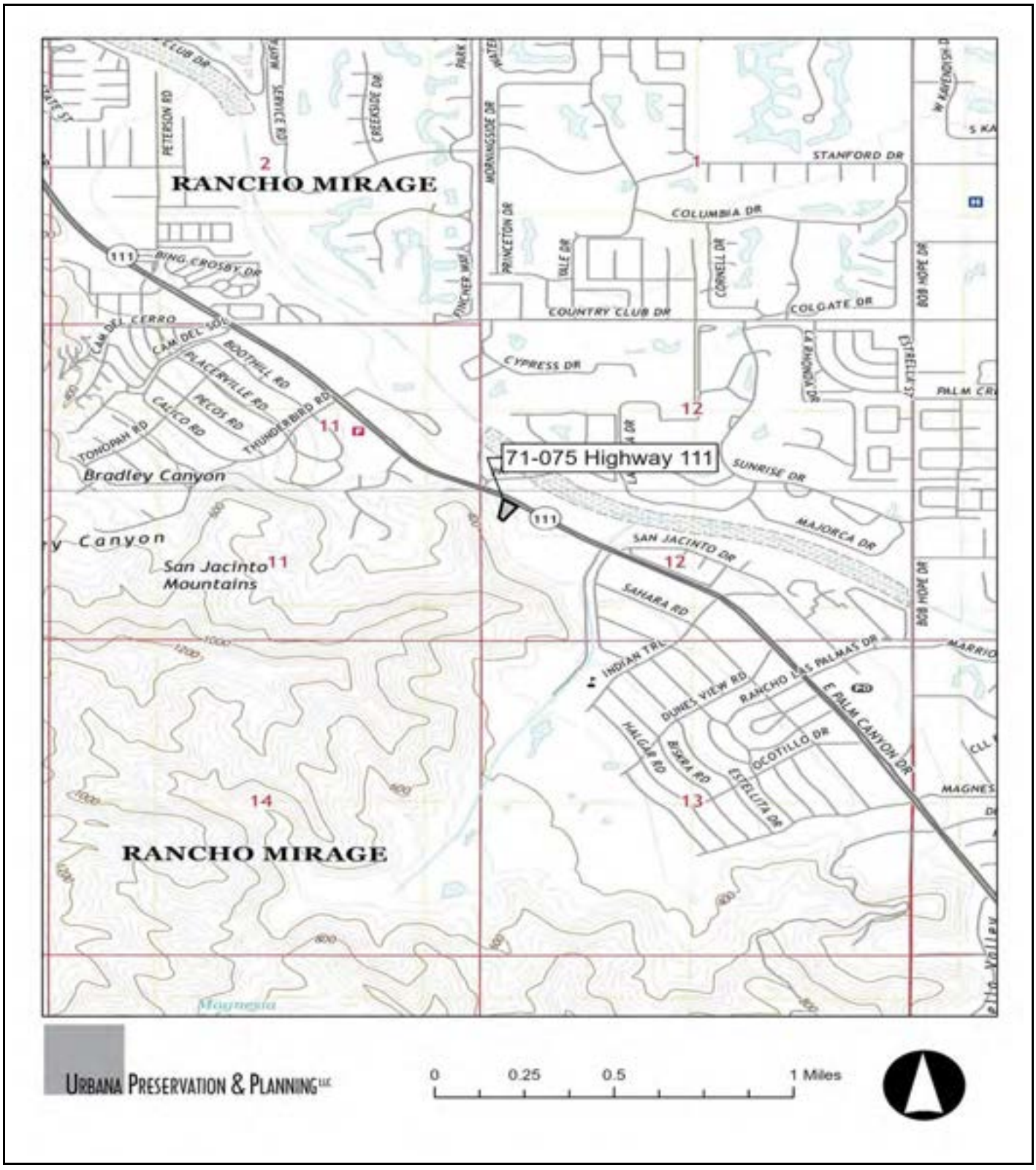
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: VCA Rancho Mirage Animal Hospital
Page 3 of 5

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 50

*Map Name: Cathedral City, Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



Primary Record Information Continued:



Rancho Mirage Animal Hospital_3: View of front elevation.

Building, Structure, Object Information Continued:

B6. Construction History Continued From Page 2:

In 2000, the owners received a permit to install two new interior walls and new x-ray machines (Permit No. B0001398). In 2006, the hospital received a permit for tenant improvements and a permit for two new signs (Permit No. B0600012 & B0600951). In 2009, the owner received an electrical permit to imporve existing systems (Permit No. B0900123). The animal hospital received a permit in 2015 for a new monument and wall sign (Permit No. B1500310). In 2018, the animal hospital was re-roofed (Permit No. B1801786) and the store front was repaired the following year in 2019 (Permit No. B1701541**).**

B10. Statement of Significance Continued From Page 2:

After the war in 1947, White returned to architecture and worked for over a year for the Palm Spring architects, John Porter Clark and Albert Frey. In 1948, White moved to La Quinta and designed his first office building on Highway 111 to work as a self-employed designer. In the Coachella Valley, White focused on designing affordable homes that mitigated the summer heat and provided ample mountain views for residents. Throughout the course of his career, White designed at least 48 homes in the Palm Desert area.

During the 1960s, after he obtained his Colorado architecture license, White developed modestly sized and standardized mountain cabins in Colorado Springs with limited building materials. In 1967, he returned to California where he focused his work during the 1970s and 1980s. In Southern California, White designed various sized residential buildings (from single-family homes to multi-unit dwellings), recreational complexes, commercial buildings, churches, and clubhouses. He died in 2002 at the age of 85 and Walter S. White is widely remembered as a notable modernist architect who focused on industrial and energy efficient designs throughout Southern California.

Built as the first veterinary clinic in Rancho Mirage, the Desert View Animal Clinic is individually significant within the theme of Commercial Development (1934 – 1973) in Rancho Mirage because it significantly impacted the commercial landscape of the Highway 111 corridor early in the history of the City of Rancho Mirage, providing services that are essential for an independent established community. It is also associated with the Rancho Mirage Architectural Styles (1934-1980s) theme but it is not considered a significant representative example of a known architectural style in the community.

Building, Structure, Object Information Continued:

The commercial building is potentially individually eligible under NRHP/CRHR Criterion A/1, as it is directly associated with a significant pattern of events in local Rancho Mirage history. However, significant additions to the property over time have negatively impacted the building's integrity to the historic period. An early 1960s addition altered the original floor plan of the 1953 building and the 1990 addition/remodel impacted the historic design, materials, and setting of the property. Therefore, the building does not retain sufficient historic integrity to convey its significance under this criterion. The property is not individually eligible under NRHP/CRHR Criterion B/2, as the building is not significantly associated with the lives of persons significant in our past. The property is potentially eligible under NRHP/CRHR Criterion C/3 as it embodies the distinctive characteristics of a Neo-Spanish Colonial Revival style commercial building and was originally designed by Walter S. White. However, additions and renovations have altered the original design, materials, and setting. Therefore, the building does not retain sufficient historic integrity to convey its significance under this criterion. It is not individually eligible under Criterion D/4, as further study of the property would not appear to yield information which could be considered important in local, regional, state or national history.

The commercial building is not considered eligible under Local Criteria 2 and 5-8. The Desert View Animal Clinic is potentially eligible under Local Register Criterion 1 as it is representative of the Neo-Spanish Colonial Revival style. However, it no longer retains sufficient historic integrity to convey its significance under this criterion. Desert View Animal Clinic is potentially considered eligible under Local Register Criterion 3 as the property is representative of the development of the economic growth of the City of Rancho Mirage. It is also potentially considered eligible under Criterion 4 as the property was initially designed by notable Master Architect, Walter S. White in 1953. However, additions have altered the original design, materials, and setting, impacting the overall integrity of the property. Due to additions and changes to the property over time, the property only retains integrity of location, workmanship, feeling, and association. The building does not maintain adequate integrity from the historic period to convey its significance. As such, the property is assigned a 6Z status code: Found ineligible for NRHP, CRHR, or Local Register through survey evaluation.

B12. References Continued:

The Desert Sun, Nov 19, 1953, 6;
"City of Rancho Mirage Planning Commission Adjourned Regular Meeting," The Desert Sun, December 7, 2005, 16;
Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

Appendix C. DPR Forms for 12 Designated Properties

Table 3. Locally Designated Properties in Need of Documentation

12 Designated Properties			
Urbana Survey No.	**Address**	**Resource Name**	**CRHR Status Code**
51	71-650 Estellita Drive	Fincher Residence	3S/3CS/5S1
52	71-475 Kaye Ballard Lane	Kay Ballard Residence	3S/3CS/5S1
53	37-111 Marber Drive	N/A	3S/3CS/5S1
54	39-906 Morningside Road	N/A	3S/3CS/5S1
55	36-531 Palomino Lane	N/A	3S/3CS/5S1
56	36-567 Palomino Lane	N/A	3S/3CS/5S1
57	70-378 Pecos Road	White Shadows/Davis Residence	3S/3CS/5S1
58	36-467 Sandsal Circle	N/A	3S/3CS/5S1
59	36-400 Sandsu Circle	N/A	3S/3CS/5S1
60	70-170 Sonora Road	Kassinger Residence	3CS/5S1
61	71-051 Tamarisk Lane	Rubinstein Residence	3S/3CS/5S1
62	37-715 Thompson Road	Red Skelton Residence	3S/3CS/5S1

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3S/3CS/5S1
Other Listings: Urbana Survey No.: 51

Review Code _____ Reviewer _____ Date _____
Resource Name: 71-650 Estellita Drive

P1. Other Identifier: N/A
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Rancho Mirage Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: 71-650 Estellita Drive City: Rancho Mirage Zip: 92270
d. UTM Zone: 11S, 554267.35 mE / 3732949.13 mN
e. Other Locational Data: APN: 684392013

***P3a. Description:**
The 71-650 Estellita Drive is located on the east side of Estellita Drive in the Magnesia Falls Cove neighborhood. The residence, constructed in 1967, sits on an approximately 0.27 acre parcel. The one story, single family residence is constructed in a Desert Modernist style. The residence has a T-shaped form, with a broad horizontal facade facing the street. An attached two-car garage is set at the front wing of the building. The residence is clad with a rough stone exterior facade. The home has a centered main entrance, sheltered behind an angled privacy wall that extends from the main facade, creating a small, sheltered front entryway. The double front doors each have a single glass lite. The residence has a flat roof with a broad overhang and boxed eaves. A curved driveway extends from the street to the garage. A low, concrete block wall extends around the front of the property.

***P3b. Resource Attributes:** HP2. single-family property
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
71-650 Estellita Drive_1: View north of southwest (front) elevation.
***P6. Date Constructed/Age and Source**
1962 (The Desert Sun, Oct 29, 1962 ¬∑Page 7)
☒Historic:
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
LOWENTHAL MARK TRUST DTD 12/28/21,
MARK LOWENTHAL
1302 FRANKLIN ST APT A
SANTA MONICA CA 90404
***P8. Recorded by:**
Urbana Preservation & Planning, LLC.
***P9. Date Recorded:** 2024
***P10. Survey Type:** Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: Fincher Residence
B2. Common Name: 71-650 Estellita Drive
B3. Original Use: Residential **B4. Present Use:** Residential
***B5. Architectural Style:** Desert Modernist

***B6. Construction History:** The single-family residence was constructed in 1962. The contractor of the building was likely original owner John Fincher, who was a prolific general contractor in the Coachella Valley, however, this could not be substantiated. No building permits exist prior to incorporation of the City of Rancho Mirage in 1973. In 2003, there was a permit issued to hook up the property to the sewer (Permit No. B0301457). In 2007, the overhead electrical service conductors were removed and replaced with underground service (Permit No. B0700753). In 2014, solar was installed at the property (Permit No. B1400607). In 2021, the electrical panel was replaced (Permit No. B2100054). Aerial images do not show any significant alterations to the residence.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Not Identified **b.** Builder: John Fincher
***B10. Significance: Theme:** Residential Subdivisions and Cooperatives, 1951 - 1973 **Area:** City of Rancho Mirage
Period of Significance: 1962 **Property Type:** Single-Family Residential
Applicable Criteria: NRHP/CRHR Criterion C/3; Local Criteria 1 and 7

The original owners were Luella and John Fincher (The Desert Sun, Oct 29, 1962, pg 7). It was locally designated February 16, 2012. The family lived at the residence from 1962 to at least 1973 (The Desert Sun, Apr 13, 1973, pg 13). The couple was married in 1948, and had three children, Pam, Michael and Kim (The Desert Sun, Aug 14, 2007, pg 12; The Desert Sun, Jan 28, 1960, pg 16). Fincher was a general contractor (The Desert Sun, Mar 04, 1960, pg 9). He began working as a contractor circa 1950, first in Palos Verdes before coming to the Coachella Valley circa 1957. He was the founder of the construction company, John E. Fincher & Sons (Palm Desert Post, May 15, 1980 ·Page 14). In addition to helping her husband with running the business, Luella Fincher was a charter member of the Rancho Mirage Woman's Club and the Rancho Mirage/Cathedral City Soroptimist Club. She was an ambassador for th Rancho Mirage Chamber of Commerce and was awarded Woman of the Year, Athena Award in 1998 (The Desert Sun, Aug 14, 2007, pg 12).

See Continuation Sheet for significance and integrity thresholds.



B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025

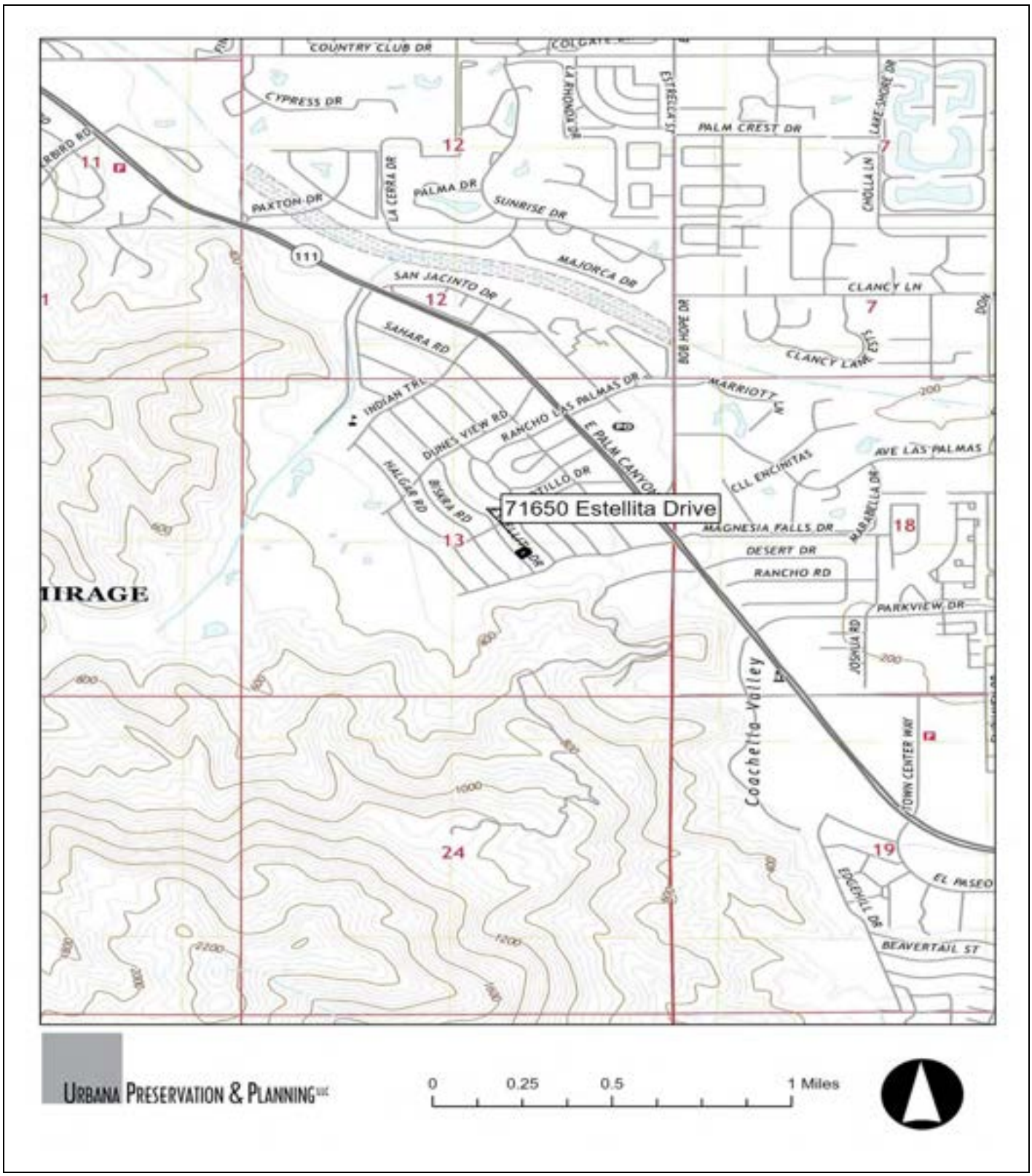
(This space reserved for official comments.)

LOCATION MAP

Resource Name: 71-650 Estellita Drive

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S1
Other Listings: Urbana Survey No.: 51

*Map Name: Rancho Mirage *Scale: 1:24,000 *Map Date: 2021



Primary Record Information Continued:



71-650 Estellita Drive_3: View north of southwest (front) elevation.

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:
John Fincher's construction company completed many projects throughout the Coachella Valley. Projects attributed to Fincher include: 71-551 Biskra Road, Rancho Mirage in 1960, the Sandpiper Condominiums in Indian Wells, a Spanish Mediterranean style luxury condominium complex at Andreas Hills in Palm Canyon in 1970, the Desert Dorado single-family subdivision in Palm Springs in 1972, the Prickly Pear office/shopping center in Palm Desert in 1973, the Ironwood Country Club in Palm Desert in 1975; and The Springs and Morningside Country Club in Rancho Mirage (The Desert Sun, Oct 19, 1960, pg 8; The Desert Sun, Dec 09, 1960, pg 18; Palm Desert Post, Jul 20, 1967, pg 1; The Desert Sun, Mar 27, 1970, pg 6; The Desert Sun, Sep 16, 1972, pg 13; Palm Desert Post, Jul 26, 1973, pg13; The Desert Sun, Mar 28, 1975, pg 30; The Desert Sun, Aug 14, 2007, pg 12).

Other known owners include Edward Lotstein, who occupied the residence from 1995- 2011. Lotstein owned several businesses, including Franklin Real Estate Holdings in 1995 (The Desert Sun, Mar 23, 1995, pg 37; The Desert Sun, Oct 29, 1997, pg 40).

The residence was constructed in the Desert Modernist style. The residence features character defining features of the style including a flat roof, an asymmetrical plan, a recessed entry, a broad expanse of uninterrupted wall surface clad in stone, floor-to-ceiling windows at the rear elevation, wide enclosed eaves, and an attached garage.

The current 2024 survey found that the dwelling is associated with the new theme of Residential Subdivisions and Cooperatives (1951-1973), but it does not possess individual documented significance in relation to this theme. It is also associated with the Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

The dwelling is not individually eligible under NRHP/CRHR Criterion A/1, as it is not directly associated with significant events or patterns of events in local, regional, state, or national history; not individually eligible under NRHP/CRHR Criterion B/2, as it has not been identified as having an association with an important person; and not individually eligible under Criterion D/4, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state or national history. The residence is not considered eligible under Local Criteria 2-6 and 8.

The single-family residence is considered eligible under NRHP/CRHR Criterion C/3 as the property individually embodies the distinctive characteristics of a Desert Modernist style home constructed within Rancho Mirage in the 1960s. The property is also eligible under Local Register Criteria 1 and 7 as it is representative of a Desert Modernist style home that embodies an outstanding attention to architectural design, detail, craftsmanship, and use of materials. As the dwelling has not been substantially altered, it maintains adequate integrity from the historic period to convey its significance. The 2024 evaluation found that the property should be assigned the 5S1 status code - Individual property that is listed or designated locally; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

Building, Structure, Object Information Continued:

B12. References Continued:

Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3S/3CS/5S1
Other Listings: Urbana Survey No.: 52

Review Code _____ Reviewer _____ Date _____
Resource Name: 71-475 Kaye Ballard Lane

P1. Other Identifier: N/A
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Rancho Mirage; Cathedral City Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; _S. B. _**B.M.** _
c. Address: 71-475 Kaye Ballard Lane City: Rancho Mirage Zip: 92270
d. UTM Zone: 11S, 553946.67 mE / 3735645.93 mN
e. Other Locational Data: APN: 688253002

***P3a. Description:**
The 71-475 Kaye Ballard Lane residence is located on the south side of Kaye Ballard Lane, between Desert Sun Drive and Kersten Drive. The home, constructed in 1955, is located on an approximately 0.23 acre property in the Desert Ranch Estates neighborhood. The one-story, single-family residence features a broad, front gable roof with a moderate pitch. The building has an irregular shape, and clad in smooth stucco. The residence has a recessed, center front entrance. At one side of the front facade, is a large, eight-lite window with prominent mullions. The window is set at an angled wall, creating a recessed space beneath the roofline. At the other side of the front elevation is an attached two-car garage. A curved driveway extends to the front entrance. A moderate height wall extends around the rear of the property. There are large fixed aluminum framed windows and aluminum sliding sash windows at the rear and side elevations.

***P3b. Resource Attributes:** HP2. single-family property
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
71-475 Kaye Ballard Lane_2: View southeast of north (front) elevation.
***P6. Date Constructed/Age and Source:** 1955 (City of Rancho Mirage)
☒Historic:
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
RINCON RANCHO
PO BOX 238
TESUQUE NM 87574
***P8. Recorded by:** Urbana Preservation & Planning, LLC
***P9. Date Recorded:** 2024
***P10. Survey Type:** Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation**: Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: Kay Ballard Residence
B2. Common Name: 71-475 Kaye Ballard Lane
B3. Original Use: Residential **B4. Present Use:** Residential
***B5. Architectural Style:** Contemporary

***B6. Construction History:** The single-family residence was constructed in 1955. No building permits exist prior to incorporation of the City of Rancho Mirage in 1973. In 2006, sewer work was completed at the property (Permit No. B0600240). In 2014, HVAC work was completed at the property (Permit No. B1401566). In 2014, the property was connected to the city sewer system (Permit No. B1400011). In 2019, a reroof of the residence was completed (Permit No. B1900508). The work involved removing existing loose gravel rock roofing and installing new urethane spray foam with white granules. Aerial images do not show any significant additions to the residence. At an unknown time, the front door and garage door were replaced.

***B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Not Identified **b.** Builder: Not Identified
***B10. Significance: Theme:** Residential Subdivisions and Cooperatives, 1951 - 1973 **Area:** City of Rancho Mirage
Period of Significance: 1955 **Property Type:** Single-Family Residential
Applicable Criteria: NRHP/CRHR Criteria B/2 and C/3; Local Criteria 1 and 5

71-475 Kaye Ballard Lane, known as the Kay Ballard Residence, was constructed in 1955. It was locally designated February 16, 2012. Designed as a Contemporary style single-family residence, the property features a front-gabled roof, an asymmetrical plan, angular massing, large picture windows, and an attached garage. Kay Ballard was a well-known actress, comedian, and singer whose career spanned more than fifty years from the 1940s to the 1990s. Best known in television for her starring role in the 1960s TV sitcom The Mothers-in-Law, Ballard also appeared regularly on The Doris Day Show as restaurant owner Angie Palluci. In 1983, Ballard played the Duchess in a PBS "Great Performances" adaptation of Alice in Wonderland. She bought a residence in Rancho Mirage in 1968, when Desi Arnaz sold her the subject property. She lived there until her death in 2019. In 2003, the City of Rancho Mirage renamed her street in her honor.

See Continuation Sheet for significance and integrity thresholds.

B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025



(This space reserved for official comments.)

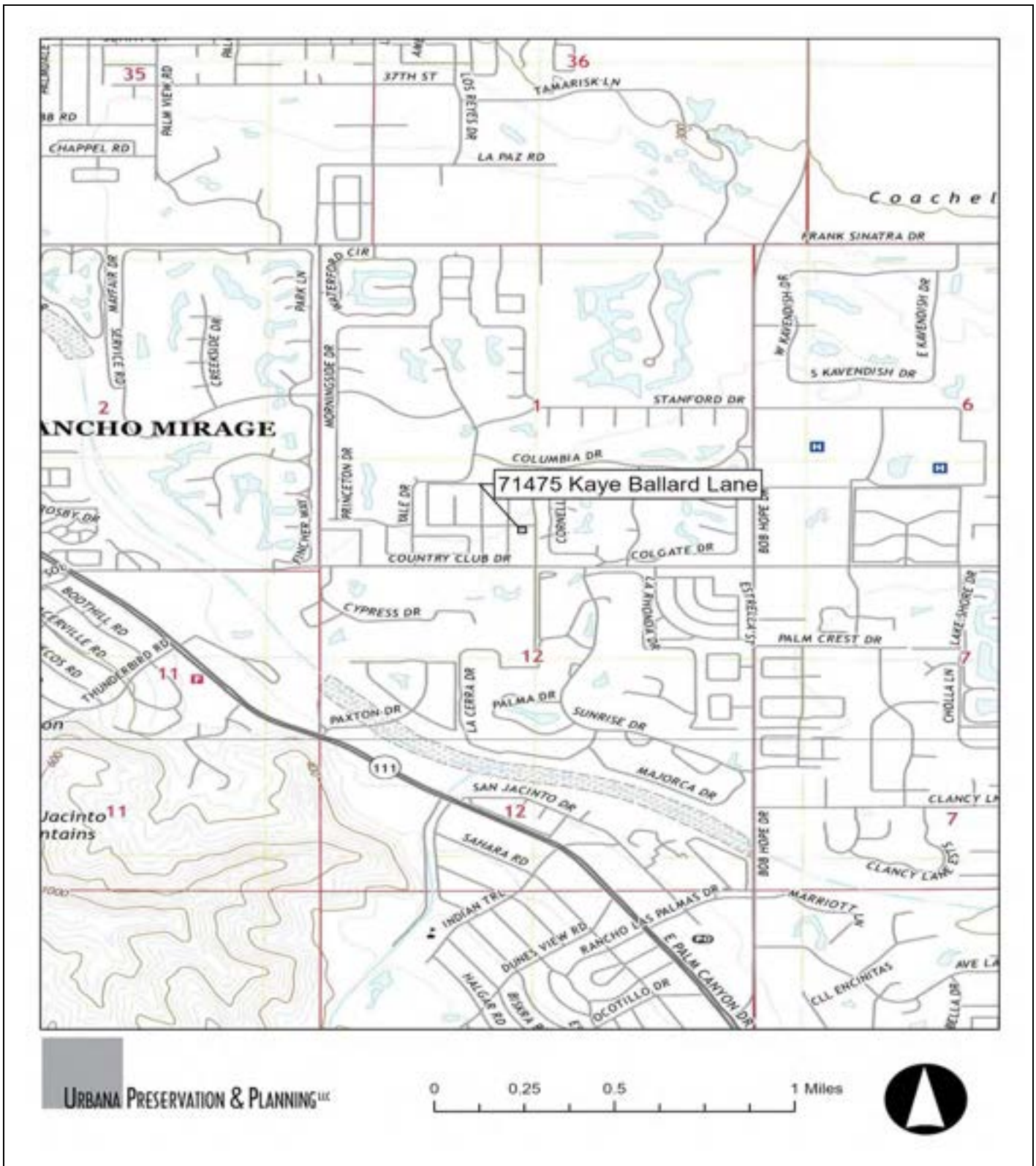
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: 71-475 Kaye Ballard Lane
Page 3 of 6

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S1
Other Listings: Urbana Survey No.: 52

*Map Name: Rancho Mirage; Cathedral City *Scale: 1:24,000 *Map Date: 2021


71475 Kaye Ballard Lane
RANCHO MIRAGE
CHAPPEL RD
LA PAZ RD
37TH ST
TAMARISK LN
FRANK SINATRA DR
STANFORD DR
COLUMBIA DR
COUNTRY CLUB DR
COLGATE DR
CYPRESS DR
PALM CREST DR
PAXTON DR
PALMA DR
SUNRISE DR
MAJORCA DR
SAN JACINTO DR
SAHARA RD
INDIAN TRL
DUNES VIEW RD
RANCHO LAS PALMAS DR
PALM CANYON DR
MARRIOTT
CLANCY LN
BOB HOPE DR
S KAVENDISH DR
E KAVENDISH DR
W KAVENDISH DR
PRINCETON DR
MORNINGSIDE DR
CRESTVIEW DR
CRESTHAVEN DR
CRESTLINE DR
CRESTVIEW DR
CRESTVIEW DR
CRESTVIEW

Primary Record Information Continued:



71-475 Kaye Ballard Lane_1: View southwest of north (front) elevation.

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:
The property is associated with the new theme of Residential Subdivisions and Cooperatives (1951-1973), but the home appears to be a custom property, built before the subdivision of Desert Sun Ranch Estates in 1961. Therefore, it does not possess individual documented significance in relation to this theme. It is also associated with the Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

The dwelling is not individually eligible under NRHP/CRHR Criterion A/1, as it is not directly associated with significant events or patterns of events in local, regional, state, or national history. The property is individually eligible under NRHP/CRHR Criterion B/2, as the home is significantly associated with the life of Kaye Ballard, who lived at the house while she was working as an actress, comedian, and singer. The property is eligible under NRHP/CRHR Criterion C/3 as a representative example of a Contemporary style residence constructed in Rancho Mirage during the 1950s. While some replacement materials are present on the exterior, such as the non-historic front door and garage door; the windows, stucco exterior, and unique rounded concrete chimney flue remain intact. Additionally, the setting has evolved and the neighborhood around has been in-filled with new housing post construction. However, the residence was built during a time of heavy residential development and it was expected that later homes would in-fill the neighborhood. Therefore, on the exterior, property retains its integrity of location, design, setting, materials, workmanship, feeling, and association and it maintains adequate historic integrity to convey its significance under this criterion. It is not individually eligible under Criterion D/4, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state or national history.

The single-family residence is not considered eligible under Local Criteria 2-4 and 6-8. The Kaye Ballard Residence is considered eligible under Local Register Criterion 1 as the residence is representative of a mid-20th century Contemporary style home in Rancho Mirage. It is also considered eligible under Local Register Criterion 5, as it is associated with the life and work of Kaye Ballard, a long-time local resident and significant national entertainer. The property appears to retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association. The dwelling has not been substantially altered and it maintains adequate integrity from the historic period to convey its significance. The property is assigned the 5S1 status code - Individual property that is listed or designated locally; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

Building, Structure, Object Information Continued:

B12. References Continued:

"Bruce Fessier, ""Kaye Ballard story tops linup of documentaries,"" Desert Sun, January 6 2019, D1;
Bruce Fessier, ""Kaye Ballard dies at 93, remembered for immense multiple talents and complex personal life,"" Desert Sun, January 22 2019, accessed March 2025, https://www.desertsun.com/story/news/2019/01/22/kaye-ballard-dies-at-93-rancho-mirage/2620474002/;
Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018"

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3S/3CS/5S1
Other Listings: Urbana Survey No.: 53

Review Code _____ Reviewer _____ Date _____
Resource Name: 37-111 Marber Drive

P1. Other Identifier: N/A
*__P2. Location: ☐ Not for Publication ☒ Unrestricted__
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Cathedral City Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: 37-111 Marber Drive City: Rancho Mirage Zip: 92270
d. UTM Zone: 11S, 552295.45 mE / 3737859.62 mN
e. Other Locational Data: APN: 674192013

***P3a. Description:**
The 37-111 Marber Drive residence is located at the west side of Marber Drive in the Tamarisk Heights neighborhood. The residence was constructed in 1961 and is located on a 0.27 acre parcel. The one-story, single-family residence has asymmetrical facades and a stucco clad front wall that connects the building to the garage. The dwelling has a rectangular plan with a broad front gabled roof with a low pitch, open eaves, a wide overhang and an exposed ridge beand in the center. At the north elevation of the dwelling behind the front wall there is a rectangular addition attached to the home, not visible from the public right-of-way, that was added between 1984 and 1996 according to aerial imagery. The property features an detached garage to the north of the dwelling with a rear addition that was added in 2006. The building is clad in smooth stucco, with square concrete accents on top of the front wall. The front elevation features four large clerestory windows along the roof line under the northern half of the gable end that are divided by thick wooden mullions that extend the from the roofline to the ground. The front entrance is offset behind the front wall, which has a contemporary metal framed glass door. The property has a wide driveway that curves back to the street, and extends the other way to the garage.

***P3b. Resource Attributes:** HP2. single-family property
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
37-111 Marber Drive_3: View west of the east (front) elevation.
***P6. Date Constructed/Age and Source**
1961 (City of Rancho Mirage)
☒Historic:
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
MANIJKOW SHERWOOD TRUST
(Joseph Manjkow and Richard A. Sherwood)
37111 MARBER DR
RANCHO MIRAGE CA 92270

***P8. Recorded by:** Urbana Preservation & Planning, LLC.
***P9. Date Recorded:** 2024
***P10. Survey Type:** Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation**: Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: Freedman House
B2. Common Name: Casa Colibrí
B3. Original Use: Residential **B4. Present Use:** Residential ***B5. Architectural Style:** Contemporary

***B6. Construction History:** The single-family residence was constructed in 1961. No building permits exist prior to incorporation of the City of Rancho Mirage in 1973. In 2000, the existing trellis patio roof was replaced with a solid roof patio. A fireplace was included with this permitted work (Permit No. B0000077). In 2002, the sewer hookup was installed (Permit No. B0200517). In 2003, a block wall was installed at the property (Permit No. B0302100). In 2004, the overhead electrical service conductors were replaced with underground service (Permit No. B0402491). In 2006, a 243 SF guest house was constructed with electrical upgrades (Permit No. B0600809). In 2010, solar was installed at the property (Permit No. B1000922). In 2010, a 6 foot high block wall was installed (Permit No. B1000534). In 2012, the HVAC system was replaced (Permit No. B1201152). In 2014, plumbing work was completed at the property (Permit No. B1400122). In 2014, the residence was reroofed (Permit No. B1400003). In 2015, the water heater was replaced (Permit No. B1500388). In 2019, an outdoor shower was installed (Permit No. B1901543). In 2019, solar was installed at the property (Permit No. B1901932). At the north elevation of the dwelling behind the front wall there is a rectangular addition attached to the home, not visible from the public right-of-way, that was added between 1984 and 1996 according to aerial imagery.

***B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: David Freedman **b.** Builder: Jacmar Groves Inc.
***B10. Significance: Theme:** Residential Subdivisions and Cooperatives, 1951 - 1973 **Area:** City of Rancho Mirage
Period of Significance: 1961 **Property Type:** Single-Family Residential
Applicable Criteria: NRHP/CRHR Criteria A/1 and C/3; Local Criteria 1 and 3

37-111 Marber Drive was constructed in 1961 and designed by David Freedman. It was was locally designated on October 18, 2012. Built as a Contemporary style single-family residence, the property features a front-gabled roof, an asymmetrical plan, angular massing, large picture windows, and an offset front entrance. The home was built as one of the first 50 Contemporary style homes in the Sunny Lane Palstates subdivision that were constructed between 1961 and 1962. Along Ferber Drive, Marber Drive, and Palmdale Road between Sunny Lane and Cobb Road, west of the Tamarisk Ranchos, developers began building single-family residences featuring Roman tubs, Palos Verdes stone fireplaces, and entryways clad in slate and terrazzo. The first group of approximately 50 residences was completed between 1961 and 1962. Another group of homes was completed in 1973. The first 50 homes, built between 1961 and 1962, were designed as Contemporary style homes, and later homes built in the 1970s were built as Tract Ranch style residences. All houses featured attached garages with front-gabled and cross-gabled forms. Within Sunny Lane Palms Estates, some properties retain their historic integrity but many homes have been substantially remodeled or replaced over time.

See Continuation Sheet for significance and integrity thresholds.



B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025

(This space reserved for official comments.)

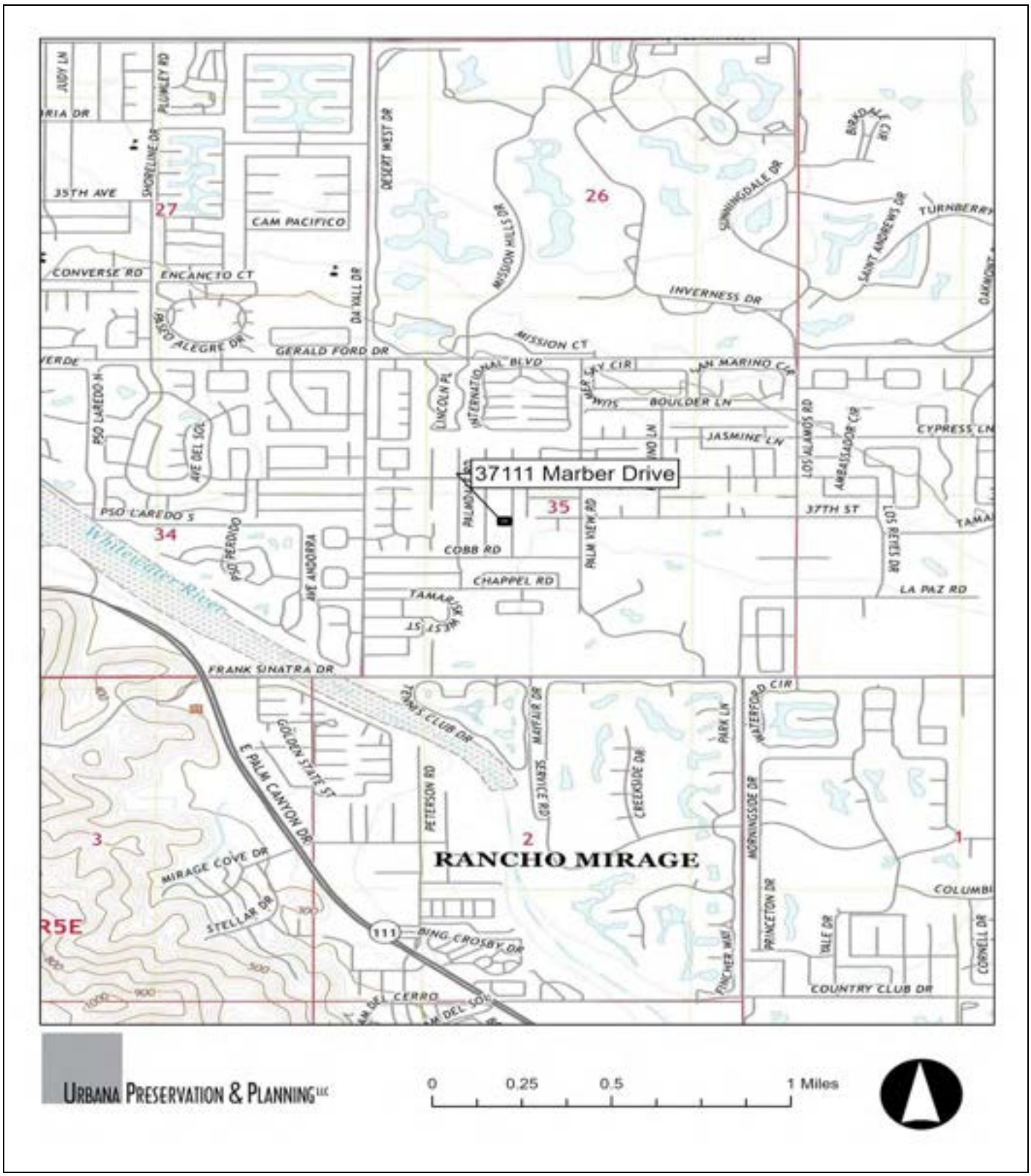
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: 37-111 Marber Drive
Page 3 of 6

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S1
Other Listings: Urbana Survey No.: 53

*Map Name: Cathedral City *Scale: 1:24,000 *Map Date: 2021



URBANA PRESERVATION & PLANNING LLC

Primary Record Information Continued:



37-111 Marber Drive_4: View southwest of the east (front) elevation.

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:
The property is associated with the new theme of Residential Subdivisions and Cooperatives (1951-1973), as it is one of the early Contemporary style houses constructed within the Sunny Lane Palms Estates subdivision. It is one of the few original homes from that development campaign that is still relatively intact. Therefore, it does possess individual documented significance in relation to this theme. It is also associated with the Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

The dwelling is individually eligible under NRHP/CRHR Criterion A/1, as it is directly associated with a significant housing development within the early residential history of Rancho Mirage. The property is not individually eligible under NRHP/CRHR Criterion B/2, as the home is not significantly associated with the lives of persons significant in our past. The property is eligible under NRHP/CRHR Criterion C/3 as a representative example of a Contemporary style residence constructed in Rancho Mirage during the 1960s. While some replacement materials are present on the exterior, such as the non-historic front gate and garage door and two additions have been added to the property over time, the windows, stucco exterior, and original massing remain intact. Overall, the exterior of the property retains its integrity of location, design, setting, materials, workmanship, feeling, and association and it maintains adequate historic integrity to convey its significance under this criterion. It is not individually eligible under Criterion D/4, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state or national history.

The single-family residence is not considered eligible under Local Criteria 2 and 4-8. The property is considered eligible under Local Register Criterion 1 as the residence is representative of a mid-20th century Contemporary style home in Rancho Mirage. It is also considered eligible under Local Register Criterion 3, as the property is representative of the development of the City of Rancho Mirage. The property appears to retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association. The dwelling has not been substantially altered and it maintains adequate integrity from the historic period to convey its significance under the criteria. The property is assigned the 5S1 status code - Individual property that is listed or designated locally; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

Building, Structure, Object Information Continued:

B12. References Continued:

Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3S/3CS/5S1
Other Listings: Urbana Survey No.: 54

Review Code _____ Reviewer _____ Date _____
Resource Name: 39-906 Morningside Road

P1. Other Identifier: N/A
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Rancho Mirage; Cathedral City Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: 39-906 Morningside Road City: Rancho Mirage Zip: 92270
d. UTM Zone: 11S, 553223.21 mE / 3735530.3 mN
e. Other Locational Data: APN: 688230011

***P3a. Description:**
The 39-906 Morningside Road residence is located on the east side of Morningside Road in the Thunderbird North neighborhood. The residence, constructed in 1957, is located on a 0.35 acre parcel. The one-story, single-family home features an irregular floor plan, with a carport attached by a covered walkway extending towards the front of the property. The front entrance is recessed in the corner of the building, with the covered walkway extending from the front door to the garage. The garage features prominent "spider leg" roof support posts that extend away from the building and out to the wall at the front of the property. The roof is a mix of flat and side-gabled forms, with the gabled portion clad in rounded terracotta tiles. The exterior of the home is clad in stucco and tongue-and-groove vertical wood boards. The low driveway wall is constructed of concrete and clad in uncoursed stone. At the front elevation there are a series of narrow fixed windows. The residence is constructed in the Desert Modernist style with the use of stone, stucco, and wood siding materials. The mix of materials and general form of the building match the stylistic elements of the other two homes within Thunderbird North that were also designed by Wexler & Harrison.

***P3b. Resource Attributes:** HP2. single-family property
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
39-906 Morningside Road_3: View northeast of the west elevation.
***P6. Date Constructed/Age and Source**
1957 (City of Rancho Mirage)
☒Historic:
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
SASSONE FAMILY LIVING TRUST DATED 11/13/2019, JILLIAN SASSONE, TIMOTHY SASSONE,
515 LIVERPOOL DR
CARDIFF CA 92007
***P8. Recorded by:** Urbana Preservation & Planning, LLC.
***P9. Date Recorded:** 2024
***P10. Survey Type:** Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation**: Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: N/A
B2. Common Name: 39-906 Morningside Road
B3. Original Use: Residential **B4. Present Use:** Residential
***B5. Architectural Style:** Desert Modernist

***B6. Construction History:** The single-family residence was constructed in 1957. No building permits exist prior to incorporation of the City of Rancho Mirage in 1973. In 2002, temporary asphalt was removed and permanent paving was installed at the property (Permit No. E0200220). In 2002, water services were installed at the property (Permit No. E0200116). In 2016, sewer work was completed at the property (Permit No. E1600248). In 2016, unknown permitted work was completed at the property (Permit No. B1601224). In 2017, the owner had a pool built at the property (Permit No. B1700820). In 2017, a permit was issued for an interior remodel of the kitchen, bathrooms, and master closets, the installation of new windows (same size and location), new lighting, foam reroof, and installation of a gas line for BBQ and fire pit (Permit No. B1700588). Aerial images do not show any significant additions to the dwelling.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Donald Wexler and Richard Harrison (Wexler & Harrison) **b.** Builder: Not Identified
***B10. Significance: Theme:** Residential Subdivisions and Cooperatives, 1951 - 1973 **Area:** City of Rancho Mirage
Period of Significance: 1957 **Property Type:** Single-Family Residential
Applicable Criteria: NRHP/CRHR Criteria A/1 and C/3; Local Criteria 1, 3, 4, and 7

39-906 Morningside Road was constructed in 1957 and designed by Donald Wexler and Richard Harrison (Wexler & Harrison). It was was locally designated on September 17, 2015. Built as a Desert Modernist style single-family residence, the property features a flat roof, an asymmetrical plan, post and beam construction, floor-to-ceiling windows at the rear elevation, a mix of cladding materials, and a low building profile. The home was built as one of the first seven homes constructed between 1956-1958 in the Thunderbird North community and was one six homes designed by either Wexler & Harrison or William Cody. **See Continuation Sheet for significance and integrity thresholds.**

B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025



(This space reserved for official comments.)

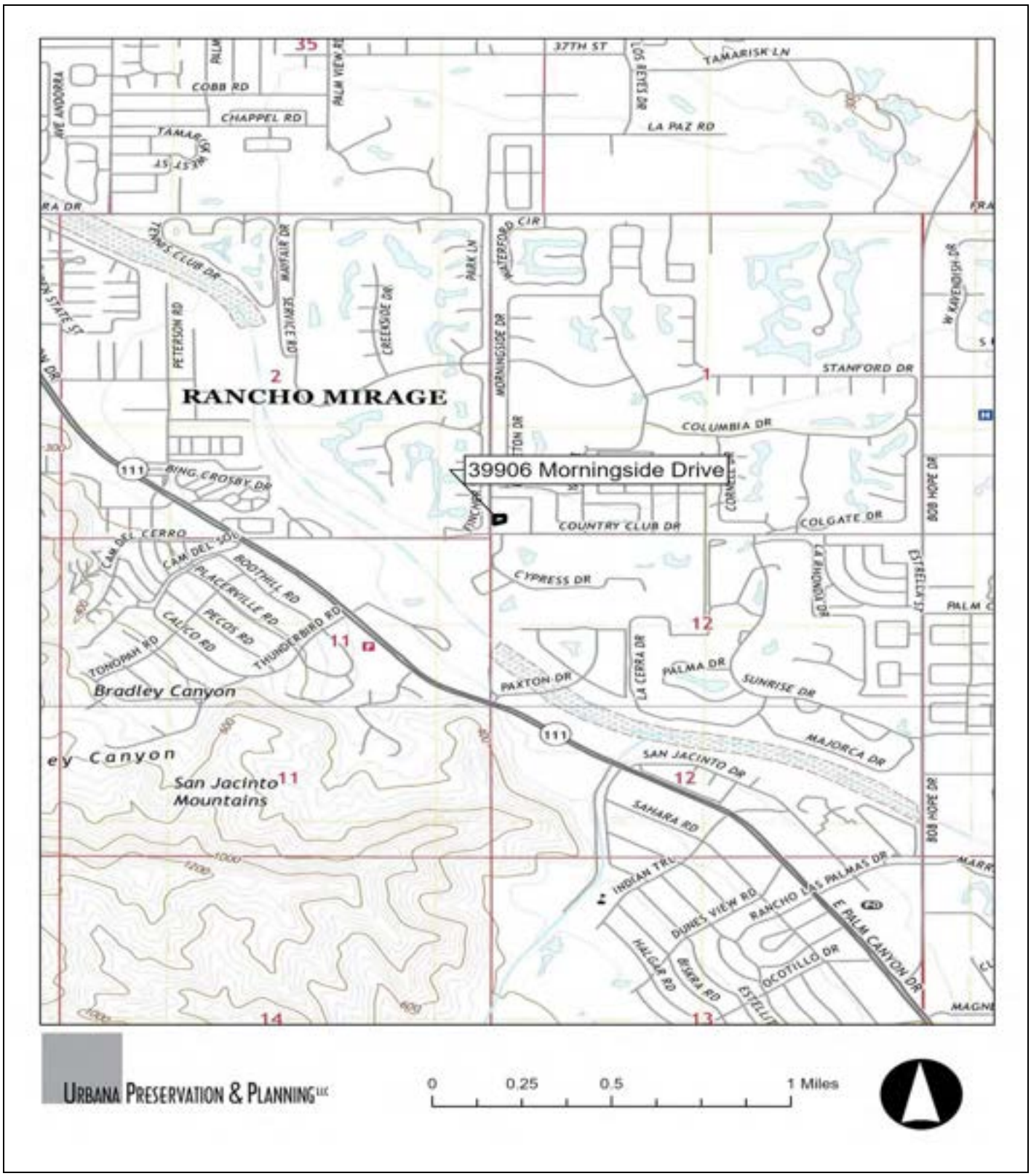
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: 39-906 Morningside Road
Page 3 of 6

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S1
Other Listings: Urbana Survey No.: 54

*Map Name: Rancho Mirage; Cathedral City *Scale: 1:24,000 *Map Date: 2021



URBANA PRESERVATION & PLANNING LLC

Primary Record Information Continued:



39-906 Morningside Road_4: View northeast of the west elevation.



39-906 Morningside Road_Google Earth: View east of the west elevation (Source: Google Earth)

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:
In 1953, a Dallas developer named A. Pollard Simons bought the 40-acre Loupe Ranch north of Thunderbird Country Club on the northeast corner of Country Club Drive and Morningside Drive. The Loupe Ranch was a farming property consisting of two homes, citrus trees, dates, and grapes. By 1955, Simons decided to convert 7 acres bordering the country club into a small private resort community for him and his friends who were all members. These friends included the Texas oilman Monty Moncrief and Thunderbird's all pro golfer Jimmy Hines. Together, they gradually built ten homes for each of them around a central community pool and an 8,000-square foot private putting green. Each of the houses were individually custom built, three of which were designed by William Cody and another three were designed by Donald Wexler and Richard Harrison (Wexler & Harrison). The first two homes were completed in 1956 and the last was completed in 1978.

Born in Sioux Falls SD but raised in Minneapolis MN, Donald Allen Wexler served in the Navy during WWII and graduated from the University of Minnesota in 1950. He moved to Los Angeles to work for Richard Neutra then moved to Palm Springs in 1952 to work for William Cody. Later that year in 1952, Wexler, along with Richard Harrison from Cody's firm, set up Wexler & Harrison. In 1960, the George Alexander Construction Company hired them to design a neighborhood of prefab all-steel homes in Palm Springs. Due to high steel costs, the project was halted after just seven homes were built, but those that were completed became widely acclaimed. Wexler & Harrison dissolved in 1961 and Donald Wexler began to work independently. At the same time, he owned Wexler and Perrin-Boggio Architects and Engineers. From 1969 to 2000 he worked again as an independent architect. WWCOT (Widom, Wein, Cohen, O'Leary, and Terasawa) which became DLR acquired Wexler's firm in 2000. Wexler practiced in Palm Springs for almost six decades designing houses, schools, hotels, banks and among many other projects, including the 1966 main terminal building for the Palm Springs International Airport. He died in 2015.

Richard Arnett Harrison was born in Los Angeles on June 5, 1924. Richard "Rick" attended University High School in Los Angeles. He went on to graduate from University of Southern California in 1951 with a degree in Architecture. After travel to Mexico and Canada, Harrison began work at William F. Cody's firm in Palm Springs from July 1951 to February 1953, where he worked side by side with his soon to be partner Donald Wexler (who previously began his career in the office of Richard Neutra). Harrison went on to design homes throughout Southern California including Seven Lakes, and enclaves of homes in Nevada.

The property is associated with the new theme of Residential Subdivisions and Cooperatives (1951-1973), as it is one of the first custom homes built within Thunderbird North. It is one of the original homes from that development campaign that is still relatively intact and it is designed by one of the chief firms responsible for developing the small private community. Therefore, the property does possess individual documented significance in relation to this theme. It is also associated with the Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

The dwelling is individually eligible under NRHP/CRHR Criterion A/1, as it is directly associated with a significant housing development within the early residential history of Rancho Mirage. Thunderbird North is a unique housing community within the City of Rancho Mirage and it encompasses many of the themes of the early home buyers who settled the area after the establishment of Thunderbird Country Club. The property is not individually eligible under NRHP/CRHR Criterion B/2, as the home is not significantly associated with the lives of persons significant in our past. The property is eligible under NRHP/CRHR Criterion C/3 as a representative example of a Desert Modernist style residence constructed in Rancho Mirage during the 1960s designed by master architects Donald Allen Wexler and Richard A. Harrison. While some alterations have been made to the property over time, most notably the addition of the pool and the replacement of the windows, most of the materials remain intact. The windows were replaced in-kind and the rear pool does not significantly detract from the material integrity of the dwelling itself. Overall, the exterior of the property retains its integrity of location, design, setting, materials, workmanship, feeling, and association and it maintains adequate historic integrity to convey its significance under this criterion. It is not individually eligible under Criterion D/4, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state or national history.

Building, Structure, Object Information Continued:
The single-family residence is not considered eligible under Local Criteria 2, 5-6, and 8. The property is considered eligible under Local Register Criterion 1 as the residence is representative of a mid-20th century Desert Modernist style home in Rancho Mirage. It is considered eligible under Local Register Criterion 3, as the property is representative of the development of the City of Rancho Mirage, being one of the homes built for the original friends of Monty Moncrief. It is also considered eligible under Local Register Criterion 4, as it represents the work of a master architects Donald Allen Wexler and Richard A. Harrison. Furthermore, the property is eligible under Local Register Criterion 7 as it embodies elements of outstanding attention to architectural design, detail, craftsmanship and materials. The property appears to retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association. The dwelling has not been substantially altered and it maintains adequate integrity from the historic period to convey its significance under the criteria. The property is assigned the 5S1 status code - Individual property that is listed or designated locally; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

B12. References Continued:
"Donald Allen Wexler," US Modernist, accessed March 2025, https://usmodernist.org/wexler.htm
"And the Star Goes to Richard Harrison," Modernism Weekly, accessed March 2025, https://mwkly.com/architecture/and-the-star-goes-to-architect-richard-harrison/;
Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3S/3CS/5S1
Other Listings: Urbana Survey No.: 55

Review Code _____ Reviewer _____ Date _____
Resource Name: 36-531 Palomino Lane
Page 1 of 6

P1. Other Identifier: N/A
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Cathedral City Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: 36-531 Palomino Lane City: Rancho Mirage Zip: 92270
d. UTM Zone: 11S, 552854.09 mE / 3738260.92 mN
e. Other Locational Data: APN: 674131038

***P3a. Description:**
The 36-531 Palomino Lane residence is located at the southwest corner of Palomino Lane and Cypress Lane. The residence, constructed in 1957, is set on a 0.24 acre parcel. The single-family, one-story residence has a rectangular plan with an attached garage at the southern end of the east elevation. The home was designed by architect William Krisel. It features a broad front-gabled roof and a flat roof above the garage. The roof of the dwelling is low-pitched with a moderate overange and open eaves with exposed purlin ends. The home is clad in stucco with glass window walls. A majority of the residence is surrounded by a high stucco-clad privacy wall but the gable of the residence is visible which features large, fixed metal framed clerestory windows at the gable and along the roofline. The wall is clad in stucco with two wooden louvred doors at the center with coursed stone pillars at either side.

***P3b. Resource Attributes:** HP2. single-family property
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
36-531 Palomino Lane_3: View west of east (front) elevation.
***P6. Date Constructed/Age and Source**
1957 (City of Rancho Mirage)
☒Historic:
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
MEYER KAREN L.,
36531 PALOMINO LN
RANCHO MIRAGE CA 92270
***P8. Recorded by:** Urbana Preservation & Planning, LLC.
***P9. Date Recorded:** 2024
***P10. Survey Type:** Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation**: Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: N/A
B2. Common Name: 36-531 Palomino Lane
B3. Original Use: Residential **B4. Present Use:** Residential
***B5. Architectural Style:** Contemporary

***B6. Construction History:** The single family residence was constructed in 1957. No building permits exist prior to incorporation of the City of Rancho Mirage in 1973. In 2001, sewer work was completed at the property (Permit No. B0102085). In 2002, a stucco block wall was constructed (Permit No. B0200528). In 2004, the residence was reroofed with foaming over the existing roof (Permit No. B0401056). In 2012, the furnace and coil was replaced (Permit No. B1200764). Aerial images do not show any significant additions to the residence.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Dan Palmer and William Krisel (Palmer & Krisel) **b.** Builder: George M. Holstein & Sons
***B10. Significance: Theme:** Residential Subdivisions and Cooperatives, 1951 - 1973 **Area:** City of Rancho Mirage
Period of Significance: 1957 **Property Type:** Single-Family Residential
Applicable Criteria: NRHP/CRHR Criteria A/1 and C/3; Local Criteria 1, 3, 4, and 7

36-531 Palomino Lane was constructed in 1957 and designed by Palmer & Krisel. It was locally designated on July 15, 2010. Built as a Contemporary style single-family residence, the property features a front-gabled roof, an asymmetrical plan, angular massing, large picture windows, and an offset front entrance. The home was built as one of the first Valley of the Sun tract homes in the Contemporary style that were constructed between 1957 and 1958. Located north of Cypress Lane around two cul-de-sacs called Sandsu Circle and Sandsal Circle, the Valley of the Sun tract was built in 1957-1958 and was the first residential subdivision built in the vicinity of the Tamarisk Country Club. Valley of the Sun includes 15 homes designed by master architects William Krisel and Dan Palmer, who formed a partnership in 1949 and finished their Smoke Tree Valley project (now Twin Palms Estates) in Palm Springs just prior to initiating work on Valley of the Sun. Builder George M. Holstein & Sons began construction in the summer of 1957, including 12 homes along the cul-de-sacs and three on Palomino Lane. The Palmer & Krisel designs were all of post-and-beam construction with varying rooflines, glass walls, exterior rock facades, and exposed beam ceilings. The designs mirrored those found in Twin Palms Estates, offering different variations of similar plans. By March 1959, all 15 homes were sold and most remain extant in good condition today.

See Continuation Sheet for significance and integrity thresholds.



B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025

(This space reserved for official comments.)

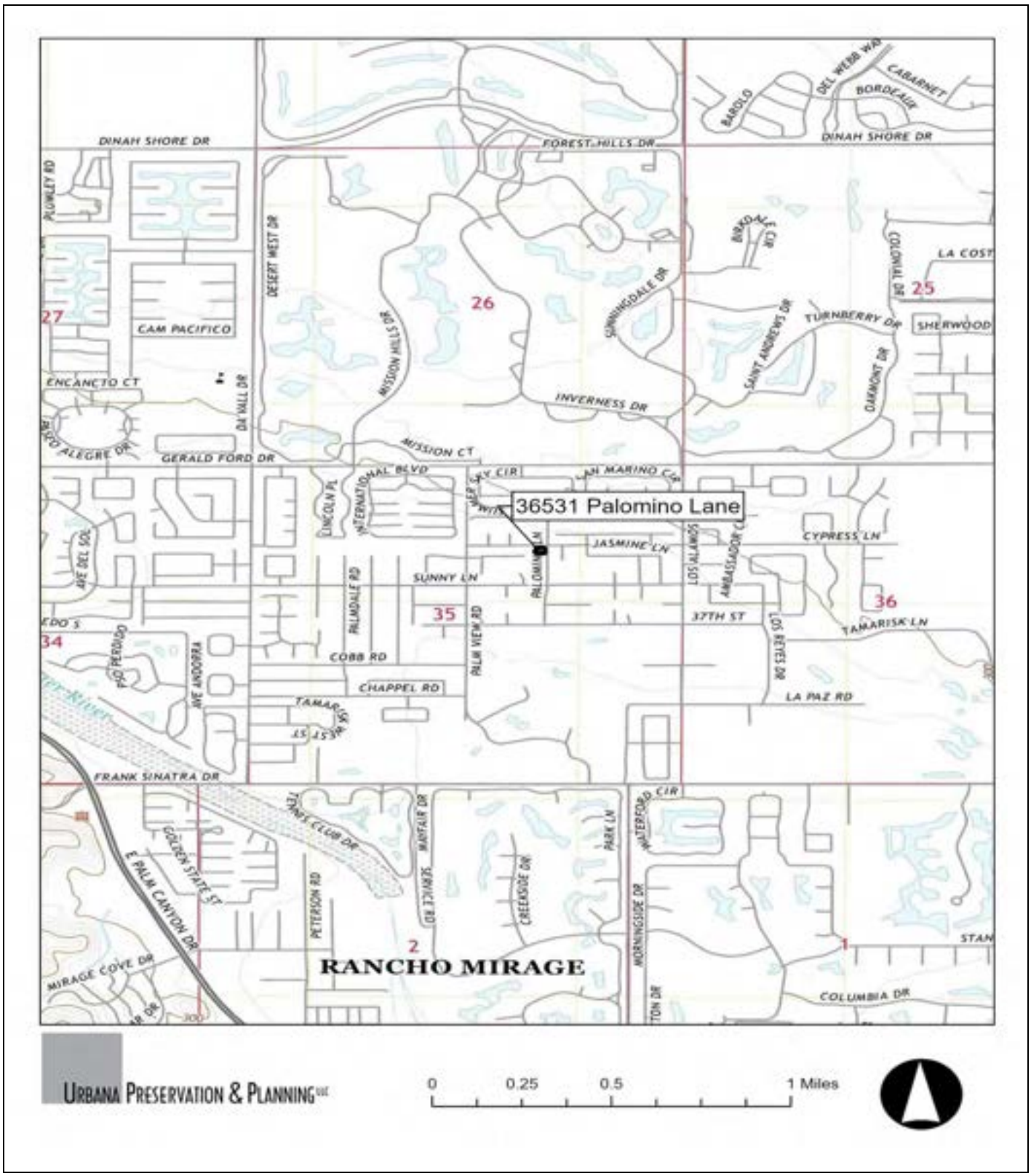
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: 36-531 Palomino Lane
Page 3 of 6

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S1
Other Listings: Urbana Survey No.: 55

*Map Name: Cathedral City *Scale: 1:24,000 *Map Date: 2021



URBANA PRESERVATION & PLANNING LLC

Primary Record Information Continued:



36-531 Palomino Lane_4: View southwest of east (front) elevation.

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:
William Krisel was born in 1924 in Shanghai of American parents working overseas for the U.S. State Department. Krisel lived in China until age 13, when his family returned to the US, where he attended Beverly Hills High. During WWII, Krisel was assigned to General Joe Stilwell as a Chinese interpreter. Following the war, he attended the USC School of Architecture and graduated in 1949. He also earned a license as a landscape architect in 1954. Designing more than 30,000 living units throughout Southern California, Krisel's career spanned over 51 years. A close personal friend of developer Bob Alexander and his family, Krisel came to the Coachella Valley at his request to design a tract of modernist houses dubbed Smoke Tree Valley. Other Palmer & Krisel projects included the Ocotillo Lodge, Las Palmas Estates (Vista Las Palmas), Kings Point and Canyon View Estates, Racquet Club Estates, "Valley of the Sun" in Rancho Mirage and the Sandpiper condo complex in Palm Desert (which garnered an AIA merit award for Landscape Architecture). The "House of Tomorrow," conceived as an experiment in modern living, so impressed Alexander's wife Helene that they made it their personal residence. The house later gained fame as the honeymoon home of Elvis and Priscilla Presley. Krisel is one of the few mid-century modern architects who lived to participate in the resurgence of modernism. In his final years, he contributed to the restoration of many of his original designs. Beginning in 2008, Krisel collaborated with Maxx Livingstone on exact replicas of his mid-century designs, constructed with all new materials and aimed towards LEED certification. He died in June 2017.

The property is associated with the new theme of Residential Subdivisions and Cooperatives (1951-1973), as it is one of the early Contemporary style houses constructed within the Valley of the Sun subdivision. It is one of the few original homes from that development campaign that is still relatively intact. Therefore, it does possess individual documented significance in relation to this theme. It is also associated with the Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

The dwelling is individually eligible under NRHP/CRHR Criterion A/1, as it is directly associated with a significant housing development within the early residential history of Rancho Mirage. The property is not individually eligible under NRHP/CRHR Criterion B/2, as the home is not significantly associated with the lives of persons significant in our past. The property is eligible under NRHP/CRHR Criterion C/3 as a representative example of a Contemporary style residence constructed in Rancho Mirage during the 1950s designed by master architect William Krisel. Overall, the exterior of the property retains its integrity of location, design, setting, materials, workmanship, feeling, and association and it maintains adequate historic integrity to convey its significance under this criterion. It is not individually eligible under Criterion D/4, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state or national history.

The single-family residence is not considered eligible under Local Criteria 2, 5-6, and 8. The property is considered eligible under Local Register Criterion 1 as the residence is representative of a mid-20th century Contemporary style home in Rancho Mirage. It is considered eligible under Local Register Criterion 3, as the property is representative of the development of the City of Rancho Mirage, being one of the few intact homes from the Valley of the Sun development. It is considered eligible under Local Register Criterion 4, as it represents the work of master architect William Krisel. Furthermore, the property is eligible under Local Register Criterion 7 as it embodies elements of outstanding attention to architectural design, detail, craftsmanship and materials. The property appears to retain sufficient integrity from the historic period to convey its significance under the criteria. The property is assigned the 5S1 status code - Individual property that is listed or designated locally; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

Building, Structure, Object Information Continued:

B12. References Continued:

"William Krisel," Palm Spring Modern Committee, accessed March 2025, https://psmodcom.org/william-krisel/;
Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3S/3CS/5S1
Other Listings: Urbana Survey No.: 56

Review Code _____ Reviewer _____ Date _____
Resource Name: 36-567 Palomino Lane

P1. Other Identifier: N/A
*__P2. Location: ☐ Not for Publication ☒ Unrestricted__
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Cathedral City Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: 36-567 Palomino Lane City: Rancho Mirage Zip: 92270
d. UTM Zone: 11S, 552855.9 mE / 3738230.52 mN
e. Other Locational Data: APN: 674131037

***P3a. Description:**
The 36-567 Palomino Lane residence is located at the west side of Palomino Lane. The residence, constructed in 1959, is set on a 0.25 acre parcel. The one-story, single-family residence has a rectangular plan with an attached garage. The home features an asymmetrical facade and an attached garage. The residence and garage are covered by a low-pitched butterfly roof that has open eaves and a moderate overhang. The dwelling features clerestory windows across the roofline beneath the larger offset front-gabled form. The walls below have two large, tripartite metal framed windows that are immediately adjacent to each other. The configuration of each the tripartite windows consists of a sliding sash window above a fixed unit below which extends to the ground. To the north of the windows, the wall is clad in concrete masonry blocks. The walls south of the tripartite windows are stucco. A stucco clad wall connects the dwelling to the garage. There is a metal gateway door in the center which leads to a courtyard covered with exposed rafters. The rear elevation features floor-to-ceiling glass windows and metal framed sliding glass doors.

***P3b. Resource Attributes:** HP2. single-family property
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
36-567 Palomino Lane_1: View west of east (front) elevation.
***P6. Date Constructed/Age and Source**
1959 (City of Rancho Mirage)
☒Historic:
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
GAMBLE DESERT
23233 NE 141ST PL
WOODINVILLE WA 98077
***P8. Recorded by:** Urbana Preservation & Planning, LLC.
***P9. Date Recorded:** 2024
***P10. Survey Type:** Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation**: Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: N/A
B2. Common Name: 36-567 Palomino Lane
B3. Original Use: Residential **B4. Present Use:** Residential
***B5. Architectural Style:** Contemporary

***B6. Construction History:** The single family residence was constructed in 1959. No building permits exist prior to incorporation of the City of Rancho Mirage in 1973. In 2004, the residence was reroofed (Permit No. B0400712). In 2014, the owner installed 2-feet of galvanized sheet metal to the concrete block wall (Permit No. B1400436). In 2020, two windows were replaced (Permit No. B2000336). In 2020, a 10x14 prefabricated storage shed on a foundation was installed (Permit No. B2020244). Aerial images do not show any significant additions to the residence.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Dan Palmer and William Krisel (Palmer & Krisel) **b.** Builder: George M. Holstein & Sons
***B10. Significance: Theme:** Residential Subdivisions and Cooperatives, 1951 - 1973 **Area:** City of Rancho Mirage
Period of Significance: 1959 **Property Type:** Single-Family Residential
Applicable Criteria: NRHP/CRHR Criteria A/1 and C/3; Local Criteria 1, 3, 4, and 7

36-567 Palomino Lane was constructed in 1959 and designed by Palmer & Krisel. It was was locally designated on October 20, 2011. Built as a Contemporary style single-family residence, the property features a butterfly roof, an asymmetrical plan, angular massing, large picture windows, and an offset front entrance. The home was built as one of the early Valley of the Sun tract homes in the Contemporary style. Located north of Cypress Lane around two cul-de-sacs called Sandsu Circle and Sandsal Circle, the Valley of the Sun tract was built in 1957-1958 and was the first residential subdivision built in the vicinity of the Tamarisk Country Club. Valley of the Sun includes 15 homes designed by master architects William Krisel and Dan Palmer, who formed a partnership in 1949 and finished their Smoke Tree Valley project (now Twin Palms Estates) in Palm Springs just prior to initiating work on Valley of the Sun. Builder George M. Holstein & Sons began construction in the summer of 1957, including 12 homes along the cul-de-sacs and three on Palomino Lane. The Palmer & Krisel designs were all of post-and-beam construction with varying rooflines, glass walls, exterior rock facades, and exposed beam ceilings. The designs mirrored those found in Twin Palms Estates, offering different variations of similar plans. By March 1959, all 15 homes were sold and most remain extant in good condition today.

See Continuation Sheet for significance and integrity thresholds.



B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025

(This space reserved for official comments.)

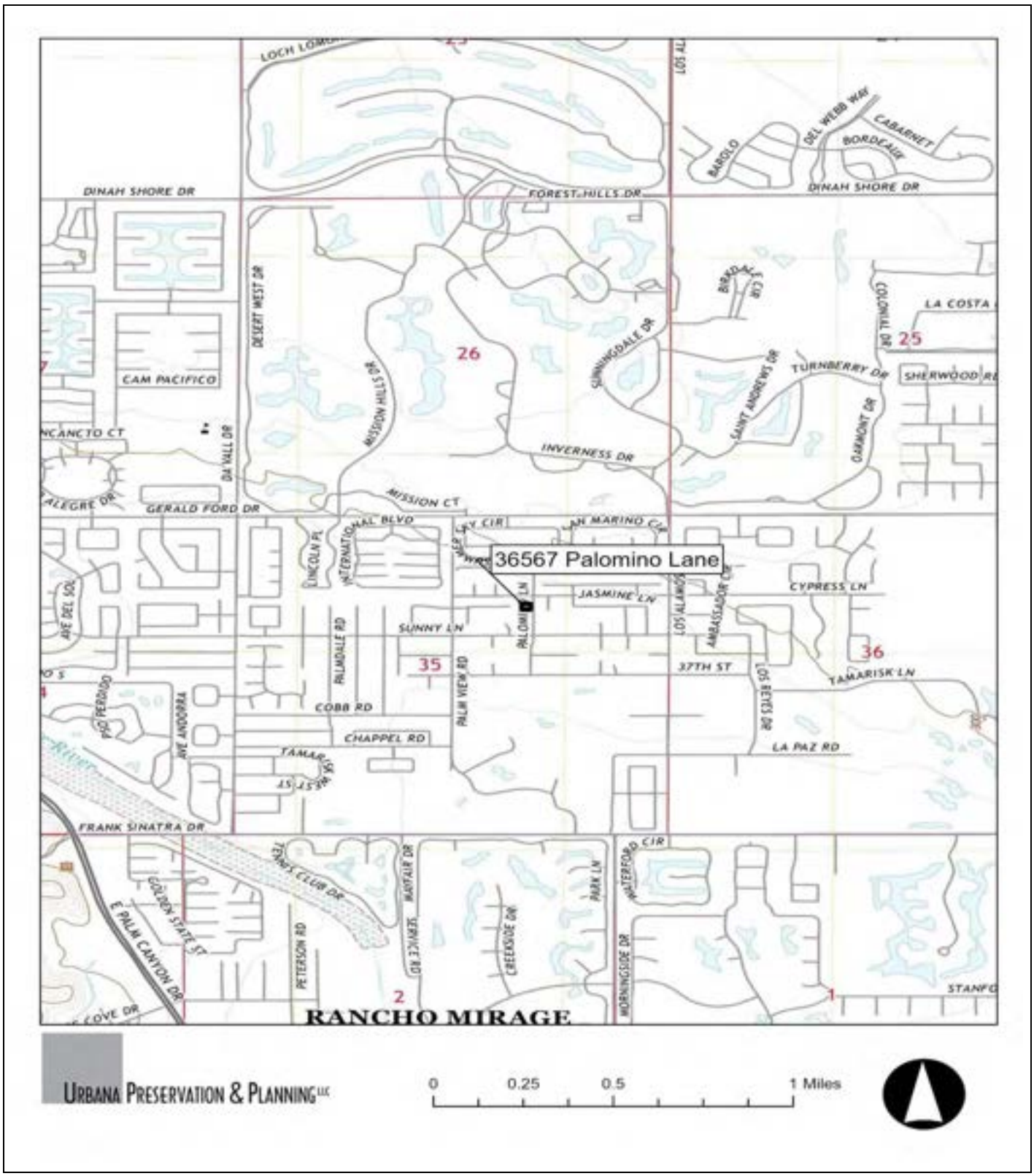
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: 36-567 Palomino Lane
Page 3 of 6

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S1
Other Listings: Urbana Survey No.: 56

*Map Name: Cathedral City *Scale: 1:24,000 *Map Date: 2021



URBANA PRESERVATION & PLANNING LLC

Primary Record Information Continued:



36-567 Palomino Lane_4: View southwest of east (front) elevation.

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:
William Krisel was born in 1924 in Shanghai of American parents working overseas for the U.S. State Department. Krisel lived in China until age 13, when his family returned to the US, where he attended Beverly Hills High. During WWII, Krisel was assigned to General Joe Stilwell as a Chinese interpreter. Following the war, he attended the USC School of Architecture and graduated in 1949. He also earned a license as a landscape architect in 1954. Designing more than 30,000 living units throughout Southern California, Krisel's career spanned over 51 years. A close personal friend of developer Bob Alexander and his family, Krisel came to the Coachella Valley at his request to design a tract of modernist houses dubbed Smoke Tree Valley. Other Palmer & Krisel projects included the Ocotillo Lodge, Las Palmas Estates (Vista Las Palmas), Kings Point and Canyon View Estates, Racquet Club Estates, "Valley of the Sun" in Rancho Mirage and the Sandpiper condo complex in Palm Desert (which garnered an AIA merit award for Landscape Architecture). The "House of Tomorrow," conceived as an experiment in modern living, so impressed Alexander's wife Helene that they made it their personal residence. The house later gained fame as the honeymoon home of Elvis and Priscilla Presley. Krisel is one of the few mid-century modern architects who lived to participate in the resurgence of modernism. In his final years, he contributed to the restoration of many of his original designs. Beginning in 2008, Krisel collaborated with Maxx Livingstone on exact replicas of his mid-century designs, constructed with all new materials and aimed towards LEED certification. He died in June 2017.

The property is associated with the new theme of Residential Subdivisions and Cooperatives (1951-1973), as it is one of the early Contemporary style houses constructed within the Valley of the Sun subdivision. It is one of the few original homes from that development campaign that is still relatively intact. Therefore, it does possess individual documented significance in relation to this theme. It is also associated with the Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

The dwelling is individually eligible under NRHP/CRHR Criterion A/1, as it is directly associated with a significant housing development within the early residential history of Rancho Mirage. The property is not individually eligible under NRHP/CRHR Criterion B/2, as the home is not significantly associated with the lives of persons significant in our past. The property is eligible under NRHP/CRHR Criterion C/3 as a representative example of a Contemporary style residence constructed in Rancho Mirage during the 1950s designed by master architect William Krisel. Overall, the exterior of the property retains its integrity of location, design, setting, materials, workmanship, feeling, and association and it maintains adequate historic integrity to convey its significance under this criterion. It is not individually eligible under Criterion D/4, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state or national history.

The single-family residence is not considered eligible under Local Criteria 2, 5-6, and 8. The property is considered eligible under Local Register Criterion 1 as the residence is representative of a mid-20th century Contemporary style home in Rancho Mirage. It is considered eligible under Local Register Criterion 3, as the property is representative of the development of the City of Rancho Mirage, being one of the few intact homes from the Valley of the Sun development. It is considered eligible under Local Register Criterion 4, as it represents the work of master architect William Krisel. Furthermore, the property is eligible under Local Register Criterion 7 as it embodies elements of outstanding attention to architectural design, detail, craftsmanship and materials. The property appears to retain sufficient integrity from the historic period to convey its significance under the criteria. The property is assigned the 5S1 status code - Individual property that is listed or designated locally; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

Building, Structure, Object Information Continued:

B12. References Continued:

Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3S/3CS/5S1
Other Listings: Urbana Survey No.: 57

Review Code _____ Reviewer _____ Date _____
Resource Name: White Shadows

P1. Other Identifier: N/A
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Rancho Mirage; Cathedral City Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: 70-378 Pecos Road City: Rancho Mirage Zip: 92270
d. UTM Zone: 11S, 552183.64 mE / 3734999.07 mN
e. Other Locational Data: APN: 690102007

***P3a. Description:**
The 70-378 Pecos Road residence is located at the northeast side of Pecos Road in the Thunderbird Heights neighborhood. The residence, constructed in 1957, is set on a 1.04 acre parcel. The one-story, single-family residence has an irregular floor plan with an attached garage and one non-historic ancillary building. The home is set behind a privacy wall, at a lower grade than the main road. The residence has a flat roof with a wide overhang and enclosed eaves. The exterior is clad in smooth stucco. The home is a Modernist and Moorish Revival style home, with interior courtyards lined by columns topped with rounded arches, wooden walnut screen walls with carved Moroccan motifs, decorative trellises above patios, and high arched doorways. Painted white throughout with sharp geometric shapes and eastern style arches/curves, the property was designed in order to blend indoor and outdoor spaces and create changing patterns with light and shadows. The doorways are all recessed and separated with angled walls. Private balconies are surrounded by curved stucco privacy walls. Across the rear elevation there are floor-to-ceiling metal framed fixed windows, sometimes with a small awning window beneath. Smaller fixed windows are located along the side elevations. A curved driveway leads to the property and the detached guest house.

***P3b. Resource Attributes:** HP2. single-family property
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
70-378 Pecos Road_4: View north of the south elevation.
***P6. Date Constructed/Age and Source**
1957 (City of Rancho Mirage)
☒Historic:
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
MARTIN GEORGE TRUST DATED 07/29/05,
GEORGE MARTIN
70378 PECOS RD
RANCHO MIRAGE CA 92270
***P8. Recorded by:** Urbana Preservation & Planning, LLC.
***P9. Date Recorded:** 2024
***P10. Survey Type:** Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation**: Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: Davis Residence
B2. Common Name: 70-378 Pecos Road
B3. Original Use: Residential **B4. Present Use:** Residential
***B5. Architectural Style:** Modernist / Moorish Revival

***B6. Construction History:** The single family residence was constructed in 1957. No building permits exist prior to incorporation of the City of Rancho Mirage in 1973. In 2005, a new septic tank was installed (Permit No. B0501273). In 2006, a permit was issued for the construction of a 2,026 square foot guest house (Permit No. B0501023). In 2013, a permit was issued to complete construction of the guest house built in 2006 (Permit No. B1300008). In 2013, a permit was issued for a partial interior demolition (Permit No. B1301330). In 2014, a permit was issued for a remodel of the residence (Permit No. B1400067). In 2020, a permit was issued for the installation of solar at the property (Permit No. B2020902). Based on aerial images, there have been no significant additions to the historic residence.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Henry Eggers and Walter Wilkman (Eggers & Wilkman) **b.** Builder: Not Identified
***B10. Significance: Theme:** Residential Subdivisions and Cooperatives, 1951 - 1973 **Area:** City of Rancho Mirage
Period of Significance: 1957 **Property Type:** Single-Family Residential
Applicable Criteria: NRHP/CRHR Criterion C/3; Local Criteria 1, 4, and 7

70-378 Pecos Road, also known as White Shadows was constructed in 1957 and designed by Henry Eggers and Walter Wilkman (Eggers & Wilkman) for Thomas B. and Dottie Davis, heirs to the Weyerhaeuser Lumber Company fortune. It was locally designated on March 3, 2016. Built as a Modernist and Moorish Revival style single-family residence, the property features a Marrakech-style open center courtyard, fountain, arched portals, carved walnut grilles, and slender columns supporting round arches. White marble floors are complemented by the white smooth stucco walls across all elevations, which led Dottie to nickname the property 'White Shadows'. When it was built, the Davis family commissioned the British-born T.H.Robsjohn Gibbings to design the interiors and custom furnishings.

See Continuation Sheet for significance and integrity thresholds.

B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025



(This space reserved for official comments.)

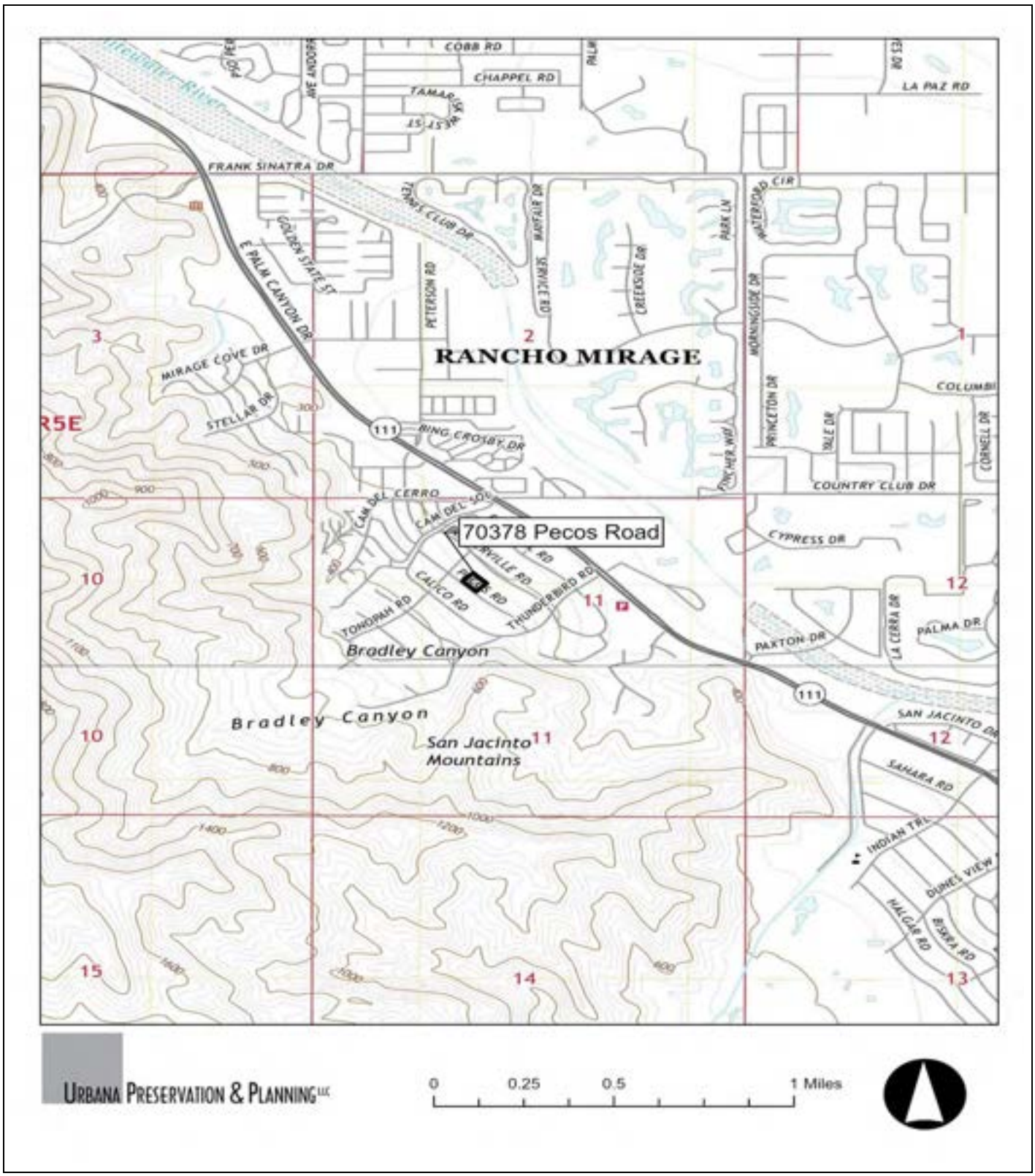
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: White Shadows
Page 3 of 6

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S1
Other Listings: Urbana Survey No.: 57

*Map Name: Rancho Mirage; Cathedral City *Scale: 1:24,000 *Map Date: 2021



Primary Record Information Continued:



70-378 Pecos Road_3: View northeast of the south elevation.

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:

Henry Eggers was born in Denver, Colorado on May 12, 1911. Earning his Bachelor's Degree in Architecture from Cornell in 1933 and the Sands Medal that same year, Henry Eggers lived much of his life in the Los Angeles area where he died at the age of 75. Eggers joined the Southern California Chapter of the AIA in 1943 and served as the Chapter Secretary between 1947-48. During the years 1946-48 he was a partner in the firm Kaufmann, Lippincott & Eggers. Partnering with Walter W. Wilkman in the firggers and Wilkman, Architects (1956-66) he ran the business from his home office at 704 Heatherside Road in Pasadena.

Walter W. Wilkman was born in Wilmington, Delaware in 1917. He attended Wentworth Institute from 1935 to 1937. Afterwards, he became a draftsman at Perry, Shaw, and Hepburn, Architects, Boston, Massachusetts from 1937 to 1938. He took classes at the Boston Architectural Center from 1937 to 1940, and additional coursework at the Massachusetts Institute of Technology from 1940 to 1941. He became a designer at the Stone and Webster Engineering Corporation from 1941 to 1942. After WWII, he became a designer for Kauffmann, Lippincott, and Eggers, Architects from 1946 to 1948. In 1952 he partnered with Henry Eggers to forggers and Wilkman, Architects in Los Angeles. He stayed with Eggers until 1966. He died in 1992 in Ventura Country, California.

One of the earlier houses built within the Thunderbird Heights, White Shadows is associated with the Residential Subdivisions and Cooperatives (1951-1973) theme in Rancho Mirage. However, the dwelling is not individually significantly associated with development within the community. It did not influence the design or direction of other houses built in the neighborhood during the late 1950s and early 1960s. Therefore, it does not possess individual documented significance in relation to the Residential Subdivisions and Cooperatives (1951-1973) theme. It is also associated with the Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

The dwelling is not individually eligible under NRHP/CRHR Criterion A/1, as it is not directly associated with significant events or patterns of events in local, regional, state, or national history. The property is not individually eligible under NRHP/CRHR Criterion B/2, as the home is not significantly associated with the lives of persons significant in our past. The property is eligible under NRHP/CRHR Criterion C/3 as a representative example of a Modernist and Moorish Revival style residence constructed in Rancho Mirage during the 1950s designed by master architect Henry Eggers and Walter Wilkman (Eggers & Wilkman). The non-historic detached guest house does impact the setting of the historic home, as the house was designed to be the only building on the lot. However overall, the exterior of the property retains its integrity of location, design, materials, workmanship, feeling, and association. It maintains adequate historic integrity to convey its significance under this criterion. It is not individually eligible under Criterion D/4, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state or national history.

The single-family residence is not considered eligible under Local Criteria 2-3, 5-6, and 8. The property is considered eligible under Local Register Criterion 1 as the residence is representative of a mid-20th century Modernist and Moorish Revival style home in Rancho Mirage. It is considered eligible under Local Register Criterion 4, as it represents the work of master architect Eggers & Wilkman. Furthermore, the property is eligible under Local Register Criterion 7 as it embodies elements of outstanding attention to architectural design, detail, craftsmanship and materials. The property appears to retain sufficient integrity from the historic period to convey its significance under the criteria. The property is assigned the 5S1 status code - Individual property that is listed or designated locally; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

Building, Structure, Object Information Continued:

B12. References Continued:

"White Shadows: Rancho Mirage's Moroccan-Themed Estate," Studio Simpson, March 11, accessed March 2025, https://harpsichord-mayflower-2nds.squarespace.com/journal/blog-post-title-four-67p46#:~:text=The%20mid%2Dcentury%20Moroccan%2Dthemed%20%E2%80%9CWhite%20Shadows%E2%80%9D%20in%20Thunderbird,Marrakech%2Dstyle%20open%20center%20courtyard%2C%20fountain%2C%20arched%20portals.;
"Henry Lawrence Eggers," Modern San Diego, accessed March 2025, https://www.modernsandiego.com/people/henry-lawrence-eggers;
"Walter William Wilkman (Architect)," PCAD, accessed March 2025, https://pcad.lib.washington.edu/person/87/;
Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3S/3CS/5S1
Other Listings: Urbana Survey No.: 58

Review Code _____ Reviewer _____ Date _____
Resource Name: 36-467 Sandsal Circle

P1. Other Identifier: N/A
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Cathedral City Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: 36-467 Sandsal Circle City: Rancho Mirage Zip: 92270
d. UTM Zone: 11S, 552714.37 mE / 3738307.75
mN
e. Other Locational Data: APN: 674110011

***P3a. Description:**

36-467 Sandsal Circle is sited on the west side of Sandsal Circle. The residence, constructed in 1958, is set on a 0.24 acre parcel. The one-story, single-family residence has a rectangular plan with an attached garage. The home features an asymetrical facade and an attached garage. The residence and garage are covered by a low-pitched butterfly roof that has open eaves and a moderate overhang. The dwelling features clerestory windows across the roofline beneath the larger offset front-gabled form. The walls below have two large, tripartite metal framed windows that are immediately adjacent to each other. The configuration of each the tripartite windows consists of a sliding sash window above a fixed unit below which extends to the ground. To the north of the windows, the wall is clad in concrete masonry blocks. The walls south of the tripartite windows are stucco. A stucco clad wall connects the dweling to the garage. There is a metal gateway door in the center which leads to a courtyard covered with exposed rafters. The rear elevation features floor-to-ceiling glass windows and metal framed sliding glass doors.

***P3b. Resource Attributes:** HP2. single-family property
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
36-467 Sandsal Circle_1: View west of the east (front elevation).
***P6. Date Constructed/Age and Source**
1958 (City of Rancho Mirage)
☒Historic:
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
SIMON MARGOLIS, JANICE MARGOLIS,
1328 W 15TH AVE
VANCOUVER BC V6H 1S3
***P8. Recorded by:** Urbana Preservation & Planning, LLC.
***P9. Date Recorded:** 2024
***P10. Survey Type:** Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation**: Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: N/A
B2. Common Name: 36-467 Sandsal Circle
B3. Original Use: Residential **B4. Present Use:** Residential
***B5. Architectural Style:** Contemporary

***B6. Construction History:** The single family residence was constructed in 1958. No building permits exist prior to incorporation of the City of Rancho Mirage in 1973. In 2001, a 126 foot garden wall was constructed at the property (Permit No. B0101845). In 2001, plumbing work was completed at the property (Permit No. B0101939). In 2001, the residence was reroofed (Permit No. B0101517). In 2001, electrical work was completed at the property (Permit No. B0101779). In 2001, new pool equipment and plaster on the existing pool was installed (Permit No. B0101759). In 2024, a permit for the construction of new 430 square foot guest house was approved, but work was not completed at the time of survey (Permit No. B2400758). In 2024, the residence was reroofed (Permit No. B241739). Based on aerial images, there have been no significant additions to the residence.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Dan Palmer and William Krisel (Palmer & Krisel) **b.** Builder: George M. Holstein & Sons
***B10. Significance: Theme:** Residential Subdivisions and Cooperatives, 1951 - 1973 **Area:** City of Rancho Mirage
Period of Significance: 1958 **Property Type:** Single-Family Residential
Applicable Criteria: NRHP/CRHR Criteria A/1 and C/3; Local Criteria 1, 3, 4, and 7

36-467 Sandsal Circle was constructed in 1959 and designed by Palmer & Krisel. It was locally designated on June 19, 2014. Built as a Contemporary style single-family residence, the property features a butterfly roof, an asymmetrical plan, angular massing, large picture windows, and an offset front entrance. The home was built as one of the Valley of the Sun tract homes in the Contemporary style that were constructed between 1957 and 1958. Located north of Cypress Lane around two cul-de-sacs called Sandsu Circle and Sandsal Circle, the Valley of the Sun tract was built in 1957-1958 and was the first residential subdivision built in the vicinity of the Tamarisk Country Club. Valley of the Sun includes 15 homes designed by master architects William Krisel and Dan Palmer, who formed a partnership in 1949 and finished their Smoke Tree Valley project (now Twin Palms Estates) in Palm Springs just prior to initiating work on Valley of the Sun. Builder George M. Holstein & Sons began construction in the summer of 1957, including 12 homes along the cul-de-sacs and three on Palomino Lane. The Palmer & Krisel designs were all of post-and-beam construction with varying rooflines, glass walls, exterior rock facades, and exposed beam ceilings. The designs mirrored those found in Twin Palms Estates, offering different variations of similar plans. By March 1959, all 15 homes were sold and most remain extant in good condition today.

See Continuation Sheet for significance and integrity thresholds.



B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025

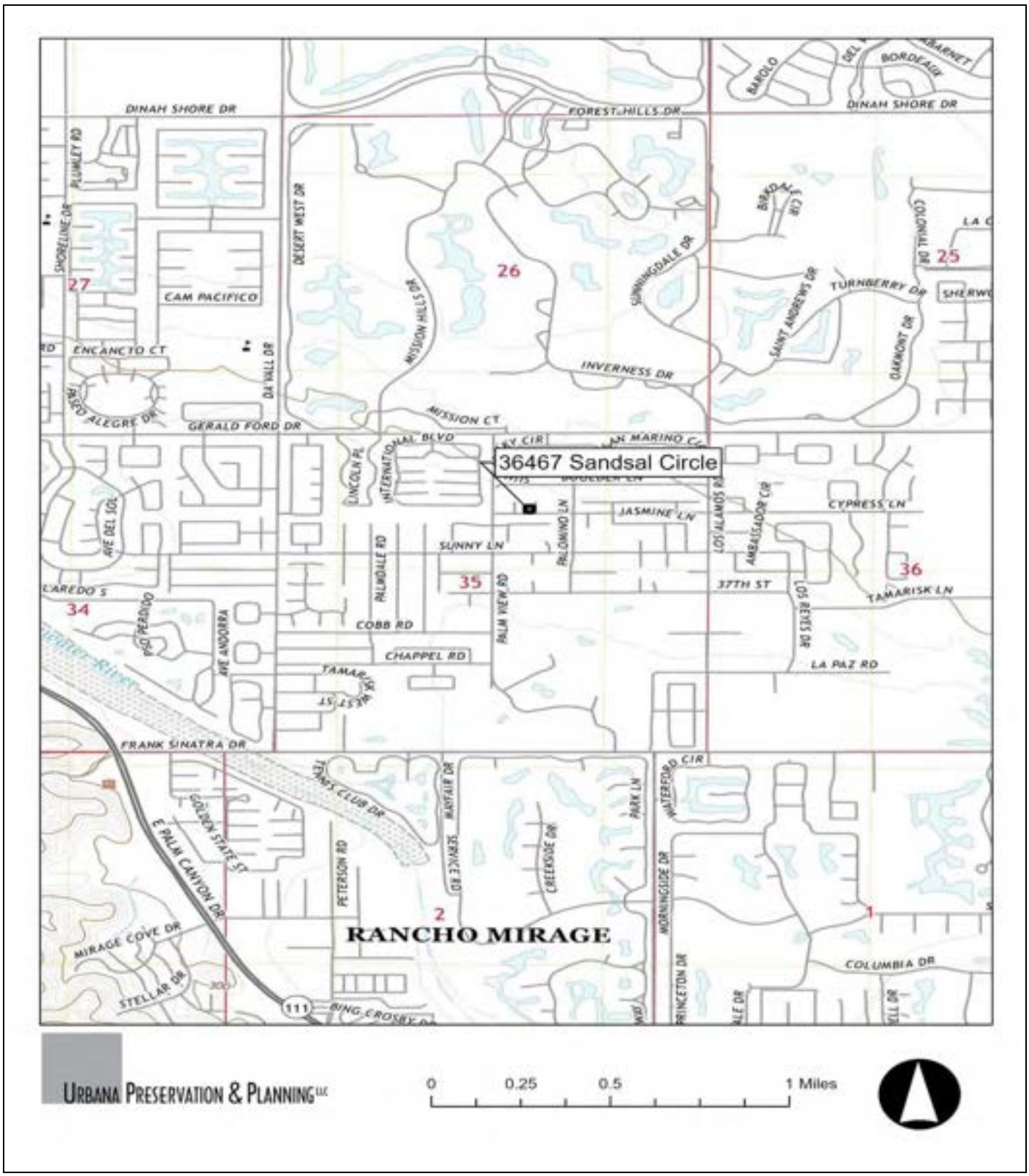
(This space reserved for official comments.)

LOCATION MAP

Resource Name: 36-467 Sandsal Circle

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S1
Other Listings: Urbana Survey No.: 58

*Map Name: Cathedral City *Scale: 1:24,000 *Map Date: 2021



Primary Record Information Continued:



36-467 Sandsal Circle_1: View northwest of the east (front elevation).

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:

William Krisel was born in 1924 in Shanghai of American parents working overseas for the U.S. State Department. Krisel lived in China until age 13, when his family returned to the US, where he attended Beverly Hills High. During WWII, Krisel was assigned to General Joe Stilwell as a Chinese interpreter. Following the war, he attended the USC School of Architecture and graduated in 1949. He also earned a license as a landscape architect in 1954. Designing more than 30,000 living units throughout Southern California, Krisel's career spanned over 51 years. A close personal friend of developer Bob Alexander and his family, Krisel came to the Coachella Valley at his request to design a tract of modernist houses dubbed Smoke Tree Valley. Other Palmer & Krisel projects included the Ocotillo Lodge, Las Palmas Estates (Vista Las Palmas), Kings Point and Canyon View Estates, Racquet Club Estates, "Valley of the Sun" in Rancho Mirage and the Sandpiper condo complex in Palm Desert (which garnered an AIA merit award for Landscape Architecture). The "House of Tomorrow," conceived as an experiment in modern living, so impressed Alexander's wife Helene that they made it their personal residence. The house later gained fame as the honeymoon home of Elvis and Priscilla Presley. Krisel is one of the few mid-century modern architects who lived to participate in the resurgence of modernism. In his final years, he contributed to the restoration of many of his original designs. Beginning in 2008, Krisel collaborated with Maxx Livingstone on exact replicas of his mid-century designs, constructed with all new materials and aimed towards LEED certification. He died in June 2017.

The property is associated with the new theme of Residential Subdivisions and Cooperatives (1951-1973), as it is one of the early Contemporary style houses constructed within the Valley of the Sun subdivision. It is one of the few original homes from that development campaign that is still relatively intact. Therefore, it does possess individual documented significance in relation to this theme. It is also associated with the Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

The dwelling is individually eligible under NRHP/CRHR Criterion A/1, as it is directly associated with a significant housing development within the early residential history of Rancho Mirage. The property is not individually eligible under NRHP/CRHR Criterion B/2, as the home is not significantly associated with the lives of persons significant in our past. The property is eligible under NRHP/CRHR Criterion C/3 as a representative example of a Contemporary style residence constructed in Rancho Mirage during the 1950s designed by master architect William Krisel. Overall, the exterior of the property retains its integrity of location, design, setting, materials, workmanship, feeling, and association and it maintains adequate historic integrity to convey its significance under this criterion. It is not individually eligible under Criterion D/4, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state or national history.

The single-family residence is not considered eligible under Local Criteria 2, 5-6, and 8. The property is considered eligible under Local Register Criterion 1 as the residence is representative of a mid-20th century Contemporary style home in Rancho Mirage. It is considered eligible under Local Register Criterion 3, as the property is representative of the development of the City of Rancho Mirage, being one of the few intact homes from the Valley of the Sun development. It is considered eligible under Local Register Criterion 4, as it represents the work of master architect William Krisel. Furthermore, the property is eligible under Local Register Criterion 7 as it embodies elements of outstanding attention to architectural design, detail, craftsmanship and materials. The property appears to retain sufficient integrity from the historic period to convey its significance under the criteria. The property is assigned the 5S1 status code - Individual property that is listed or designated locally; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

Building, Structure, Object Information Continued:

B12. References Continued:

Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003; Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3S/3CS/5S1
Other Listings: Urbana Survey No.: 59

Review Code _____ Reviewer _____ Date _____
Resource Name: 36-400 Sandsu Circle

P1. Other Identifier: N/A
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Cathedral City Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: 36-400 Sandsu Circle City: Rancho Mirage Zip: 92270
d. UTM Zone: 11S, 552672.71 mE / 3738366.79 mN
e. Other Locational Data: APN: 674110008

***P3a. Description:**
The 36-400 Sandsu Circle residence is located at the end of Sandsu Circle. The residence, constructed in 1958, is located on a 0.30 acre parcel. The one-story single-family residence has a irregular horizontal plan, clad in smooth stucco and concrete masonry block, with a prominent butterfly roof above the dwelling. The roof has a wide overhang with exposed purlins. The home has an attached two-car garage with a flat roof. The front elevation features a large glass wall with a large exterior chimney clad in concrete masonry blocks that intersects the roofline. The front elevation features a wood double door entrance. Adjacent to the front door to the east there are large fixed windows and a narrow concrete masonry block accent wall. At the east end of the front elevation there are additional large metal framed fixed windows. According to aerial photographs, a rear addition was added to the garage some time between 1972 and 1975.

***P3b. Resource Attributes:** HP2. single-family property
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
36-400 Sandsu Circle_1: View northeast of the southwest (front) elevation.
***P6. Date Constructed/Age and Source**
1958 (City of Rancho Mirage)
☒Historic:
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
DAVID C. CASTO, GREGORY A. FREY,
36400 SANDSU CIR
RANCHO MIRAGE CA 92270
***P8. Recorded by:** Urbana Preservation & Planning, LLC.
***P9. Date Recorded:** 2024
***P10. Survey Type:** Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: N/A
B2. Common Name: 36-400 Sandsu Circle
B3. Original Use: Residential **B4. Present Use:** Residential
***B5. Architectural Style:** Contemporary

***B6. Construction History:** The single family residence was constructed in 1958. No building permits exist prior to incorporation of the City of Rancho Mirage in 1973. In 2002, the residence was reroofed (Permit No. B0202030). In 2003, a sewer-hookup was installed (Permit No. B0301242). In 2008, a 60 foot garden wall was constructed at the property (Permit No. B0800187). In 2012, a 185 foot retaining wall, fire pit, and a gas line for a barbecue (Permit No. B1200460). According to aerial photographs, a rear addition was added to the garage some time between 1972 and 1975.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: William Krisel **b.** Builder: Not Identified
***B10. Significance: Theme:** Residential Subdivisions and Cooperatives, 1951 - 1973 **Area:** City of Rancho Mirage
Period of Significance: 1958 **Property Type:** Single-Family Residential
Applicable Criteria: NRHP/CRHR Criteria A/1 and C/3; Local Criteria 1, 3, 4, and 7

36-400 Sandsu Circle was constructed in 1958 and designed by Palmer & Krisel. It was locally designated on June 19, 2014. Built as a Contemporary style single-family residence, the property features a butterfly roof, an asymmetrical plan, angular massing, large picture windows, and an wooden post-and-beam construction. The home was built as one of the Valley of the Sun tract homes in the Contemporary style that were constructed between 1957 and 1958. Located north of Cypress Lane around two cul-de-sacs called Sandsu Circle and Sandsal Circle, the Valley of the Sun tract was built in 1957-1958 and was the first residential subdivision built in the vicinity of the Tamarisk Country Club. Valley of the Sun includes 15 homes designed by master architects William Krisel and Dan Palmer, who formed a partnership in 1949 and finished their Smoke Tree Valley project (now Twin Palms Estates) in Palm Springs just prior to initiating work on Valley of the Sun. Builder George M. Holstein & Sons began construction in the summer of 1957, including 12 homes along the cul-de-sacs and three on Palomino Lane. The Palmer & Krisel designs were all of post-and-beam construction with varying rooflines, glass walls, exterior rock facades, and exposed beam ceilings. The designs mirrored those found in Twin Palms Estates, offering different variations of similar plans. By March 1959, all 15 homes were sold and most remain extant in good condition today.

See Continuation Sheet for significance and integrity thresholds.



B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025

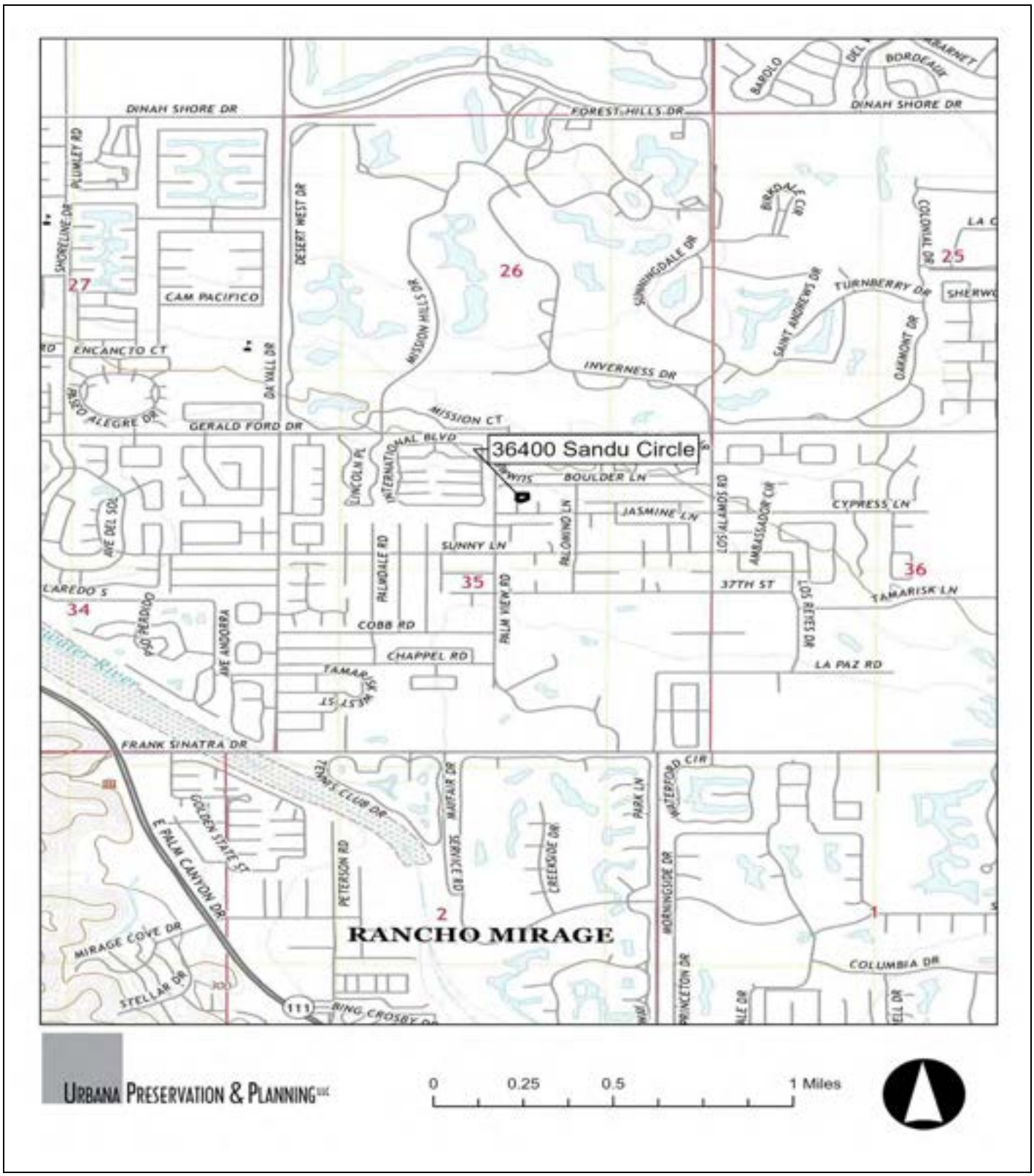
(This space reserved for official comments.)

LOCATION MAP

Resource Name: 36-400 Sandsu Circle

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S1
Other Listings: Urbana Survey No.: 59

*Map Name: Cathedral City *Scale: 1:24,000 *Map Date: 2021



Primary Record Information Continued:



36-400 Sandsu Circle_2: View northeast of the southwest (front) elevation.

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:
William Krisel was born in 1924 in Shanghai of American parents working overseas for the U.S. State Department. Krisel lived in China until age 13, when his family returned to the US, where he attended Beverly Hills High. During WWII, Krisel was assigned to General Joe Stilwell as a Chinese interpreter. Following the war, he attended the USC School of Architecture and graduated in 1949. He also earned a license as a landscape architect in 1954. Designing more than 30,000 living units throughout Southern California, Krisel's career spanned over 51 years. A close personal friend of developer Bob Alexander and his family, Krisel came to the Coachella Valley at his request to design a tract of modernist houses dubbed Smoke Tree Valley. Other Palmer & Krisel projects included the Ocotillo Lodge, Las Palmas Estates (Vista Las Palmas), Kings Point and Canyon View Estates, Racquet Club Estates, "Valley of the Sun" in Rancho Mirage and the Sandpiper condo complex in Palm Desert (which garnered an AIA merit award for Landscape Architecture). The "House of Tomorrow," conceived as an experiment in modern living, so impressed Alexander's wife Helene that they made it their personal residence. The house later gained fame as the honeymoon home of Elvis and Priscilla Presley. Krisel is one of the few mid-century modern architects who lived to participate in the resurgence of modernism. In his final years, he contributed to the restoration of many of his original designs. Beginning in 2008, Krisel collaborated with Maxx Livingstone on exact replicas of his mid-century designs, constructed with all new materials and aimed towards LEED certification. He died in June 2017.

The property is associated with the new theme of Residential Subdivisions and Cooperatives (1951-1973), as it is one of the early Contemporary style houses constructed within the Valley of the Sun subdivision. It is one of the few original homes from that development campaign that is still relatively intact. Therefore, it does possess individual documented significance in relation to this theme. It is also associated with the Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

The dwelling is individually eligible under NRHP/CRHR Criterion A/1, as it is directly associated with a significant housing development within the early residential history of Rancho Mirage. The property is not individually eligible under NRHP/CRHR Criterion B/2, as the home is not significantly associated with the lives of persons significant in our past. The property is eligible under NRHP/CRHR Criterion C/3 as a representative example of a Contemporary style residence constructed in Rancho Mirage during the 1950s designed by master architect William Krisel. A rear addition was added to the attached garage in the early 1970s, but this addition is not visible from the public right-of-way and is in-keeping with the Contemporary design of the property such that it does not significantly impact the historic integrity of the property. Overall, the exterior of the property retains its integrity of location, design, setting, materials, workmanship, feeling, and association and it maintains adequate historic integrity to convey its significance under this criterion. It is not individually eligible under Criterion D/4, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state or national history.

The single-family residence is not considered eligible under Local Criteria 2, 5-6, and 8. The property is considered eligible under Local Register Criterion 1 as the residence is representative of a mid-20th century Contemporary style home in Rancho Mirage. It is considered eligible under Local Register Criterion 3, as the property is representative of the development of the City of Rancho Mirage, being one of the few intact homes from the Valley of the Sun development. It is considered eligible under Local Register Criterion 4, as it represents the work of master architect William Krisel. Furthermore, the property is eligible under Local Register Criterion 7 as it embodies elements of outstanding attention to architectural design, detail, craftsmanship and materials. The property appears to retain sufficient integrity from the historic period to convey its significance under the criteria. The property is assigned the 5S1 status code - Individual property that is listed or designated locally; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

Building, Structure, Object Information Continued:

B12. References Continued:

Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003; Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3CS/5S1
Other Listings: Urbana Survey No.: 60

Review Code _____ Reviewer _____ Date _____
Resource Name: Kassinger Residence

P1. Other Identifier: N/A
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Rancho Mirage; Cathedral City Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; _S. B. _**B.M.** _
c. Address: 70-170 Sonora Road City: Rancho Mirage Zip: 92270
d. UTM Zone: 11S, 551873.64 mE / 3734959.39 mN
e. Other Locational Data: APN: 690091007

***P3a. Description:**
70-170 Sonora Road, also known as the Kassinger Residence, is located at the northeast side of Sonora Road in the Thunderbird Heights neighborhood. The home, constructed in 1980, is set on a 0.60 acre parcel. The one-story, single family residence has a rectangular floor plan with asymmetrical facades. At the time of the 2024 survey, the residence was in the process of an extensive renovation campaign and many features were in the process of being removed and replaced. Prior to the renovation, the residence had a flat roof with no overhang at the front elevation along Sonora Road, but covered walkways with enclosed eaves and a wide overhang at the rear. The exterior is clad in smooth stucco with long unbroken expanses clad uncoursed stone. A stone privacy wall extends across the front elevation on Sonora Road. The front elevation has two large openings, one for the front entrance at the western end and another for the driveway at the eastern end. The front entrance is recessed beneath a flat porch roof with a wide overhang and enclosed eaves. Prior to the renovation, the front entrance had a metal grated entrance with two doors, and interior open courtyard garden beyond the gate, metal framed single-lite glass doors, sliding glass doors at the rear, floor-to-ceiling window walls, and decorative metal posts at the rear extending out and down from the back patio roof overhang. The property also had a pool in the backyard where the pool surround was clad in concrete and the patio floors were covered in square tile. There appear to have been no significant additions to the building over time.

***P3b. Resource Attributes:** HP2. single-family property



***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other
P5b. Description of Photo:
Estately 2021_1: View northeast of the southwest (front) elevation ca. 2021.
***P6. Date Constructed/Age and Source**
1980 (City of Rancho Mirage)
☒Historic:
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
STONEHILL,
17786 CALLE DE PALERMO
LOS ANGELES CA 90272
***P8. Recorded by:** Urbana Preservation & Planning, LLC
***P9. Date Recorded:** 2024
***P10. Survey Type:** Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: N/A
B2. Common Name: 70-170 Sonora Road
B3. Original Use: Residential **B4. Present Use:** Residential
***B5. Architectural Style:** Desert Modernist

***B6. Construction History:** The single family residence was constructed in 1980. In 2012, a permit was issued to replace the existing spa tub (Permit No. B1200937). In 2022, electrical work was completed at the property (Permit No. B2200376). In 2022, solar was installed at the property (Permit No. B2200375). In 2022, a permit was issued for an interior remodel (Permit No. B2202211). In 2022, a 610 foot retaining wall was constructed (Permit No. B2201263). In 2024, a new roof mounted solar was installed (Permit No. B2401134). In 2024, a new pool and spa with a master spa and cold plunge was installed (Permit No. B2401231). In 2024, a new Tesla battery backup system was connected to the existing solar system (Permit No. B2401653). Aerial images do not show any significant additions to the residence.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Donald Wexler **b.** Builder: Not Identified
***B10. Significance: Theme:** Cityhood, 1973 - Present **Area:** City of Rancho Mirage
Period of Significance: 1980 **Property Type:** Single-Family Residential
Applicable Criteria: NRHP ineligible; CRHR Criterion 3; Local Criteria 1, 4, and 7

70-170 Sonora Road was constructed in 1980 and designed by Donald Wexler for Herman Kassinger and his wife Alexandra. It was locally designated on September 17, 2015. Built as a Desert Modernist style single-family residence, the property features a flat roof, an asymmetrical plan, post and beam construction, floor-to-ceiling windows at the rear elevation, a mix of cladding materials, and a low building profile. Herman Kassinger was a German born WWII pilot who immigrated to Canada in 1952. In Oshawa he founded H. Kassinger Development Inc., where he built 5,000 housing units over the course of his career. Later, he moved to Palm Springs where he focused on constructing commercial developments. In 1979, he partnered with Donald Wexler to create The Rose Garden community in Palm Springs at 1293 Tiffany Circle North, where Gary Jon designed the interiors. The next year, he commissioned Wexler to design his new home in Thunderbird Heights. It is likely that Kassinger's company was the builder/contractor for the project too, but no concrete evidence was located to confirm this assertion. Kassinger later moved to Barbados, where he died in 2004.

See Continuation Sheet for significance and integrity thresholds.



B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025

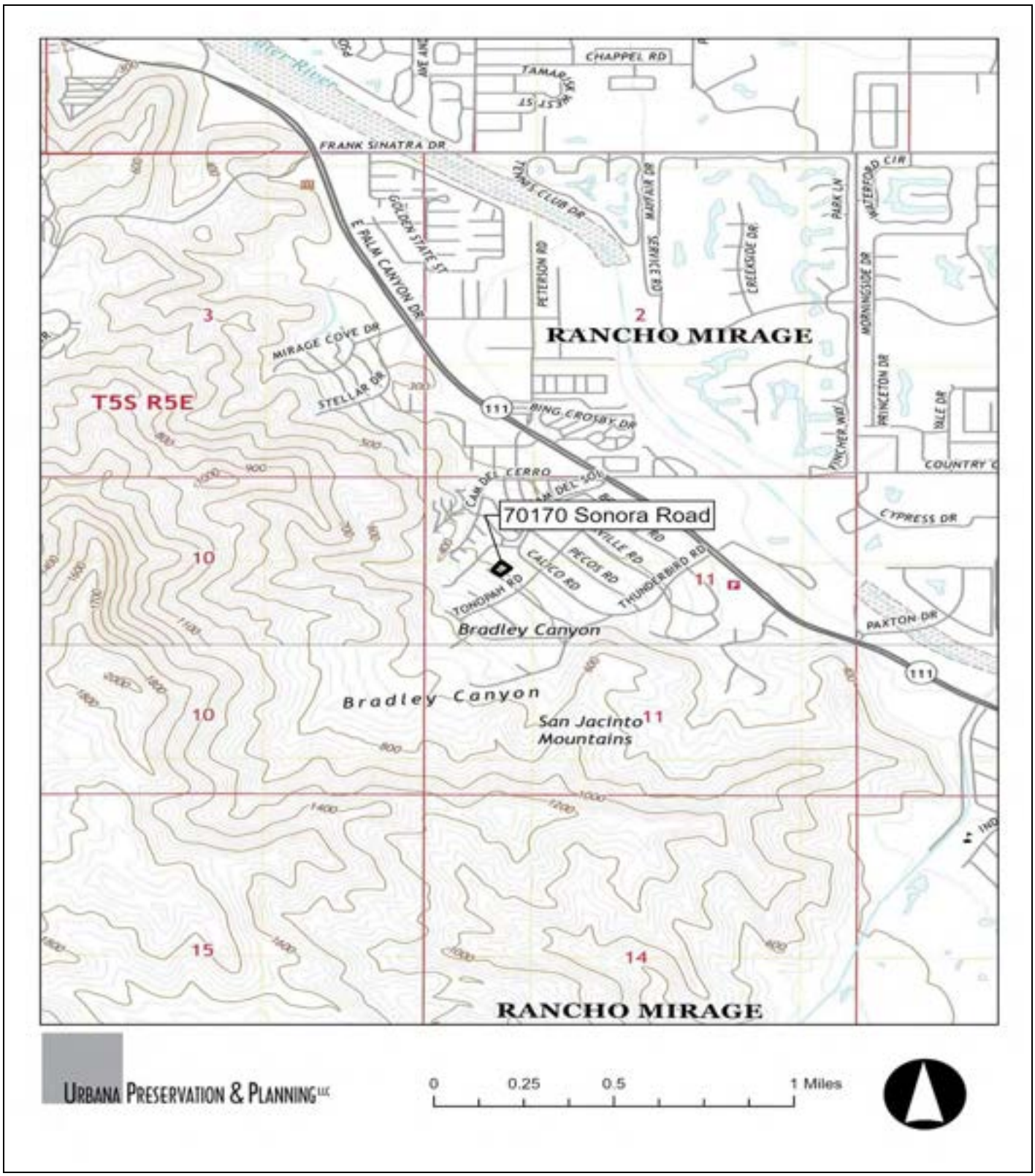
(This space reserved for official comments.)

LOCATION MAP

Resource Name: Kassinger Residence

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3CS/5S1
Other Listings: Urbana Survey No.: 60

*Map Name: Rancho Mirage; Cathedral City *Scale: 1:24,000 *Map Date: 2021



Primary Record Information Continued:



Estately 2021_2: View southwest of the northeast (rear) elevation.



70-170 Sonora Road_3: View northeast of the southwest (front) elevation.

Primary Record Information Continued:



70-170 Sonora Road_2: View northeast of the southwest (front) elevation.

Building, Structure, Object Information Continued: **B10. Statement of Significance Continued From Page 2:**

Born in Sioux Falls SD but raised in Minneapolis MN, Donald Allen Wexler served in the Navy during WWII and graduated from the University of Minnesota in 1950. He moved to Los Angeles to work for Richard Neutra then moved to Palm Springs in 1952 to work for William Cody. Later that year in 1952, Wexler, along with Richard Harrison from Cody,Äôs firm, set up Wexler & Harrison. In 1960, the George Alexander Construction Company hired them to design a neighborhood of prefab all-steel homes in Palm Springs. Due to high steel costs, the project was halted after just seven homes were built, but those that were completed became widely acclaimed. Wexler & Harrison dissolved in 1961 and Donald Wexler began to work independently. At the same time, he owned Wexler and Perrin-Boggio Architects and Engineers. From 1969 to 2000 he worked again as an independent architect. WWCOT (Widom, Wein, Cohen, O'Leary, and Terasawa) which became DLR acquired Wexler's firm in 2000. Wexler practiced in Palm Springs for almost six decades designing houses, schools, hotels, banks and among many other projects, including the 1966 main terminal building for the Palm Springs International Airport. He died in 2015.

Building, Structure, Object Information Continued:
One of the later houses built within Thunderbird Heights, the Kassinger Residence is associated with the Cityhood (1973-Present) theme in Rancho Mirage. However, the dwelling is not individually significantly associated with the development of the Thunderbird North neighbrohood as home owners had been building within the community since the early 1950s. The residence did not influence the design or direction of other homes built in the area during the 1980s. Therefore, it does not possess individual documented significance in relation to the Cityhood (1973-Present) theme. It is also associated with the Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

The dwelling is not individually eligible under NRHP/CRHR Criterion A/1, as it is not directly associated with significant events or patterns of events in local, regional, state, or national history. The property is not individually eligible under NRHP/CRHR Criterion B/2, as the home is not significantly associated with the lives of persons significant in our past. The property is potentially eligible under NRHP/CRHR Criterion C/3 as a representative example of a Desert Modernist style residence constructed in Rancho Mirage during the 1980s designed by master architect Donald Wexler. However, the building was completed in 1980, and does not meet the 50-year age requirement for listing in the NRHP. As a result, the property is only eligible under CRHR Criterion 3. While the effects of the current renovation could not determined, there is no evidence to suggest that any replacement materials will not be in-kind. Thus material and design integrity will likely be maintained. Overall, the exterior of the property will likely retain its integrity of location, design, materials, workmanship, feeling, and association. It is not individually eligible under Criterion D/4, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state or national history.

The single-family residence is not considered eligible under Local Criteria 2-3, 5-6, and 8. The property is considered eligible under Local Register Criterion 1 as the residence is representative of a mid-20th century Desert Modernist style home in Rancho Mirage. It is considered eligible under Local Register Criterion 4, as it represents the work of master architect Donald Wexler. Furthermore, the property is eligible under Local Register Criterion 7 as it embodies elements of outstanding attention to architectural design, detail, craftsmanship and materials. The property appears to retain sufficient integrity from the historic period to convey its significance under the criteria. The property is assigned the 5S1 status code - Individual property that is listed or designated locally and the 3CS status code - appears eligible for CR individually through survey evaluation.

B12. References Continued:
"Herman Kassinger Obituary," The Globe and Mail, October 28 2004, accessed March 2025, https://www.legacy.com/ca/obituaries/theglobeandmail/name/herman-kassinger-obituary?id=41755801;
"The Rose Garden," Desert Sun, May 22 1979, 26;
Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

P1. Other Identifier: N/A
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Cathedral City Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: 71-051 Tamarisk Lane City: Rancho Mirage Zip: 92270
d. UTM Zone: 11S, 553472.83 mE / 3737855.69 mN
e. Other Locational Data: APN: 674281013

***P3a. Description:**
The 71-051 Tamarisk Lane property is located at the south side of Tamarisk Lane in the Tamarisk Country Club. The rear of the property opens to the Tamarisk Country Club golf course. The residence, constructed in 1972, is set on a 0.66 acre parcel. The one-story, single-family residence has an irregular floor plan. The building features interlocking skillion and side-gabled roofing forms with limited clerestory lites that are all clad in round Spanish style terracotta tiles. There is limited roof overhang at the front facade, but open eaves with a large overhang at the rear. The residence is clad in trowel laced stucco with minimal architectural details at the front facade. The front elevation is largely symmetrical with centered recessed metal paneled front doors. There are two large, fixed windows at either side of the front entrance. An interior stucco-clad chimney intersects the roof at the front elevation. The rear of the residence is chiefly covered with a shed porch roof which has open eaves, exposed rafters, and wooden or stucco-clad posts. Other rear entrances are recessed beneath enclosed eaves and are filled with metal framed sliding glass doors. All windows and doors are metal framed fixed or sliding glass units and the patio flooring, as well as much of the interior flooring is clad in Saltillo tile. There have been no significant additions to the building since its initial construction.

***P3b. Resource Attributes:** HP2. single-family property



***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other
P5b. Description of Photo:
71-051 Tamarisk Lane_6: View north of the south (rear) elevation.
***P6. Date Constructed/Age and Source**
1972 (City of Rancho Mirage)
☒Historic:
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
SYLVESTER SEPARATE PROPERTY REV TR DTD 12/08/2016, MICHAEL D. SYLVESTER
2233 WALNUT AVE
VENICE CA 90291
***P8. Recorded by:** Urbana Preservation & Planning, LLC.
***P9. Date Recorded:** 2024
***P10. Survey Type:** Intensive Level NRHP,

***P11. Report Citation**: Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

CRHR, Local Register Evaluation

B1. Historic Name: N/A
B2. Common Name: 71-051 Tamarisk Lane
B3. Original Use: Residential **B4. Present Use:** Residential
***B5. Architectural Style:** Shed / Spanish Colonial Revival

***B6. Construction History:** The single family residence was constructed in 1972. No building permits exist prior to incorporation of the City of Rancho Mirage in 1973. In 2001, the sewer hook up was installed (Permit No. B0100841). In 2008, the roof drain was repaired (Permit No. B0800197). In 2011, mechanical work was completed at the residence (Permit No. B1100628). In 2018, the residence was reroofed (Permit No. B1801078). In 2021, solar was installed at the property (Permit No. B2101715). In 2022, the skimmer on the existing pool was replaced and a new spa was added (Permit No. B2200082). Aerial images do not show any significant additions to the residence.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: William Cody **b.** Builder: Not Identified
***B10. Significance: Theme:** Country Club Era, 1951 - 1973 **Area:** City of Rancho Mirage
Period of Significance: 1972 **Property Type:** Single-Family Residential
Applicable Criteria: NRHP/CRHR Criterion C/3; Local Criteria 1, 4, and 7

71-051 Tamarisk Lane, known as the Rubinstein Residence, was constructed in 1972 and designed by William Cody San and Gladys Rubinstein. It was locally designated on March 15, 2018. Built as a Shed style single-family residence with Spanish Colonial Revival influences, the property features skillion roofs, an asymmetrical plan, a recessed front entrance, Spanish style terracotta round roofing tiles, and Saltillo tiles in the interior and exterior. Sam and Gladys enjoyed art, golf, philanthropy and entertaining guests. Gladys wanted a "hacienda-style" home to fill these needs. To these ends, Cody produced a home that blended modernistic elements with Spanish Revival style influences.

See Continuation Sheet for significance and integrity thresholds.

B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025



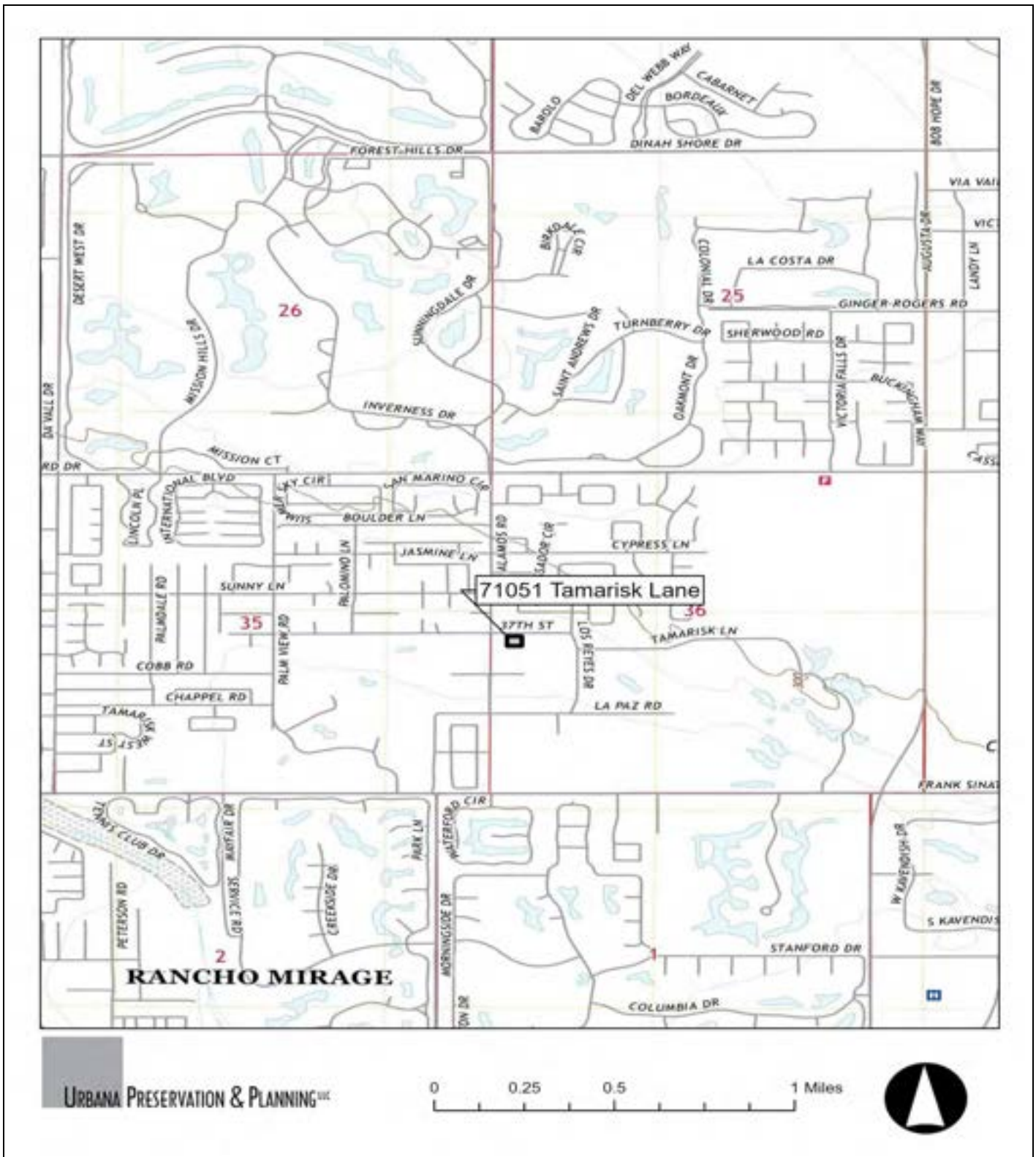
(This space reserved for official comments.)

LOCATION MAP

Resource Name: Rubinstein Residence

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S1
Other Listings: Urbana Survey No.: 61

*Map Name: Cathedral City *Scale: 1:24,000 *Map Date: 2021



Primary Record Information Continued:



71-051 Tamarisk Lane_5: View northeast of the south (rear) elevation.



71-051 Tamarisk Lane_3: View southeast of the north (front) elevation.

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:

William Francis Cody (1916-1978) was born in Dayton, Ohio, in 1916, Cody's family relocated to California in 1930. While attending Beverly Hills High School, Cody designed and built stages for school plays prior to his graduation in 1932. Following high school, he graduated from Santa Monica Junior College in 1939 and enrolled in the College of Architecture and Fine Arts at the University of Southern California. He graduated from USC in 1942. During his time at Santa Monica Junior College and USC, Cody worked for architects, Heath Wharton and Asa Hudson. Following his graduation, Cody worked for several engineering and architecture firms in California, including Cliff May whom he worked for in 1944. In 1945, Cody's firm was hired to alter the Desert Inn in Palm Springs. Following the Desert Inn project, Cody began working independently in California and Arizona by 1946.

In 1946, William F. Cody moved to Palm Springs permanently and received his first independent commission to design the Del Marcos Hotel, which earned him an award in 1949 from the California chapter of the American Institute of Architects. In 1947, he was hired to convert the Thunderbird Dude Ranch, originally constructed in 1936, to the Thunderbird Country Club. His work at Thunderbird led to future commissions at other clubhouses, recreational facilities, and residential developments, at locations throughout Palm Desert, such as the Eldorado Country Club, Tamarisk Country Club, the Racquet Club, the Tennis Club, and the Seven Lakes Clubhouse. In Palm Springs, Cody was one of the architects, with Wexler & Harrison and Philip Koenig, to design the Spa Bathhouse and Spa Hotel. In 1952, Cody designed the Horizon Hotel.

In the Coachella Valley, he was responsible for several notable Modernist style residential designs including the Perlberg, Shamel, and Abernathy residences in Palm Springs. Throughout his career, he designed commercial and residential properties throughout California, Arizona, Texas, Cub, and Mexico. He was inducted into the College of Fellows of the AIA in 1965. Some of his final projects included St. Theresa's Catholic Church in 1968 and the Palm Springs Library Center in 1972. In 1973, he suffered a severe stroke which caused him to end his architectural career. He died in 1978 and today is considered one of the most important architects in the Desert Modernism movement.

Built after the establishment of the Tamarisk Country Club, the Rubinstein Residence is associated with the Country Club Era (1951-1973) theme in Rancho Mirage. However, the dwelling is not individually significantly associated with the development of country clubs, as other clubs were already being built across Rancho Mirage at the time of construction. The property did not influence the design or direction of other houses built in the neighborhood during the early 1970s. Therefore, it does not possess individual documented significance in relation to the Country Club Era (1951-1973) theme. It is also associated with the Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

The dwelling is not individually eligible under NRHP/CRHR Criterion A/1, as it is not directly associated with significant events or patterns of events in local, regional, state, or national history. The property is not individually eligible under NRHP/CRHR Criterion B/2, as the home is not significantly associated with the lives of persons significant in our past. The property is eligible under NRHP/CRHR Criterion C/3 as a representative example of a Shed style residence with Spanish Colonial Revival elements constructed in Rancho Mirage during the 1970s designed by master architect William Cody. The current owners have lovingly restored the property following their purchase in 2020 and the overall historic integrity of the property is excellent. Overall, the property retains its integrity of location, design, materials, workmanship, feeling, and association. It is not individually eligible under Criterion D/4, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state or national history.

The single-family residence is not considered eligible under Local Criteria 2-3, 5-6, and 8. The property is considered eligible under Local Register Criterion 1 as the residence is representative of a mid-20th century Shed style home in Rancho Mirage. It is considered eligible under Local Register Criterion 4, as it represents the work of master architect William Cody. Furthermore, the property is eligible under Local Register Criterion 7 as it embodies elements of outstanding attention to architectural design, detail, craftsmanship and materials. The property appears to retain sufficient integrity from the historic period to convey its significance under the criteria. The property is assigned the 5S1 status code - Individual property that is listed or designated locally; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

Building, Structure, Object Information Continued:

B12. References Continued:

"Four Fairway Homes at Tamarisk Country Club," Preservation Mirage, February 16 2024;
Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3S/3CS/5S1
Other Listings: Urbana Survey No.: 62

Review Code _____ Reviewer _____ Date _____
Resource Name: Red Skelton Residence

P1. Other Identifier: N/A
*__P2. Location: ☐ Not for Publication ☒ Unrestricted__
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Cathedral City Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: 37-715 Thompson Road City: Rancho Mirage Zip: 92270
d. UTM Zone: 11S, 553149.68 mE / 3737301.13mN
e. Other Locational Data: APN: 674321017

***P3a. Description:**
37-715 Thompson Road, known as the Red Skelton Residence, is located at the west side of Thompson Road in the Tamarisk Country Club. The home, constructed in 1955, is sited on a 0.47 acre parcel. The one-story, single-family residence has an irregular plan with an attached garage. The exterior is clad in smooth stucco. The residence has a prominent front-gabled roof, intersected with flat roofs at the side wings. The roof at the front elevation has a prominent exposed ridge beam and exposed purlin ends on either side. The roof overhang with exposed purlins connects to an outer wall that shields the primary entryway and creates a front carport. To the north of the front entrance, there is an attached garage. At the rear of the property, there is a rear patio covered by the wide overhang of the roof which has open eaves and is supported by square metal posts. The center wall leading to the patio has a large glass window wall with sliding doors. Two rear wings of the house extend out around the back patio and central pool creating a U-shape. The wings are covered with flat roofs, curved walls that are clad in stucco, and metal framed geometric, multi-lite windows. The ca. 1980 garage was previously located adjacent to the front entrance and was relocated to the north wing in 2016.

***P3b. Resource Attributes:** HP2. single-family property
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
37-715 Thompson Road_7: View northeast of the west (rear) elevation.

***P6. Date Constructed/Age and Source**
1955 (City of Rancho Mirage)
☒Historic:
☐ Prehistoric
☐ Both

***P7. Owner and Address:**
GARY GROFF & MICHAEL PATTEN
37715 THOMPSON RD
RANCHO MIRAGE CA 92270

***P8. Recorded by:** Urbana Preservation & Planning, LLC

***P9. Date Recorded:** 2024
***P10. Survey Type:** Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

B1. Historic Name: N/A
B2. Common Name: 37-715 Thompson Road
B3. Original Use: Residential **B4. Present Use:** Residential
***B5. Architectural Style:** Post and Beam
***B6. Construction History:** The single family residence with a carport were completed in 1955 for Edgar G. Richards (Permit No. 04207). The swimming pool and guest house were completed the following year, 1956 (Permit No. 04248 & 11706). The next year, in 1957, Richards enlarged the living room (Permit No. 17682) and added a porch to the home in 1958 (Permit No. 23384). In 1961, W.A. Leeb was issued a permit to enclose a patio (Permit No. 56074). In 1962, Red Skelton added a new sewage system (Permit No. 93801). In 1963, Red Skelton added a concrete block garden wall (Permit No. 94385/93910), an entrance gate with a fence (Permit No. 96367), a new sprinkler system (Permit No. 96405/96468), and was issued a permit to add two additions to the home (Permit No. 10163/85567). In 1965, Skelton added another addition and an additional block wall (Permit No. 129084 & 129085). In 1980, Skelton added an attached garage on the east side of the residence adjacent to the front entrance. In 2016, a permit was issued to remove and relocate the non-historic garage and to remodel the building (Permit No. B1600816). In 2017, a permit was issued to revise the previous permit (B1600816) with a new general contractor (Permit No. B1700443). In 2017, solar was installed at the residence (Permit No. B1700556). The garage was previously located adjacent to the front entrance and was relocated to the north wing in 2016.

***B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Wallace Neff **b.** Builder: Not Identified
***B10. Significance: Theme:** Country Club Era, 1951 - 1973 **Area:** City of Rancho Mirage
Period of Significance: 1955 **Property Type:** Single-Family Residential
Applicable Criteria: NRHP/CRHR Criteria B/2 & C/3; Local Criteria 1 & 5

37-715 Thompson Road, known as the Red Skelton Residence, was constructed in 1955 and designed by master architect Wallace Neff. It was locally designated on February 7, 2019. Built as a Post and Beam style single-family residence, the property features a front-gabled roof, an asymmetrical plan, a recessed front entrance, exposed structural components, wide open eaves, and expansive glass window walls. The home was occupied by Richard "Red" Skelton until 1986, when he moved to a ranch in Anza, California, where he lived until he died in 1997. Red Skelton was an American entertainer best known for his national radio and television shows between 1937 and 1971, especially as host of the television program The Red Skelton Show. He appeared in burlesque, vaudeville, films, nightclubs, and casinos throughout his long career. Throughout much of his time as an entertainer, he also painted, primarily clowns.

See Continuation Sheet for significance and integrity thresholds.



B11. Additional Resource Attributes: None
***B12. References:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.
B13. Remarks: None
***B14. Evaluator:** Urbana Preservation & Planning, LLC | www.urbanapreservation.com
***Date of Evaluation:** 2025

(This space reserved for official comments.)

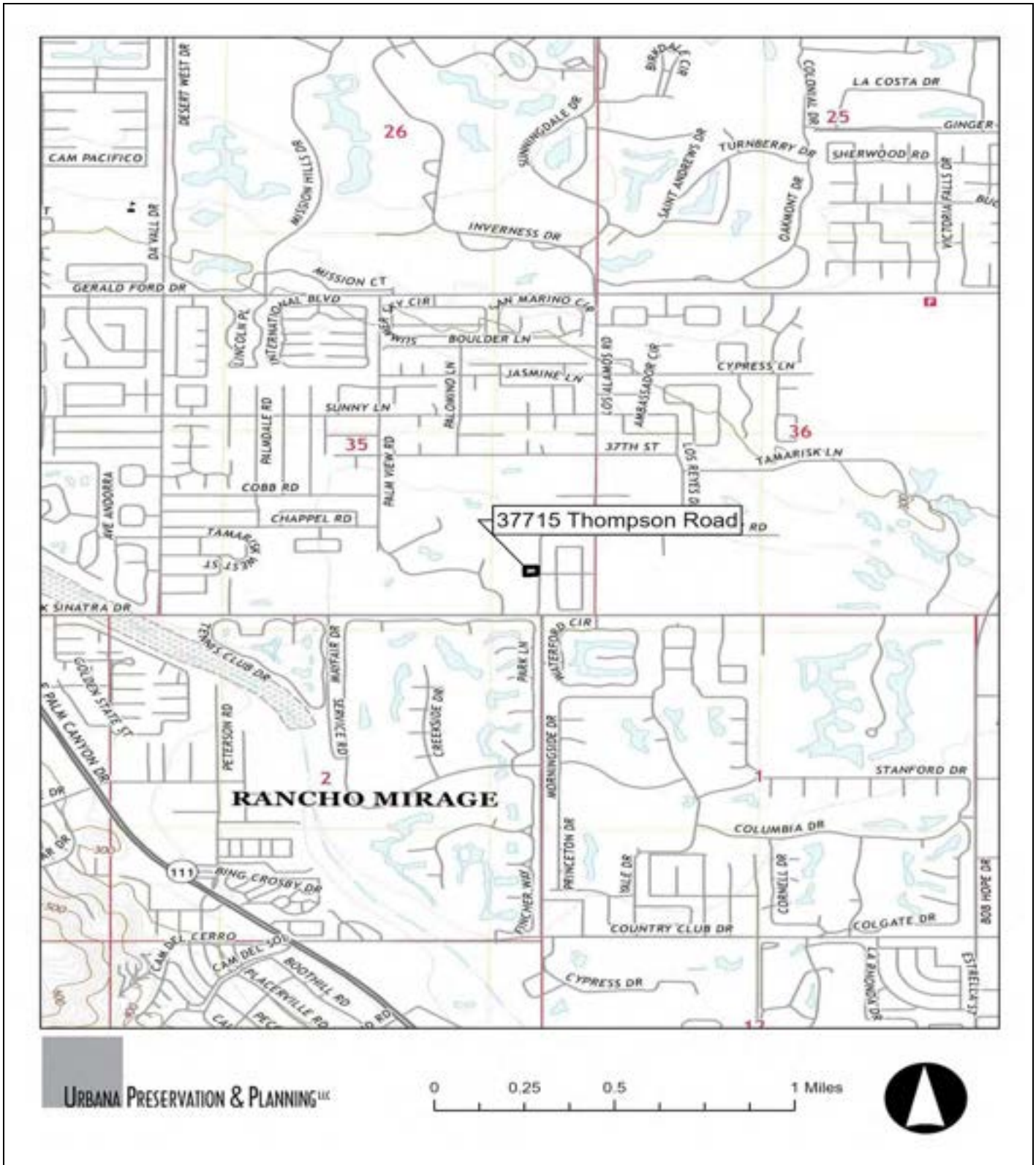
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Red Skelton Residence

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S1
Other Listings: Urbana Survey No.: 62

*Map Name: Cathedral City *Scale: 1:24,000 *Map Date: 2021



Primary Record Information Continued:



37-715 Thompson Road_1: View west of the east (front) elevation

Building, Structure, Object Information Continued:

B10. Statement of Significance Continued From Page 2:

Edwin Wallace Neff was born in 1895 to Edwin Neff and Nannie McNally, daughter of printing mogul Andrew McNally of Rand-McNally Corp. When he was nine years old, the family moved to Europe, but later returned following the outbreak of World War I. Once back in the United States, Neff grew up on "Millionaire's Row" in Altadena, California, where he earned an appreciation for intricate custom architectural designs. He first began to hone his architectural drafting skills while working under Ralph Adams Cram in Massachusetts. He later returned to live in Altadena and work as a shipyard draftsman in Wilmington.

One of his first projects was designing the St. Elizabeth of Hungary Roman Catholic Church in Altadena. Neff designed the building as a gift to the community and the church was officially dedicated in 1926. In most of his designs over the course of his career, Neff combined Spanish, Tuscan, Mediterranean, Islamic, and other design elements to form what he called the "California Style." His influential clientele included Judy Garland, Cary Grant, Charlie Chaplin, Mary Pickford, and Douglas Fairbanks. Today, Wallace Neff homes often continue to be desired by the Southern California elite.

Built after the establishment of the Tamarisk Country Club, the Red Skelton Residence is associated with the Country Club Era (1951-1973) theme in Rancho Mirage. However, the dwelling is not individually significantly associated with the development of country clubs and there is no evidence that the property influenced the design or direction of other houses built within the Tamarisk Country Club after its construction. Therefore, it does not possess individual documented significance in relation to the Country Club Era (1951-1973) theme. It is also associated with the Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community, Post and Beam.

The dwelling is not individually eligible under NRHP/CRHR Criterion A/1, as it is not directly associated with significant events or patterns of events in local, regional, state, or national history. The property is individually eligible under NRHP/CRHR Criterion B/2, as the home is significantly associated with the life of Red Skelton, who lived at the house while he was working as an entertainer and painter. The property is also eligible under NRHP/CRHR Criterion C/3 as a representative example of a Post and Beam style residence constructed in Rancho Mirage during the 1950s. Additions and alterations on the exterior, have moderately impacted the material integrity of the building, but most character defining features remain intact. The ca. 1980 addition of the garage was partially mitigated in 2016 when the garage was relocated within the north wing of the building. On the exterior, property retains its integrity of location,design, setting, workmanship, feeling, and association. The property overall maintains adequate historic integrity to convey its significance under this criterion. It is not individually eligible under Criterion D/4, as further study of the dwelling would not appear to yield information which could be considered important in local, regional, state or national history.

The single-family residence is not considered eligible under Local Criteria 2-3 and 6-8. The Red Skelton Residence is considered eligible under Local Register Criterion 1 as a representative example of the Post and Beam style with sufficient integrity to convey is significance under this criterion. Due to cumulative changes to the residence over time, the Red Skelton Residence is no longer considered a representative example of Wallace Neff's work as a master architect and the property is not eligible under Local Register Criterion 4. The property is considered eligible under Local Register Criterion 5, as it is associated with the life and work of Red Skelton, a long-time local resident and significant national entertainer. The property appears to retain its integrity of location, design, setting, workmanship, feeling, and association. Overall, the dwelling maintains adequate integrity from the historic period to convey its significance. The property is assigned the 5S1 statuscode -Individual property that is listed or designated locally; the 3CS status code -appears eligible for CR individually through survey evaluation; and the 3S status code -appears eligible for NR individually through survey evaluation.

Building, Structure, Object Information Continued:

B12. References Continued:

"Wallace Neff," Modern Living LA, accessed December 2025, https://modernlivingla.com/architect/wallace-neff/
"Red's Palm Springs Home Favorite of Two," Desert Sun, December 17 1964, 6;
Lawrence Karol, "Home on the Ranch," Palm Springs Life, May 13 2018, accessed March 2025, https://www.palmspringslife.com/red-skelton/;
Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003; Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

Appendix D. Proposed Historic District DPR Forms

Table 4. Proposed Historic Districts

5 Proposed Historic Districts			
Urbana Survey No.	**Address**	**Resource Name**	**CRHR Status Code**
Chalet Palms			
121	42431 Rancho Las Palmas Drive	Unit #1	3B/3CB/5B
121	42431 Rancho Las Palmas Drive	Unit #2	3B/3CB/5B
121	42431 Rancho Las Palmas Drive	Unit #3	3B/3CB/5B
121	42431 Rancho Las Palmas Drive	Unit #4	3B/3CB/5B
121	42356 Dunes View Road	Unit #5	3D/3CD/5D3
121	42356 Dunes View Road	Unit #6	3B/3CB/5B
121	42356 Dunes View Road	Unit #7	3B/3CB/5B
121	42356 Dunes View Road	Unit #8	3B/3CB/5B
121	42336 Dunes View Road	Unit #9	3D/3CD/5D3
121	42336 Dunes View Road	Unit #10	3D/3CD/5D3
121	42336 Dunes View Road	Unit #11	3B/3CB/5B
121	42336 Dunes View Road	Unit #12	3B/3CB/5B
121	42415 Rancho Las Palmas Drive	Unit #13	3B/3CB/5B
121	42415 Rancho Las Palmas Drive	Unit #14	3B/3CB/5B
121	42415 Rancho Las Palmas Drive	Unit #15	3B/3CB/5B
121	42415 Rancho Las Palmas Drive	Unit #16	3D/3CD/5D3
121	42308 Dunes View Road	Unit #17	3D/3CD/5D3
121	42308 Dunes View Road	Unit #18	3B/3CB/5B
121	42308 Dunes View Road	Unit #19	3B/3CB/5B
121	42308 Dunes View Road	Unit #20	3B/3CB/5B
121	42391 Rancho Las Palmas Drive	Unit #21	3B/3CB/5B
121	42391 Rancho Las Palmas Drive	Unit #22	3B/3CB/5B
121	42391 Rancho Las Palmas Drive	Unit #23	3B/3CB/5B
121	42391 Rancho Las Palmas Drive	Unit #24	3D/3CD/5D3
121	42278 Dunes View Road	Unit #25	3B/3CB/5B
121	42278 Dunes View Road	Unit #26	3D/3CD/5D3
121	42278 Dunes View Road	Unit #27	3B/3CB/5B
121	42278 Dunes View Road	Unit #28	3B/3CB/5B
121	42379 Rancho Las Palmas Drive	Unit #29	3B/3CB/5B
121	42379 Rancho Las Palmas Drive	Unit #30	3B/3CB/5B
121	42379 Rancho Las Palmas Drive	Unit #31	3B/3CB/5B
121	42379 Rancho Las Palmas Drive	Unit #32	3D/3CD/5D3

Tamarisk West I			
122	1001 Tamarisk West Street	Unit #1	3B/3CB/5B
122	1002 Tamarisk West Street	Unit #2	3B/3CB/5B
122	1003 Tamarisk West Street	Unit #3	3D/3CD/5D3
122	1004 Tamarisk West Street	Unit #4	3B/3CB/5B
122	1005 Tamarisk West Street	Unit #5	3B/3CB/5B
122	1006 Tamarisk West Street	Unit #6	3B/3CB/5B
122	1007 Tamarisk West Street	Unit #7	3B/3CB/5B
122	1008 Tamarisk West Street	Unit #8	3B/3CB/5B
122	1009 Tamarisk West Street	Unit #9	3B/3CB/5B
122	1010 Tamarisk West Street	Unit #10	3D/3CD/5D3
122	1011 Tamarisk West Street	Unit #11	3B/3CB/5B
122	1012 Tamarisk West Street	Unit #12	3D/3CD/5D3
122	1013 Tamarisk West Street	Unit #13	3B/3CB/5B
122	1014 Tamarisk West Street	Unit #14	3B/3CB/5B
122	1015 Tamarisk West Street	Unit #15	3B/3CB/5B
122	1016 Tamarisk West Street	Unit #16	3B/3CB/5B
122	1017 Tamarisk West Street	Unit #17	3D/3CD/5D3
122	1018 Tamarisk West Street	Unit #18	3B/3CB/5B
122	1019 Tamarisk West Street	Unit #19	3B/3CB/5B
122	1020 Tamarisk West Street	Unit #20	3B/3CB/5B
122	1021 Tamarisk West Street	Unit #21	3B/3CB/5B
122	1022 Tamarisk West Street	Unit #22	3B/3CB/5B
Tamarisk West II			
123	1201 Tamarisk West Street	Unit #1	3B/3CB/5B
123	1202 Tamarisk West Street	Unit #2	3D/3CD/5D3
123	1203 Tamarisk West Street	Unit #3	3B/3CB/5B
123	1204 Tamarisk West Street	Unit #4	3B/3CB/5S1
123	1205 Tamarisk West Street	Unit #5	3B/3CB/5B
123	1206 Tamarisk West Street	Unit #6	3B/3CB/5B
123	1207 Tamarisk West Street	Unit #7	3B/3CB/5B
123	1208 Tamarisk West Street	Unit #8	3B/3CB/5S1
123	1209 Tamarisk West Street	Unit #9	3D/3CD/5D3
123	1210 Tamarisk West Street	Unit #10	3D/3CD/5D3
123	1211 Tamarisk West Street	Unit #11	3B/3CB/5B
123	1212 Tamarisk West Street	Unit #12	3B/3CB/5B
Tamarisk Ranchos II			
124	70-401 Sunny Lane	N/A	3B/3CB/5B
124	70-417 Sunny Lane	N/A	3B/3CB/5S1

124	70-435 Sunny Lane	N/A	3D/3CD/5D3
124	70-451 Sunny Lane	N/A	3B/3CB/5S1
124	70-465 Sunny Lane	N/A	3D/3CD/5D3
124	36-781 Palm View Road	N/A	3B/3CB/5B
124	36-829 Palm View Road	N/A	3B/3CB/5S1
124	36-851 Palm View Road	N/A	3B/3CB/5S1
124	70-466 Los Pueblos Way	N/A	3D/3CD/5D3
124	70-450 Los Pueblos Way	N/A	3B/3CB/5B
124	70-436 Los Pueblos Way	N/A	3B/3CB/5S1
124	70-418 Los Pueblos Way	N/A	3B/3CB/5B
124	70-400 Los Pueblos Way	N/A	3B/3CB/5S1
124	36-850 Pinto Palm Way	N/A	3D/3CD/5D3
124	36-830 Pinto Palm Way	N/A	3D/3CD/5D3
124	36-780 Pinto Palm Way	N/A	3B/3CB/5S1
Tamarisk Gardens			
125	70-146 Frank Sinatra Drive	N/A	3B/3CB/5B
125	70-148 Frank Sinatra Drive	N/A	3B/3CB/5B
125	70-150 Frank Sinatra Drive	N/A	3B/3CB/5B
125	70-144 Frank Sinatra Drive	N/A	3B/3CB/5B
125	70-152 Frank Sinatra Drive	N/A	3B/3CB/5B
125	70-154 Frank Sinatra Drive	N/A	3D/3CD/5D3
125	70-140 Frank Sinatra Drive	N/A	3B/3CB/5B
125	70-142 Frank Sinatra Drive	N/A	3B/3CB/5B
125	70-138 Frank Sinatra Drive	N/A	3D/3CD/5D3
125	70-156 Frank Sinatra Drive	N/A	3B/3CB/5B
125	70-158 Frank Sinatra Drive	N/A	3B/3CB/5B
125	70-136 Frank Sinatra Drive	N/A	3B/3CB/5B
125	70-160 Frank Sinatra Drive	N/A	3B/3CB/5B
125	70-162 Frank Sinatra Drive	N/A	3B/3CB/5B
125	70-132 Frank Sinatra Drive	N/A	3D/3CD/5D3
125	70-134 Frank Sinatra Drive	N/A	3B/3CB/5B
125	70-130 Frank Sinatra Drive	N/A	3B/3CB/5B
125	70-164 Frank Sinatra Drive	N/A	3D/3CD/5D3
125	70-166 Frank Sinatra Drive	N/A	3D/3CD/5D3
125	70-128 Frank Sinatra Drive	N/A	3B/3CB/5B
125	70-116 Frank Sinatra Drive	N/A	3B/3CB/5B
125	70-126 Frank Sinatra Drive	N/A	3B/3CB/5B
125	70-114 Frank Sinatra Drive	N/A	3B/3CB/5B
125	70-112 Frank Sinatra Drive	N/A	3D/3CD/5D3

125	70-120 Frank Sinatra Drive	N/A	3B/3CB/5B
125	70-122 Frank Sinatra Drive	N/A	3B/3CB/5B
125	70-118 Frank Sinatra Drive	N/A	3B/3CB/5B
125	70-110 Frank Sinatra Drive	N/A	3B/3CB/5B

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 121

Review Code _____ Reviewer _____ Date _____
Resource Name: Chalet Palms

P1. Other Identifier: N/A
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Rancho Mirage; Cathedral City Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; _S. B. _**B.M.** _
c. Address: See Table 1 City: Rancho Mirage Zip: 92270
d. UTM Zone: 11S, 554223.40 m E mE / 3733567.82 m NmN
e. Other Locational Data: APN: See Table 1

***P3a. Description:**
The Chalet Palms community consists of 32 total condominiums over 8 separate buildings, with each building consisting of 4 units arranged in rectangular floor plans. The group of 8 buildings form two rows that surround a central pool. The condominiums are Post and Beam style Modernist units that are clad sand patterned stucco and diamond-patterned shadow block that are both painted white. The primary north and south elevations are clad in the diamond-patterned shadow block while side elevations are stucco. The roofs are flat with thick cornice lines, enclosed eaves, and wide overhangs. The center courtyards, shared by two units and divided by square concrete block walls, are covered by A-framed "chalet" roofs that are clad in tile and have exposed wood purlins with vertical support posts. The fenestration of most units chiefly consists of fixed frame glass windows, aluminum-framed sliding sash windows, and aluminum framed sliding glass doors.

***P3b. Resource Attributes:** HP3. Multiple family property
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
View west of the eastern corner of Chalet Palms. (Chalet Palms_5)
***P6. Date Constructed/Age and Source:** 1961
☒Historic:
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
See Table 1
***P8. Recorded by:** Urbana Preservation & Planning, LLC.
***P9. Date Recorded:** 2024
***P10. Survey Type:** Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

D1. Historic Name: N/A **D2. Common Name:** Chalet Palms

***D3. Detailed Description**:
The Chalet Palms community consists of 32 total condominiums over 8 separate buildings, with each building consisting of 4 units arranged in rectangular floor plans. The group of 8 buildings form two rows that surround a central pool. The condominiums are Post and Beam style Modernist units that are clad sand patterned stucco and diamond-patterned shadow block that are both painted white. The primary north and south elevations are clad in the diamond-patterned shadow block while side elevations are stucco. The roofs are flat with thick cornice lines, enclosed eaves, and wide overhangs. The center courtyards, shared by two units and divided by square concrete block walls, are covered by A-framed "chalet" roofs that are clad in tile and have exposed wood purlins with vertical support posts. The fenestration of most units chiefly consists of fixed frame glass windows, aluminum-framed sliding sash windows, and aluminum framed sliding glass doors. Some units have replacement vinyl sliding sash windows and vinyl sliding doors. The front entrances for each unit are recessed beneath the chalet style roofs and accessed via the central the central courtyards, which are enclosed by wood board-and-batten fences. On the east and west elevations, each unit also has a side yard that is either fenced with additional board-and-batten fencing or concrete masonry block walls. The condos each have two bedrooms and two bathrooms with a central living room in 915 square feet. The Chalet Palms housing community is terraced and landscaped with manicured lawns, clipped hedges, and mature palm trees between the units. The central pool is sited between the two rows of buildings along Dunes View Road and Rancho Las Palmas Drive. To the west of the pool on an above terrace there is a covered central mailbox structure for all units. The complex has outdoor parking around the 8 buildings with open carports covered by flat roofs and metal posts. There have been no major additions to any of the buildings since their initial construction.

***D4. Boundary Description**:
The 2.29-acre Chalet Palms Historic District (APN 684341033) is bounded by Sahara Road to the east; Dunes View Road to the north; Rancho Las Palmas Drive to the south; and 42-383 Dunes View Road (APN 684342001) and 42-457 Rancho Las Palmas Drive (APN 684342007) to the west.

***D5. Boundary Justification:**
The boundary for the Chalet Palms Historic District was determined by the extent of the planned community constructed by the Garfield-Collier Company in 1964.

D6. Significance: Theme Residential Subdivisions and Cooperatives, 1951 – 1973 **Area:** City of Rancho Mirage
Period of Significance: 1964
Applicable Criteria: NRHP/CRHR Criteria A/1 and C/3; Local Criteria 1, 3 and 4

The Chalet Palms community is a Post and Beam style Modernist group of condominiums that were constructed in 1964 by the Garfield-Collier Company and designed by master architect Barry Berkus. The period of significance for the district is the year of initial construction, 1964. **See Continuation Sheet for significance and integrity conclusions.**

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):
Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.

***D8. Evaluator:** Urbana Preservation & Planning, LLC **Date:** 2025

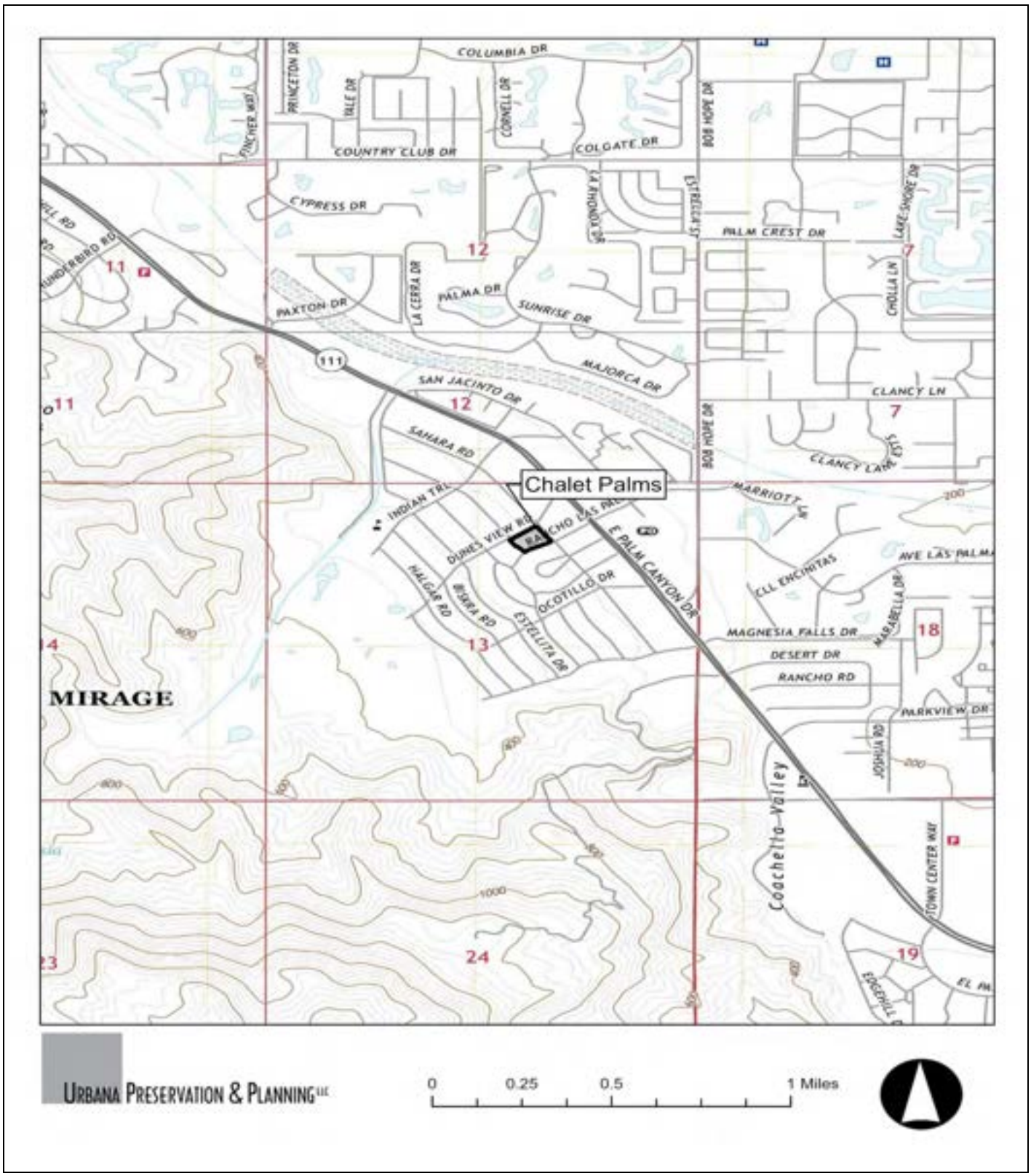
Affiliation and Address: Urbana Preservation & Planning, LLC.
7705 El Cajon Blvd Unit 1,
La Mesa CA 91942

LOCATION MAP

Resource Name: Chalet Palms

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 121

*Map Name: Rancho Mirage; Cathedral City *Scale: 1:24,000 *Map Date: 2021



URBANA PRESERVATION & PLANNING LLC

Primary Record Information Continued:



View southwest of Chalet Palms from Sahara Road. (Chalet Palms_2)


View southeast of the Chalet Palms community pool. (Chalet Palms Pool_1)

Primary Record Information Continued:



View northeast of the Chalet Palms mailboxes. (Chalet Palms Mailboxes_2)



View south of Chalet Palms Units 13 and 16. (42415 Rancho Las Palmas Drive Units 13 and 16_1)

Primary Record Information Continued:



View northwest of Chalet Palms Units 25 and 28. (42278 Dunes View Road Units 25 and 28_1)



View north of Chalet Palms Units 30 and 31. (42379 Rancho Las Palmas Drive Units 30 and 31_1)

Primary Record Information Continued:

Pe. Other Locational Data Continued:

Chalet Palms Historic District			
CRHR Status Code	**Address**	**APN**	**Owner**
3B/3CB/5B	42431 Rancho Las Palmas Drive #1	68341001	Jorge A. Diaz & Marcia Diaz 851 Desty St, San Diego CA 92154
3B/3CB/5B	42431 Rancho Las Palmas Drive #2	68341002	Michael D. Marshall 42431 Rancho Las Palmas Dr Unit 2, Rancho Mirage CA 92270
3B/3CB/5B	42431 Rancho Las Palmas Drive #3	68341003	Joshua Schaffer & Jovelle Schaffer 1614 Council St, Los Angeles CA 90026
3B/3CB/5B	42431 Rancho Las Palmas Drive #4	68341004	Jaimie C. Stevens 42431 Rancho Las Palmas Dr Unit 4, Rancho Mirage CA 92270
3D/3CD/5D3	42356 Dunes View Road # 5	68341005	David Siefert & Annette Siefert 4106 Marcasel Ave, Los Angeles CA 90066
3B/3CB/5B	42356 Dunes View Road # 6	68341006	Raz Ramlogan 1194 Alvernaz Dr, San Jose CA 95121
3B/3CB/5B	42356 Dunes View Road # 7	68341007	Mia Cottet Savinien 2030 N Vermont Ave No 4, Los Angeles CA 90027
3B/3CB/5B	42356 Dunes View Road # 8	68341008	Debra Alderson 42356 Dunes View Rd, Rancho Mirage CA 92270
3D/3CD/5D3	42336 Dunes View Road # 9	68341009	Vassie Srini Naidoo 921 Westwood Blvd # 220, Los Angeles CA 90024
3D/3CD/5D3	42336 Dunes View Road # 10	68341010	Arcega Juan V Diaz 42336 Dunes View Rd Unit 10, Rancho Mirage CA 92270
3B/3CB/5B	42336 Dunes View Road # 11	68341011	Joann Arellano 42336 Dunes View Rd Unit 11, Rancho Mirage CA 92270
3B/3CB/5B	42336 Dunes View Road # 12	68341012	Donald R Beck & Mitchell A. Karasov 38 Burgundy, Rancho Mirage CA 92270
3B/3CB/5B	42415 Rancho Las Palmas Drive #13	68341013	Susan L. Behnke 42415 Rancho Las Palmas Dr Unit 13, Rancho Mirage CA 92270
3B/3CB/5B	42415 Rancho Las Palmas Drive #14	68341014	Nicholas Hall & Windy Hall 738 Ne Harrison St, Poulsbo WA 98370
3B/3CB/5B	42415 Rancho Las Palmas Drive #15	68341015	Christina Melissa Taboada 42415 Rancho Las Palmas Dr Unit 15, Rancho Mirage CA 92270
3D/3CD/5D3	42415 Rancho Las Palmas Drive #16	68341016	Chantal J. Naidoo 11822 Forestbrook Dr, Frisco TX 75035

Primary Record Information Continued:

Chalet Palms Historic District			
CRHR Status Code	**Address**	**APN**	**Owner**
3D/3CD/5D3	42308 Dunes View Road # 17	68341017	Julio Cesar Oseguera 42308 Dunes View Rd Unit 17, Rancho Mirage CA 92270
3B/3CB/5B	42308 Dunes View Road # 18	68341018	Carol Geraghty & Lee Tishman 42308 Dunes View Rd # 18, Rancho Mirage CA 92270
3B/3CB/5B	42308 Dunes View Road # 19	68341019	Yara Ferreira & David Andrew Hemphill 42308 Dunes View Rd Unit 19, Rancho Mirage CA 92270
3B/3CB/5B	42308 Dunes View Road # 20	68341020	Jeremy M. Hunt & Tawny N. Chapman 6042 Lee Dr, Cypress CA 90630
3B/3CB/5B	42391 Rancho Las Palmas Drive # 21	68341021	David L. Millbern 422 Bellagio Terrace, Los Angeles CA 90049
3B/3CB/5B	42391 Rancho Las Palmas Drive # 22	68341022	Amy Aswell 42391 Rancho Las Palmas Dr Unit 22, Rancho Mirage CA 92270
3B/3CB/5B	42391 Rancho Las Palmas Drive # 23	68341023	Charles Liautaud & Sunnyeo Park 2264 Sonoma St, Torrance CA 90501
3D/3CD/5D3	42391 Rancho Las Palmas Drive # 24	68341024	Mary Ryan Indenbaum 1446 Calle Linda, San Dimas CA 91773
3B/3CB/5B	42278 Dunes View Road # 25	68341025	Cindy Muller & Teresa P. Newell P O Box 164, Healy AK 99743
3D/3CD/5D3	42278 Dunes View Road # 26	68341026	David C. Anderson 42278 Dunes View Rd, Rancho Mirage CA 92270
3B/3CB/5B	42278 Dunes View Road # 27	68341027	Lorraine Hazel 42278 Dunes View Rd Unit 27, Rancho Mirage CA 92270
3B/3CB/5B	42278 Dunes View Road # 28	68341028	Alice Mae Chapman 42278 Dunes View Rd Unit 28, Rancho Mirage CA 92270
3B/3CB/5B	42379 Rancho Las Palmas Drive # 29	68341029	John Mausser & Abubaker Saeed 42379 Rancho Las Palmas Dr Unit 29, Rancho Mirage CA 92270
3B/3CB/5B	42379 Rancho Las Palmas Drive # 30	68341030	Rachel Wills Po Box 10843, Palm Desert CA 92255
3B/3CB/5B	42379 Rancho Las Palmas Drive # 31	68341031	Evelyn A. Demaria42379 Rancho Las Palmas Unit 31, Rancho Mirage CA 92270
3D/3CD/5D3	42379 Rancho Las Palmas Drive # 32	68341032	Gia Ciambotti 4213 S Victoria Ave, View Park CA 90008

District Record Continued:

D6. Significance Statement Continued:

Barry Berkus was an American modernist architect known for his contributions to mid-century modern architecture, particularly in Southern California. He was born in 1935 in Santa Barbara, California, and graduated from the University of Southern California with a degree in architecture. He began his career as an intern with William Cody in Palm Springs and later founded his firm, B3 Architects. Throughout his career, Berkus designed numerous residential and commercial buildings. He designed more than 600,000 houses and helped write building codes and develop new towns in Japan. He died in 2012 at the age of 77.

In 1963, developer Basil Collier decided to take advantage of California's recently passed Condominium Act and build a new housing community in Rancho Mirage. To that end, he hired architect Barry Berkus to imagine a resort community on one of the last large undeveloped parcels in the Magnesia Falls Cove neighborhood. Situated near Thunderbird and Tamarisk Country Clubs, the location was ideal for Collier wanting to market the property as a vacation getaway destination. Construction was completed in 1964 and the first units were sold in January 1965.

Berkus' layout for the terraced property was meant to create privacy and encourage community. Each unit was designed with floor-to-ceiling glass windows/doors for courtyard and side yard use. Every room was designed with at least two entry/exit points to create an open feel to the spaces. This space-saving layout had the effect of making the units feel much larger than their 915-square-foot design would imply. The most distinctive features of the property were the A-framed "chalet" roofs covering each unit's courtyard and the diamond-patterned shadow block walls surrounding the exteriors. Each of the eight buildings contained 4 units with floor plans mirrored and flipped inside the building resulting in identical construction requirements. Using flat-roof construction without traditional attic space, drop ceilings in the centrally-located bathrooms were utilized to hide the HVAC mechanicals indoors. To balance the reduced headroom in these areas, Berkus added skylights and a sunken floor in the shower to keep these spaces as bright and airy as possible. The result is property that mirrors and refines many of the design elements and techniques that he utilized earlier in Palm Springs at the Park Imperial South, Merito Manor, and Park Imperial North developments. He continued to use some of these design elements in later other Southern California projects that he was designing while working on Chalet Palms, like Lake Park & Tanglewood in Orange County and Kingspark in Simi Valley.

The Chalet Palms condominiums were completed in 1964 and were designed to cater to vacationers and winter residents wanting a small community close to Tamarisk and Thunderbird Country Clubs. The community was an early attempt to capitalize on the growing recreation industry in Rancho Mirage. As such, Chalet Palms is significantly associated with the Residential Subdivisions and Cooperatives (1951-1973) theme in Rancho Mirage because it is a rare intact group of properties within the City of Rancho Mirage that illustrate how residential development was initially strongly tied to resort appeal and country clubs. The design of this community likely influenced the layout of future developments in the Coachella Valley, as single-family residences and condos continued to be built in the vicinity of golf courses with their own exclusive community resources. It is also associated with the Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

The district is individually eligible under NRHP/CRHR Criterion A/1, as it is directly associated with a significant patterns of development within the City of Rancho Mirage. The district is not individually eligible under NRHP/CRHR Criterion B/2, as the district is not significantly associated with the lives of persons significant in our past. The property is eligible under NRHP/CRHR Criterion C/3 as the community embodies the distinctive characteristics of a Post and Beam style condominium community constructed in Rancho Mirage during the 1960s designed by master architect Barry Berkus. In 1964, Berkus designed the community using inspiration from previous communities he developed in Palm Springs. Chalet Palms represents an important step in his career and is an example of how his work developed over time. Current survey efforts showed that while some modifications are present at condos throughout the district, many are reversible additions or minor modifications that do not significantly impact the form and integrity of the district as a whole. It appears that no extensive exterior additions have been made to any of the condos on the property. The only alterations appears to be window/door replacements and interior remodels. Of the 32 total units, 8 have window and door replacements. Those 8 properties are identified as solely district contributors that are not individually eligible in their current condition. The other 24 units either have original windows and doors or in-kind aluminum framed replacements. The 24 units with aluminum framed windows and doors are both potential district contributors and are individually eligible properties under Criterion C/3.

District Record Continued:

D6. Significance Statement Continued:

Due to the lack of any significant additions that would prohibit a unit from contributory status, all 32 units are potential contributors to the proposed historic district (See Table 1). Overall, the exteriors remain intact and the original mid-20th century integrity of location, setting, design, materials, workmanship, feeling, and association are still clearly discernible. The community is not individually eligible under Criterion D/4, as further study of the district would not appear to yield information which could be considered important in local, regional, state or national history.

The potential historic district is not considered eligible under Local Criteria 2 and 4-8. The condos are considered eligible under Local Register Criterion 1 as the group of properties are representative of a mid-20th century Post and Beam style residential community in Rancho Mirage. The district is considered eligible under Local Register Criterion 3 as it is representative of the development and economic growth of the City of Rancho Mirage. It is considered eligible under Local Register Criterion 4, as it represents the work of a master architect, Barry Berkus. Despite some minor material replacements, the district retains sufficient integrity of location, design, setting, materials, workmanship, feeling, and association. The modifications to individual district contributors, such as door/window replacements, if removed in the future, can be replaced with period-appropriate materials without altering the essential form and integrity of the historic property. Overall, the buildings maintain adequate integrity on the exterior from the historic period to convey their significance as a district. Therefore, the district is assigned the 5S3 status code - appears to be individually eligible for local listing or designation through survey evaluation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

D7. References Continued:

"Like Little Mountains, Rising from the Desert Floor," Chalet Palms, 2023, accessed March 2025, https://www.chaletpalms.com/;
"Barry Berkus," ArchEyes - Timeless Architecture, accessed March 2025, https://archeyes.com/tag/Barry-Berkus/;
Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

P1. Other Identifier: N/A
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Cathedral City Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: See Table 1 City: Rancho Mirage Zip: 92270
d. UTM Zone: 11S, 551893.90 m E mE / 3737321.62 m NmN
e. Other Locational Data: APN: See Table 1

***P3a. Description:**
The Tamarisk West I community consists of 22 total duplex condominiums, with each unit divided at the rear patio with perpendicular walls clad in stucco. A group of 5 buildings surrounds a western central pool and another group of 6 buildings surround the eastern central pool, forming a figure eight pattern with either group accessible via a center pathway. The Desert Modernist style homes are clad in uncoursed natural rock and medium-smooth patterned stucco that is painted with a muted shade of desert brown. The roofs are flat with thick cornice lines, enclosed eaves, and overhang depths that vary from wide to minimal based on the elevation.The fenestration of most units chiefly consists of fixed glass windows, clerestory windows, and aluminum-framed sliding glass doors.

***P3b. Resource Attributes:** HP3. Multiple family property
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
View west of 1001 and 1002 Tamarisk West Street east (rear) elevations. (1001-1002 Tamarisk West Street_2)
***P6. Date Constructed/Age and Source:** 1964
☒Historic:
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
See Table 1
***P8. Recorded by:** Urbana Preservation & Planning, LLC.
***P9. Date Recorded:** 2024
***P10. Survey Type:** Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

D1. Historic Name: N/A **D2. Common Name:** Tamarisk West I

***D3. Detailed Description**:
The Tamarisk West I community consists of 22 total duplex condominiums, with each unit divided at the rear patio with perpendicular walls clad in stucco. A group of 5 buildings surrounds a western central pool and another group of 6 buildings surround the eastern central pool, forming a figure eight pattern with either group accessible via a center pathway. The Desert Modernist style homes are clad in uncoursed natural rock and medium-smooth patterned stucco that is painted with a muted shade of desert brown. The roofs are flat with thick cornice lines, enclosed eaves, and overhang depths that vary from wide to minimal based on the elevation.The fenestration of most units chiefly consists of fixed glass windows, clerestory windows, and aluminum-framed sliding glass doors. The front entrance porches for each unit have recessed entryways and solid wood doors. Each unit's central living room attached to the rear patio has a raised ceiling with fixed transom lites above sliding glass doors to admit additional light. The rear patio roofs have deep overhangs. Some rear patio roofs are cantilevered out over the doors with wide enclosed eaves and others are supported by square wood posts with suspended vertical stucco-clad sunshades for additional sun protection. Each unit either has an enclosed atrium or an open central courtyard along the elevation facing Tamarisk West Street. The walls of these spaces facing the street are constructed with concrete breeze blocks and have patterns of open or closed squares in checkerboard patterns. The units with enclosed atriums are covered by raised flat, arched, or hipped roofs, of which most have skylights. Between the atrium roofs and the breeze block walls, there are fixed clerestory windows with various different patterns and configurations. Clerestory windows in atriums are divided by posts, projecting beams, and sections of stucco walls. The Tamarisk West I housing cluster is extensively landscaped with manicured lawns, clipped hedges, mature palm and citrus trees. The central pools are constructed below grade to provide uninterrupted views of the Santa Rosa Mountains. Interspersed between units there are wide rectangular carports with flat roofs and half height walls on three sides. The carports are shared by two units per structure. Some carports have been partially enclosed with front doors and others have been completed enclosed and converted into garages.

***D4. Boundary Description**:
The 3.66-acre Tamarisk West I Historic District (APN 674210067) is bounded by Tamarisk West Street to the north, east, and south; and Da Vall Drive to the west.

***D5. Boundary Justification:**
The boundary for the Tamarisk West I Historic District was determined by the extent of the first phase for the planned community developed by Lee-Keiter Enterprises in 1965.

D6. Significance: Theme Residential Subdivisions and Cooperatives, 1951 – 1973 **Area:** City of Rancho Mirage
Period of Significance: 1965 - 1977
Applicable Criteria: NRHP/CRHR Criteria A/1 and C/3; Local Criteria 1, 3 and 4
The Tamarisk West I community is a Desert Modernist style group of duplex condominiums that were constructed in 1964-1965 by Trenton J. Dunphy following designs developed by S. Charles Lee. According to aerial photographs, all additions to outdoor atriums for the original owners were complete by 1977. There is some evidence to suggest these additions were made by the original builders. Therefore the period of significance for this district is 1965 to 1977. **See Continuation Sheet for significance and integrity conclusions.**

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):
Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025. **See Continuation Sheet for additional references.**

***D8. Evaluator:** Urbana Preservation & Planning, LLC **Date:** 2025
Affiliation and Address:
Urbana Preservation & Planning, LLC.
7705 El Cajon Blvd Unit 1,
La Mesa CA 91942

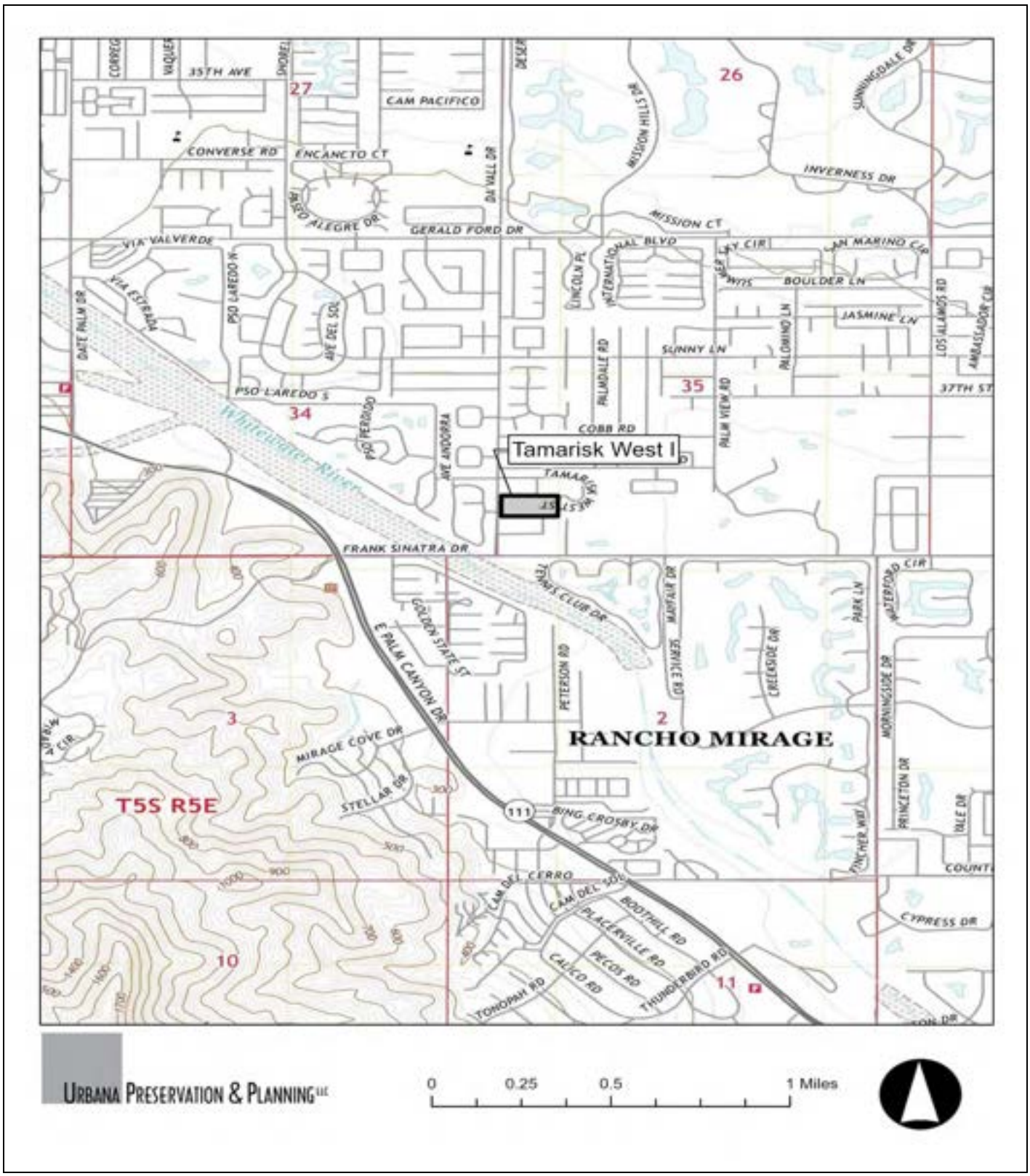
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Tamarisk West I
Page 3 of 9

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 122

*Map Name: Cathedral City *Scale: 1:24,000 *Map Date: 2021



URBANA PRESERVATION & PLANNING LLC

Primary Record Information Continued:



View south of 1004 Tamarisk West Street north (front) elevation. (1004 Tamarisk West Street_1)



View east of 1005 and 1006 Tamarisk West Street south (rear) elevations. (1005-1006 Tamarisk West Street_1)

Primary Record Information Continued:



View south of 1009 Tamarisk West Street north (front) elevation. (1009 Tamarisk West Street_2)



View northeast of 1018 and 1019 Tamarisk West Street carport. (1018-1019 Tamarisk West Street Garage_1)

Primary Record Information Continued:
Pe. Other Locational Data Continued:

Tamarisk West I Historic District			
CRHR Status Code	**Address**	**APN**	**Owner**
3B/3CB/5B	1001 Tamarisk West Street	674210001	Mary Jo Tonachio 1001 Tamarisk West Dr Rancho Mirage CA 92270
3B/3CB/5B	1002 Tamarisk West Street	674210002	Lee Price Campbell & Rolando Salaveria Bergado 1002 Tamarisk West St Rancho Mirage CA 92270
3D/3CD/5D3	1003 Tamarisk West Street	674210003	Robert P. Janiger & Jane E. Janiger 1003 Tamarisk West St Rancho Mirage CA 92270
3B/3CB/5B	1004 Tamarisk West Street	674210004	Joan Blatt 5205 Lake Ln Jackson WY 83001
3B/3CB/5B	1005 Tamarisk West Street	674210005	Deborah Lynn Hong 23142 28th St # 6 Santa Monica CA 90405
3B/3CB/5B	1006 Tamarisk West Street	674210006	Deborah Lynn Brannian 1006 Tamarisk West St Rancho Mirage CA 92270
3B/3CB/5B	1007 Tamarisk West Street	674210007	Lisa M. Barrett & Anthony D. Tullio 1007 Tamarisk West Rancho Mirage CA 92270
3B/3CB/5B	1008 Tamarisk West Street	674210008	The Harry L. Epstein Living Trust, J Gardner Govan, and Louise Kaminsky 8719 W Arthur Pl West Allis WI 53227
3B/3CB/5B	1009 Tamarisk West Street	674210009	Theodore Michael Doughty 1155 Ponderosa Dr San Bernardino CA 92404
3D/3CD/5D3	1010 Tamarisk West Street	674210010	Patrick Steven Thornton 338 Main St Unit 15a San Francisco CA 94105
3B/3CB/5B	1011 Tamarisk West Street	674210011	Pedersen Family Trust 1011 Tamarisk West Rancho Mirage CA 92270
3D/3CD/5D3	1012 Tamarisk West Street	674210012	Beverly Weinstein 3 St Lukes Pl New York NY 10014
3B/3CB/5B	1013 Tamarisk West Street	674210013	Peter Cohen & Paola Cohen 1013 Tamarisk West St Rancho Mirage CA 92270
3B/3CB/5B	1014 Tamarisk West Street	674210066	Benjamin Kanter 1014 Tamarisk West St Rancho Mirage CA 92270
3B/3CB/5B	1015 Tamarisk West Street	674210015	Brent Wagner & Lindsay Jarvis 1015 Tamarisk W Rancho Mirage CA 92270

Primary Record Information Continued:

Tamarisk West I Historic District			
CRHR Status Code	**Address**	**APN**	**Owner**
3B/3CB/5B	1016 Tamarisk West Street	674210016	Daniela Zuanich 5630 E Las Lomas St Long Beach CA 90815
3D/3CD/5D3	1017 Tamarisk West Street	674210017	Stephen Anthony Locascio 1017 Tamarisk West St Rancho Mirage CA 92270
3B/3CB/5B	1018 Tamarisk West Street	674210018	Howard Kassinove & Tina J. Kassinove 1018 Tamarisk West St Rancho Mirage CA 92270
3B/3CB/5B	1019 Tamarisk West Street	674210019	Harmon Family Trust, Andrew J. Harmon, and Anita Harmon 1019 Tamarisk West Rancho Mirage CA 92270
3B/3CB/5B	1020 Tamarisk West Street	674210020	Bryony Veronica Foster 1020 Tamarisk West St Rancho Mirage CA 92270
3B/3CB/5B	1021 Tamarisk West Street	674210021	Vonda F. Firestone 1021 Tamarisk W Rancho Mirage CA 92270
3B/3CB/5B	1022 Tamarisk West Street	674210022	Angela Rae Avery 3806 5th St Sw Calgary AB T2s 2c8

District Record Continued:

D6. Significance Statement Continued:

In the 1950s and 1960s, Master Architect S. Charles Lee partnered with his son-in-law, George Keiter, to develop Federal Housing Administration (FHA)-funded residential communities across the country. By the early 1960s, Lee's daughter and Keiter's wife, Connie, was an award-winning golfer. This motivated Keiter and Lee to develop Tamarisk West in 1964, immediately adjacent to the western end of Tamarisk Country Club off Da Vall Drive under their firm Lee-Keiter Enterprises.

Lee-Keiter hired Trenton J. Dunphy as the general contractor for the Tamarisk West project. Dunphy was the contractor for the Sandpiper condominiums in Palm Desert, designed by Master Architect William Krisel. Like Krisel's designs for the Sandpiper project, at Tamarisk West, Lee designed Post and Beam style homes with rock wall and stucco facades and decorative breeze block walls in muted desert shades light-pink and brown, exemplifying the Desert Modern subtype of the International architectural style. The rear elevations featured floor-to-ceiling windows with patios shaded by an extended eave that overlooked a common-area pool with mountain views. The first group of homes at Tamarisk West, Tamarisk West I, were built at the southern end of the development in 1964 and officially opened in 1965.

The Tamarisk West I condominiums were completed as the first phase of the Tamarisk West community. Tamarisk West I was the first step in establishing the community development project which took place over the course of the coming decade. Lee-Keiter Enterprises experimented with their concepts when they completed these first 22 units. The Tamarisk West I community is significantly associated with the Residential Subdivisions and Cooperatives (1951-1973) theme in Rancho Mirage because it is a unique group of properties within the City of Rancho Mirage that illustrate themes common in many early residential Rancho Mirage projects, where early developers focused on emphasizing communal resources, ties to new golf clubs, and exclusivity. The design of this community likely influenced the layout of future developments in the Coachella Valley, as single-family residences and condos continued to be built in the vicinity of golf courses with their own exclusive community resources, such as pools, tennis courts, gyms, and clubhouses. It is also associated with the Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

The district is individually eligible under NRHP/CRHR Criterion A/1, as it is directly associated with a significant patterns of development within the City of Rancho Mirage. The district is not individually eligible under NRHP/CRHR Criterion B/2, as the district is not significantly associated with the lives of persons significant in our past. While some local celebrities did reside within the Tamarisk West community, their past ownership does not define the character of the homes or the neighborhood. The property is eligible under NRHP/CRHR Criterion C/3 as the community embodies the distinctive characteristics of a Desert Modernist style condominium complex constructed in Rancho Mirage during the 1960s and is representative of the work of master architect S. Charles Lee. In 1964, Lee designed the community with stucco and rock wall facades, floor-to-ceiling glass windows/doorways at the rear elevation, desert colors, and expansive rear patios, which are all attributes clearly related to the Desert Modernist subtype of the International style.

Current survey efforts showed that while some modifications are present at condos throughout the district, many are reversible additions or minor modifications that do not significantly impact the form and integrity of the district as a whole. It also appears that many early additions and modifications to homes were likely implemented by Lee-Keiter Enterprises into the 1970s. A prominent component of the early marketing emphasized customization based on homeowner needs and some limited anecdotal and/or documentary evidence suggests that homes in Tamarisk West II, namely 1207 and 1208 Tamarisk West Street, were modified by Lee-Keiter Enterprises for the original owners. Of the 22 total units, 4 have window/door replacements and/or significant changes to the courtyard/atrium spaces after 1977. The observed alterations to the courtyard/atrium spaces are all in-keeping with the style of other enclosures built during the identified period of significance.

District Record Continued:

D6. Significance Statement Continued:

Therefore, those 4 properties are identified as district contributors but are not individually eligible in their current condition. The other 18 units either have original windows/doors or in-kind aluminum framed replacements. Some of the units also have added atrium/courtyard enclosures, but these were early additions built during the identified period of significance. These 18 units are both potential district contributors and individually eligible properties under Criterion C/3. Of the 22 total units in Tamarisk West I within the district, all units still maintain sufficient integrity for contributory status. Therefore, all 22 units within the community qualify as potential contributors to this proposed historic district (See Table 1). Overall, the exteriors remain intact and the original mid-20th century integrity of location, setting, design, materials, workmanship, feeling, and association are still clearly discernible. The community is not individually eligible under Criterion D/4, as further study of the district would not appear to yield information which could be considered important in local, regional, state or national history.

The potential historic district is not considered eligible under Local Criteria 2 and 5-8. The condominiums are considered eligible under Local Register Criterion 1 as the group of properties are representative of a mid-20th century Desert Modernist style residential building in Rancho Mirage. The district is considered eligible under Local Register Criterion 3 as it is representative of the development and economic growth of the City of Rancho Mirage. It is considered eligible under Local Register Criterion 4, as it represents the work of a master architect, S. Charles Lee. Despite some minor material replacements, the district retains sufficient integrity of location, design, setting, materials, workmanship, feeling, and association. The modifications to individual district contributors, such as door/window replacements, if removed in the future, can be replaced with period-appropriate materials without altering the essential form and integrity of the historic property. Overall, the buildings maintain adequate integrity on the exterior from the historic period to convey their significance as a district. Therefore, the district is assigned the 5S3 status code - appears to be individually eligible for local listing or designation through survey evaluation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

D7. References Continued:

Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 124

Review Code _____ Reviewer _____ Date _____
Resource Name: Tamarisk West II

P1. Other Identifier: N/A
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Cathedral City Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: See Table 1 City: Rancho Mirage Zip: 92270
d. UTM Zone: 11S, 551849.18 m E mE / 3737423.93 m NmN
e. Other Locational Data: APN: See Table 1

***P3a. Description:**
The Tamarisk West II community consists of 12 total duplex condominiums, with each unit divided at the rear patio with perpendicular walls clad in uncourse natural stone. The group of 6 buildings surround a central pool, forming an oval shape. The Desert Modernist style homes are clad in uncoursed natural rock and medium-smooth patterned stucco that is painted with a muted shade of desert brown. The roofs are flat with thick cornice lines, enclosed eaves, and overhang depths that vary from wide to minimal based on the elevation. The fenestration of most units chiefly consists of fixed glass windows, clerestory windows, and aluminum-framed sliding glass doors.

***P3b. Resource Attributes:** HP_3. Multiple family property
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
View east of 1203 and 1204 Tamarisk West Street south (rear) elevations. (1203-1204 Tamarisk West Street_1)
***P6. Date Constructed/Age and Source:** 1969
☒Historic:
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
See Table 1
***P8. Recorded by:** Urbana Preservation & Planning, LLC.
***P9. Date Recorded:** 2024
***P10. Survey Type:** Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

D1. Historic Name: N/A **D2. Common Name:** Tamarisk West II

***D3. Detailed Description**:
The Tamarisk West II community consists of 12 total duplex condominiums, with each unit divided at the rear patio with perpendicular walls clad in uncourse natural stone. The group of 6 buildings surround a central pool, forming an oval shape. The Desert Modernist style homes are clad in uncoursed natural rock and medium-smooth patterned stucco that is painted with a muted shade of desert brown. The roofs are flat with thick cornice lines, enclosed eaves, and overhang depths that vary from wide to minimal based on the elevation. The fenestration of most units chiefly consists of fixed glass windows, clerestory windows, and aluminum-framed sliding glass doors. The front entrance porches for each unit have recessed entryways and solid wood doors. Each unit's central living room attached to the rear patio has a raised ceiling with fixed transom lites above sliding glass doors to admit additional light. The rear patio roofs have deep overhangs. Some rear patio roofs are cantilevered out over the doors with wide enclosed eaves and others are supported by square wood posts with suspended vertical stucco-clad sunshades for additional sun protection. Each unit either has an enclosed atrium or an open central courtyard along the elevation facing Tamarisk West Street. The walls of these spaces facing the street are constructed with concrete breeze blocks and have patterns of open or closed squares in checkerboard patterns. The units with enclosed atriums are covered by raised flat roofs which often have skylights. Between the atrium roofs and the breeze block walls, there are fixed clerestory windows with various different patterns and configurations with some divided by posts and others by thin metal mullions. The Tamarisk West II housing cluster is extensively landscaped with manicured lawns, clipped hedges, mature palm and citrus trees. The central pool is constructed below grade to provide uninterrupted views of the Santa Rosa Mountains. Each unit has an attached single-car garage with a flat roof. These garages are not shared between units.

***D4. Boundary Description**:
The 1.89-acre Tamarisk West II Historic District (APN 674210039) is bounded by Tamarisk West Street to the north, east, and south; and Da Vall Drive to the west. It is located North of Tamarisk West I (APN 674210067) and west of Tamarisk West III (APN 674210057).

***D5. Boundary Justification:**
The boundary for the Tamarisk West II Historic District was determined by the extent of the second phase for the planned community developed by Lee-Keiter Enterprises in 1969.

D6. Significance: Theme Residential Subdivisions and Cooperatives, 1951 – 1973 **Area:** City of Rancho Mirage
Period of Significance: 1969 - 1977
Applicable Criteria: NRHP/CRHR Criteria A/1 and C/3; Local Criteria 1, 3 and 4

The Tamarisk West II community is a Desert Modernist style group of duplex condominiums that were constructed in 1969 by Trenton J. Dunphy following designs developed by S. Charles Lee and Michael Allan Black. According to aerial photographs, all additions to outdoor atriums for the original owners were complete by 1977. There is some evidence to suggest these additions were made by the original builders, Lee-Keiter Enterprises. Therefore the period of significance for this district is 1969 to 1977. **See Continuation Sheet for significance and integrity conclusions.**

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):
Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
See Continuation Sheet for additional references.

***D8. Evaluator:** Urbana Preservation & Planning, LLC **Date:** 2025

Affiliation and Address:
Urbana Preservation & Planning, LLC.
7705 El Cajon Blvd Unit 1,
La Mesa CA 91942

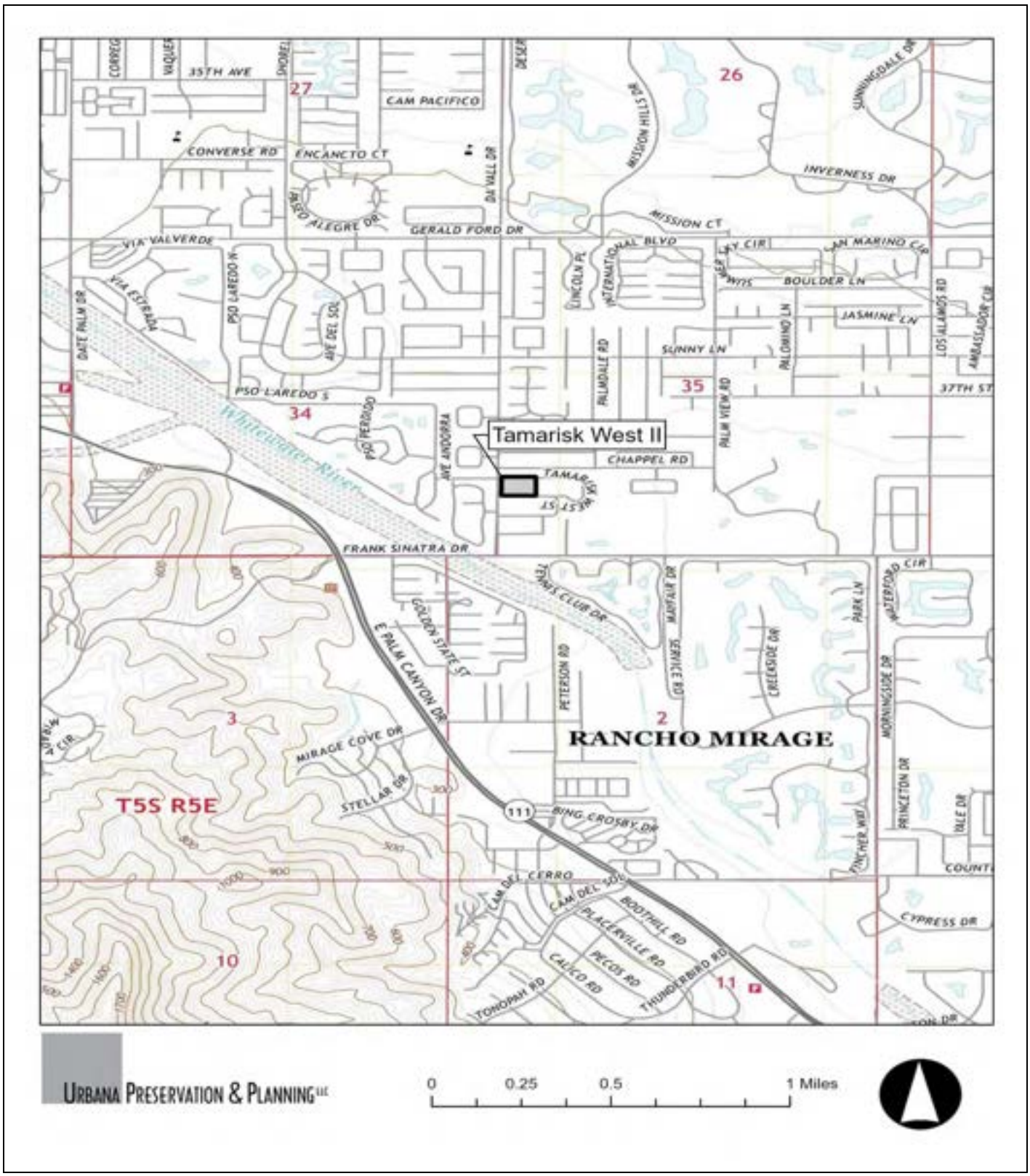
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Tamarisk West II
Page 3 of 9

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 123

*Map Name: Cathedral City *Scale: 1:24,000 *Map Date: 2021



URBANA PRESERVATION & PLANNING LLC

Primary Record Information Continued:



View north of 1201 and 1202 Tamarisk West Street south (rear) elevations. (1201-1202 Tamarisk West Street_1)



View south of 1203 Tamarisk West Street north (front) courtyard. (1203 Tamarisk West Street_2)

Primary Record Information Continued:



View northeast of 1203 Tamarisk West Street south (rear) elevation. (1203 Tamarisk West Street_4)



View east of 1207 Tamarisk West Street west (rear) elevation. (1207 Tamarisk West Street_4)

Primary Record Information Continued:



View southwest of 1207 Tamarisk West Street north (front) elevation. (1207 Tamarisk West Street_3)

Primary Record Information Continued:

Pe. Other Locational Data Continued:

Tamarisk West II Historic District			
CRHR Status Code	**Address**	**APN**	**Owner**
3B/3CB/5B	1201 Tamarisk West Street	674210027	Meredith Alves & Cedric Alves 28196 Teton Ct Laguna Niguel CA 92677
3D/3CD/5D3	1202 Tamarisk West Street	674210028	Lesie H. Sladen 1202 Tamarisk West St Rancho Mirage CA 92270
3B/3CB/5B	1203 Tamarisk West Street	674210029	Monique Nobil 1406 E Bellewood Dr Aurora CO 80015
5S1	1204 Tamarisk West Street	674210030	John L. Friedlander 4957 Lakemont Blvd Ste C4-39 Bellevue WA 98006
3B/3CB/5B	1205 Tamarisk West Street	674210031	Andrea Ellen Matheny & Thomas Richard 1205 Tamarisk West St Rancho Mirage CA 92270
3B/3CB/5B	1206 Tamarisk West Street	674210032	Linda S. Dwan & Vincent M. Dwan 1206 Tamarisk West St Rancho Mirage CA 92270
3B/3CB/5B	1207 Tamarisk West Street	674210033	Kristin M. Petrovich 1207 Tamarisk West St Rancho Mirage CA 92270
5S1	1208 Tamarisk West Street	674210034	Christopher J. Frankovich & Yvonne M. Frankovich 11469 Marine View Dr SW Seattle WA 98146
3D/3CD/5D3	1209 Tamarisk West Street	674210035	Lois Zoller 1300 N Lake Shore Dr 35d Chicago IL 60610
3D/3CD/5D3	1210 Tamarisk West Street	674210036	Lois Zoller & James C. Mills 1300 N Lake Shore Dr 35d Chicago IL 60610
3B/3CB/5B	1211 Tamarisk West Street	674210037	Meredith A. Byrne & James M. Byrne 20 Santa Monica Way Santa Barbara CA 93109
3B/3CB/5B	1212 Tamarisk West Street	674210038	John J. Goodman & Julie S. Hanna 924 Fisher Ln Northfield IL 60093

District Record Continued:

D6. Significance Statement Continued:

In the 1950s and 1960s, Master Architect S. Charles Lee partnered with his son-in-law, George Keiter, to develop Federal Housing Administration (FHA)-funded residential communities across the country. By the early 1960s, Lee's daughter and Keiter's wife, Connie, was an award-winning golfer. This motivated Keiter and Lee to develop Tamarisk West in 1964, immediately adjacent to the western end of Tamarisk Country Club off Da Vall Drive under their firm Lee-Keiter Enterprises.

Keiter-Lee hired Trenton J. Dunphy as the general contractor for the Tamarisk West project. Dunphy was the contractor for the Sandpiper condominiums in Palm Desert, designed by Master Architect William Krisel. Like Krisel's designs for the Sandpiper project, at Tamarisk West, Lee designed Post and Beam style homes with rock wall and stucco facades and decorative breeze block walls in muted desert shades light-pink and brown, exemplifying the Desert Modern subtype of the International architectural style. The rear elevations featured floor-to-ceiling windows with patios shaded by an extended eave that overlooked a common-area pool with mountain views. The first group of homes at Tamarisk West, Tamarisk West I, were built at the southern end of the development in 1964 and officially opened in 1965.

Lee-Keiter Enterprises commissioned architect Michael Allan Black to prepare designs for the second group of homes, Tamarisk West II. A 1961 graduate of the USC School of Architecture, Mr. Black established his architectural practice in 1968 after working for Master Architect E. Stewart Williams, whose portfolio included the Santa Fe Savings Bank and the Upper Mountain Station of the Palm Springs Aerial Tramway, as well as the Frank Sinatra House. For Tamarisk West II, Michael Allan Black mirrored many elements from Tamarisk West I with some important differences. The detached carports at Tamarisk West I were replaced with attached garages at Tamarisk West II and the perpendicular dividing walls between units were changed from stucco clad features to walls clad in uncoursed natural stone, By 1969, Tamarisk West II development was completed, though some of the original homeowners later contracted Lee-Keiter Enterprises to make changes to interior courtyards and atrium spaces through the mid-to-late 1970s. These owners largely wanted to convert their courtyards and atriums into fully indoor spaces with additional windows or more substantial roof coverings. The third and final phase of the project, Tamarisk West III, was completed in 1972.

The Tamarisk West II condominiums were completed five years after the first Tamarisk West community (Tamarisk West I) was constructed to the south, but it was part of the original cohesive vision for the planned community. Tamarisk West II shares many of the same aspects present in Tamarisk West I and illustrates how designs evolved after Lee-Keiter Enterprises implemented the first phase successfully. As a whole, the Tamarisk West II community is significantly associated with the Residential Subdivisions and Cooperatives (1951-1973) theme in Rancho Mirage because it is a unique group of properties within the City of Rancho Mirage that illustrate themes common in many early residential projects, where early developers focused on emphasizing communal resources, ties to new golf clubs, and exclusivity. The design of this community likely influenced the layout of future developments in the Coachella Valley, as single-family residences and condos continued to be built in the vicinity of golf courses with their own exclusive community resources, such as pools, tennis courts, gyms, and clubhouses. It is also associated with the Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

The district is eligible under NRHP/CRHR Criterion A/1, as it is directly associated with a significant patterns of development within the City of Rancho Mirage. The district is not eligible under NRHP/CRHR Criterion B/2, as the district is not significantly associated with the lives of persons significant in our past. While some local celebrities did reside within the Tamarisk West II community, their past ownership does not define the character of the homes or the neighborhood. The property is eligible under NRHP/CRHR Criterion C/3 as the community embodies the distinctive characteristics of a Desert Modernist style condominium complex constructed in Rancho Mirage during the 1960s and is representative of the work of master architect S. Charles Lee and Michael Allan Black. In 1969, Lee and Black designed the community with stucco and rock wall facades, floor-to-ceiling glass windows/doorways at the rear elevation, desert colors, and expansive rear patios, which are all attributes clearly related to the Desert Modernist subtype of the International style.

Primary Record Information Continued:

District Record Continued:

D6. Significance Statement Continued:

Current survey efforts showed that while some modifications are present at condos throughout the district, many are reversible additions or minor modifications that do not significantly impact the form and integrity of the district as a whole. It also appears that many early additions and modifications to homes were likely implemented by Lee-Keiter Enterprises into the 1970s. A prominent component of the early marketing also emphasized customization based on homeowner needs and some limited anecdotal and/or documentary evidence suggests that homes in Tamarisk West II, namely 1207 and 1208 Tamarisk West Street, were modified by Lee-Keiter Enterprises for the original owners. Of the 12 total units within the district, 9 are individually eligible for designation. The units that are not potentially individually eligible, specifically 1202, 1209, and 1210 Tamarisk West Street, still maintain sufficient integrity for contributory status. Therefore, all 12 units within the community qualify as potential contributors to this proposed historic district (See Table 1). Overall, the exteriors remain intact and the original mid-20th century integrity of location, setting, design, materials, workmanship, feeling, and association are still clearly discernible. The community is not individually eligible under Criterion D/4, as further study of the district would not appear to yield information which could be considered important in local, regional, state or national history.

The potential historic district is not considered eligible under Local Criteria 2 and 5-8. The condominiums are considered eligible under Local Register Criterion 1 as the group of properties are representative of a mid-20th century Desert Modernist style residential complex in Rancho Mirage. The district is considered eligible under Local Register Criterion 3 as it is representative of the development and economic growth of the City of Rancho Mirage. It is considered eligible under Local Register Criterion 4, as it represents the work of a master architect, S. Charles Lee and Michael Allan Black. Despite some minor material replacements, the district retains sufficient integrity of location, design, setting, materials, workmanship, feeling, and association. The modifications to individual district contributors, such as door/window replacements, if removed in the future, can be replaced with period-appropriate materials without altering the essential form and integrity of the historic property. Overall, the buildings maintain adequate integrity on the exterior from the historic period to convey their significance as a district. Therefore, the district is assigned the 5S3 status code - appears to be individually eligible for local listing or designation through survey evaluation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

D7. References Continued:

Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary Record

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 124

Resource Name: Tamarisk Ranchos II

P1. Other Identifier: N/A
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Cathedral City Date: 2021 **T** _; **R** _; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** _
c. Address: See Table 1 City: Rancho Mirage Zip: 92270
d. UTM Zone: 11S, 552477.75 m E mE / 3738026.41 m N mN
e. Other Locational Data: APN: See Table 1

***P3a. Description:** The Tamarisk Ranchos II community consists of 16 total single-family residences that surround a central pool, forming an oval shape, that are bounded by Sunny Lane to the north, Los Pueblos Way to the south, Palm View Road to the east, and Pinto Palm Way to the west. The Contemporary style homes are clad in medium-smooth patterned stucco that is painted with light colors depending on the residence ranging from white, pink, and light brown. The floor plans of the buildings are largely L-shaped and the roofs of all homes in the Tamarisk Ranchos II community are low-pitched hipped forms that are clad in rolled composition sheets. Some of the roofs have rock and pebble ballast. The fenestration of most houses chiefly consists of fixed glass windows and aluminum-framed sliding glass doors.

***P3b. Resource Attributes:** HP3. Multiple family property
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
View south of 70-401 Sunny Lane north (front) elevation. (70-401 Sunny Lane_1.JPG)
***P6. Date Constructed/Age and Source:** 1961
☒Historic:
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
See Table 1
***P8. Recorded by:** Urbana Preservation & Planning, LLC.
***P9. Date Recorded:** 2024
***P10. Survey Type:** Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

D1. Historic Name: N/A **D2. Common Name:** Tamarisk Ranchos II

***D3. Detailed Description**:
The Tamarisk Ranchos II community consists of 16 total single-family residences that surround a central pool, forming an oval shape, that are bounded by Sunny Lane to the north, Los Pueblos Way to the south, Palm View Road to the east, and Pinto Palm Way to the west. The Contemporary style homes are clad in stucco that is painted with light colors depending on the residence ranging from white, pink, and light brown. The floor plans of the buildings are largely L-shaped and the roofs of all homes in the Tamarisk Ranchos II community are low-pitched hipped forms that are clad in rolled composition sheets. Some of the roofs have rock and pebble ballast. The fenestration of most houses chiefly consists of fixed glass windows and aluminum-framed sliding glass doors. The front entrances for each home face the street and are largely only covered by the eave overhang of the home and sometimes located behind concrete block walls that form a front courtyard. Some residences have decorative breeze block walls that cover window openings or top concrete masonry block walls. Each home has dropped ceiling soffits and interior chimneys. Unlike the Tamarisk Ranchos I development to the south, the roofing elements are not exposed indoors to highlight the post and beam construction. The central living rooms are attached to rear patios via sliding glass doors that are mostly aluminum framed with some vinyl replacements. The patios are covered by wide wooden trellises supported by square wood posts. The Tamarisk Ranchos II housing cluster is extensively landscaped with manicured lawns, clipped hedges, and mature palm trees. The central pool is constructed in the center at grade with the homes. Each unit has an attached single-car garage with a hipped roof.

***D4. Boundary Description:**
The 3.86-acre Tamarisk Ranchos II Historic District is bounded by Sunny Lane to the north, Los Pueblos Way to the south, Palm View Road to the east, and Pinto Palm Way to the west.

***D5. Boundary Justification:**
The boundary for the Tamarisk Ranchos II Historic District was determined by the extent of the second phase for the planned community developed by the High Dale Company in 1961.

D6. Significance: Theme Residential Subdivisions and Cooperatives, 1951 – 1973 **Area:** City of Rancho Mirage
Period of Significance: 1961
Applicable Criteria: NRHP/CRHR Criteria A/1 and C/3; Local Criteria 1 and 3

The Tamarisk Ranchos II community is a Contemporary style group of single-family residences that were constructed in 1961 by the High Dale Company following designs developed by William Krisel and the Devon Construction Company. The period of significance for the district is the year of initial construction, 1961. **See Continuation Sheet for significance and integrity conclusions.**

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):
Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025. **See Continuation Sheet for additional references.**

***D8. Evaluator:** Urbana Preservation & Planning, LLC **Date:** 2025

Affiliation and Address:
Urbana Preservation & Planning, LLC.
7705 El Cajon Blvd Unit 1,
La Mesa CA 91942

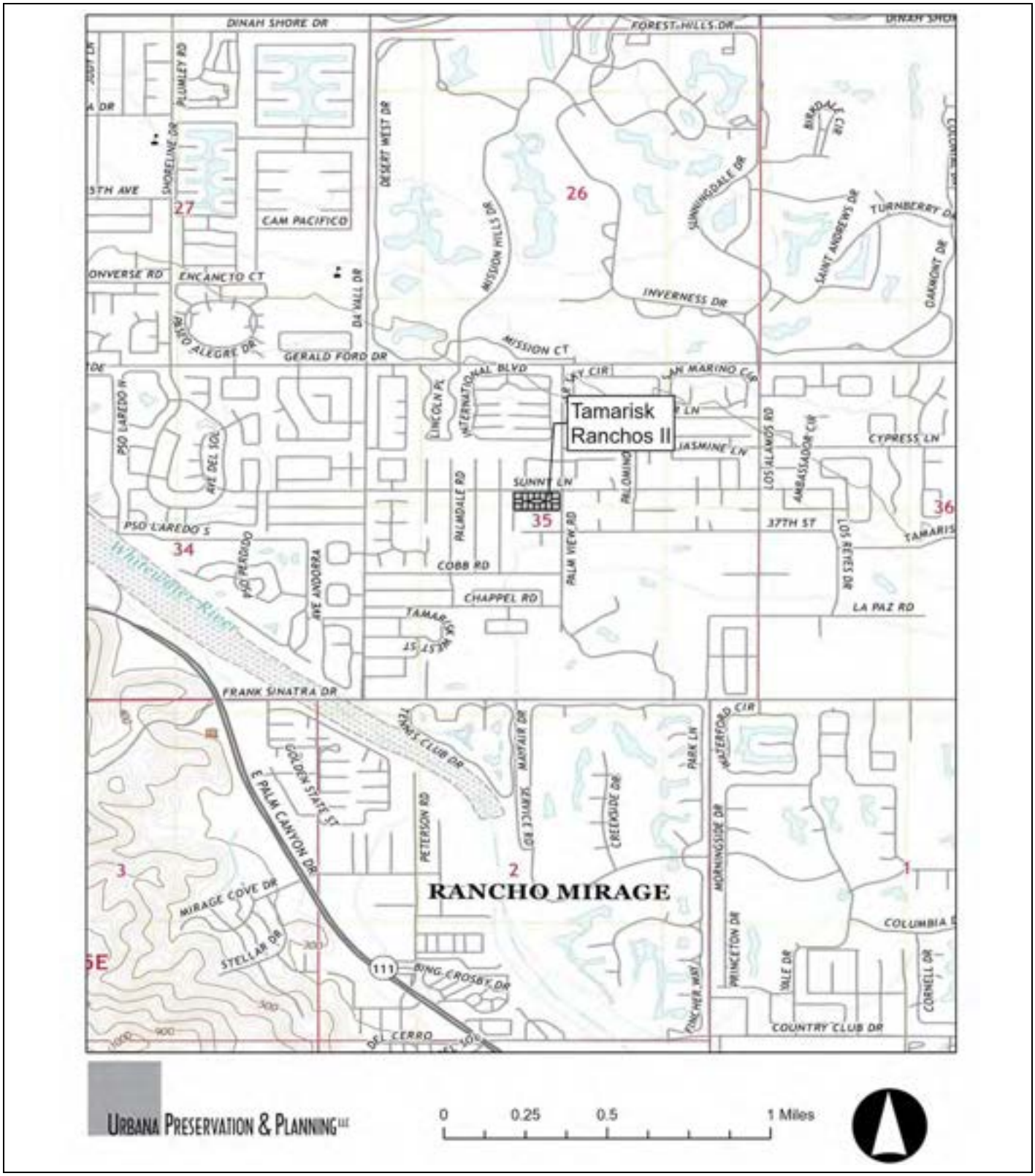
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Tamarisk Ranchos II

Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 124

*Map Name: Cathedral City *Scale: 1:24,000 *Map Date: 2021



Primary Record Information Continued:



View south of 70-435 Sunny Lane north (front) elevation. (70-435 Sunny Lane_1.JPG)



View south of 70-465 Sunny Lane north (front) elevation. (70-465 Sunny Lane_2.JPG)

Primary Record Information Continued:



View south of 36-781 Palm View Road north (front) elevation. (36-781 Palm View Road_2.JPG)



View north of 70-466 Los Pueblos Way south (front) elevation. (70-466 Los Pueblos Way_1.JPG)

Primary Record Information Continued:



View north of 70-450 Los Pueblos Way south (front) elevation. (70-450 Los Pueblos Way_1.JPG)



View north of 70-418 Los Pueblos Way south (front) elevation. (70-418 Los Pueblos Way_1.JPG)

Primary Record Information Continued:



View northeast of 36-850 Pinto Palm Way south (front) elevation. (36-850 Pinto Palm Way_1.JPG)



View east of 36-830 Pinto Palm Way west (front) elevation. (36-830 Pinto Palm Way_2.JPG)

Primary Record Information Continued:

Pe. Other Locational Data Continued:

Tamarisk Ranchos II Historic District			
CRHR Status Code	**Address**	**APN**	**Owner**
3B/3CB/5B	70-401 Sunny Lane	674094001	Kevin P. Callahan & Suzanne G. Callahan 70401 Sunny Ln Rancho Mirage CA 92270
5S1	70-417 Sunny Lane	674094002	Gary P. Hill, Carson Peter Hill, Morgan Paul Hill, and Casey Lee Hill 503 Kings Rd Newport Beach CA 92663
3D/3CD/5D3	70-435 Sunny Lane	674094003	Douglas D. Hoffelt & Mary E. Carolan 215 Calafia Ct San Rafael CA 94903
5S1	70-451 Sunny Lane	674094004	Shaun P. Grady & Audrey Beles Grady 2051 Los Amigos St La Canada Flintridge CA 91011
3D/3CD/5D3	70-465 Sunny Lane	674094005	Robert S. Coldren, Richard H. Porter, Brooke R. Coldren, R H. Porter 815 Via Lido Soud Newport Beach CA 92663
3B/3CB/5B	36-781 Palm View Road	674094006	Anne L. Johnson & Barry A. Johnson 1704 Cayuga Dr NW Calgary AB T2l on3
5S1	36-829 Palm View Road	674094007	Cynthia G. Cotton 2123 Granda Ave Newport Beach CA 92661
5S1	36-851 Palm View Road	674094008	Maureen Navin Hirsch & Anne E. Navin 3042 R Street Nw Apt 2 Washington DC 20007
3D/3CD/5D3	70-466 Los Pueblos Way	674094009	Oceanside Mirage 16882 Bolsa Chica Ste 105 Huntington Beach CA 92649
3B/3CB/5B	70-450 Los Pueblos Way	674094010	Joanna Lee Knowles & Robert Alexander Knowles 21 24455 61 Ave Langley BC V2y or4
5S1	70-436 Los Pueblos Way	674094011	Paul W. Nelson & Lianne B. Nelson 117 E Louisa St # 362 Seattle WA 98102
3B/3CB/5B	70-418 Los Pueblos Way	674094012	Brigitta May Gayton & William Michael Gayton 3119 Eagle St San Diego CA 92103
5S1	70-400 Los Pueblos Way	674094013	Robert J. Weiner & Nicole Adair Weiner Alexandra 215 E 16th St Costa Mesa CA 92627
3D/3CD/5D3	36-850 Pinto Palm Way	674094014	Richard Joseph Ridder & Cathleen Hibben Po Box 3485 Saratoga CA 95070
3D/3CD/5D3	36-830 Pinto Palm Way	674094015	Sandra L. Weiner & Robert J. Weiner Po Box 2787 Newport Beach CA 92659
5S1	36-780 Pinto Palm Way	674094016	Palm Pirates 1010 Kagawa St Pacific Palisades CA 90272

District Record Continued:

D6. Significance Statement Continued:

After the opening of the Tamarisk Country Club, one of its initial founders, financier and Southern California developer Lou Halper, originated an idea for a nearby mini-resort exclusively for Tamarisk members who were looking for a more private and manageable alternative to a home on the country club's fairway. Halper originally planned for a 40-lot subdivision with two groupings of communally designed homes. In 1956, Halper hired Master Architect William Krisel, whom he had worked with previously in Los Angeles, to design the first phase, composed of 16 Contemporary style homes around a communal pool and gardens that retained and integrated existing date palm trees on the site. The initial group of homes, Tamarisk Ranchos I, was built in 1958 by the Devon Construction Company, owned by Lou Halper. Bound by Pinto Palms Way, Los Pueblos Way, Palm View Road, and Tamarisk Lane. Each home was designed by Krisel to include a spacious floor plan, approximately 2,000 square feet, with post-and-beam construction, large rear terraces, floor-to-ceiling glass windows, post-and-beam construction, open ceilings, and open-plan living areas..

Apart from Halper, the initial owner-residents included City National Bank founder Al Hart, scriptwriter Harry Tugend, actor Groucho Marx, radio and television producer John Guedel, film producer Lawrence Weingarten, Elizabeth Taylor's agent Jules Goldstone, Abbott & Costello producer Alex Gottlieb, and Los Angeles radio station owner Harry Maizlish. In 1958, Halper sold the property to the High Dale Company. Under High Dale's ownership, the second group of 16 homes, Tamarisk Ranchos II, was constructed in 1961 immediately north and adjacent to the first phase. The High Dale Company generally followed the plans produced by Krisel and the Devon Construction Company, but changed the inward orientation of the buildings and made all roofing forms low-pitched hipped roofs.

William Krisel was born in 1924 in Shanghai with his American parents working overseas for the U.S. State Department. Krisel lived in China until age 13, when his family returned to the US, where he attended Beverly Hills High. During WWII, Krisel was assigned to General Joe Stilwell as a Chinese interpreter. Following the war, he attended the USC School of Architecture and graduated in 1949. He also earned a license as a landscape architect in 1954. Designing more than 30,000 living units throughout Southern California, Krisel's career spanned over 51 years. A close personal friend of developer Bob Alexander and his family, Krisel came to the Coachella Valley at his request to design a tract of modernist houses dubbed Smoke Tree Valley. Other Palmer & Krisel projects included the Ocotillo Lodge, Las Palmas Estates (Vista Las Palmas), Kings Point and Canyon View Estates, Racquet Club Estates, the "Valley of the Sun" homes in Rancho Mirage and the Sandpiper condo complex in Palm Desert (which garnered an AIA merit award for Landscape Architecture). The "House of Tomorrow," conceived as an experiment in modern living, so impressed Alexander's wife Helene that they made it their personal residence. The house later gained fame as the honeymoon home of Elvis and Priscilla Presley. Krisel is one of the few mid-century modern architects who lived to participate in the resurgence of modernism. In his final years, he contributed to the restoration of many of his original designs. Beginning in 2008, Krisel collaborated with Maxx Livingstone on exact replicas of his mid-century designs, constructed with all new materials and aimed towards LEED certification. He died in June 2017.

The Tamarisk Ranchos II single-family residences were completed three years after the first Tamarisk Ranchos community was constructed to the south, but it was part of the original cohesive vision for the planned community envisioned by Lou Halper. Tamarisk Ranchos II shares many of the same aspects present in Tamarisk Ranchos I and illustrates how designs evolved after Halper sold the property to the High Dale Company. As a whole, the Tamarisk Ranchos II community is significantly associated with the Residential Subdivisions and Cooperatives (1951-1973) theme in Rancho Mirage because it is a unique group of properties within the City of Rancho Mirage that illustrate themes that defined the some of the most notable early residential projects, where local early developers focused on emphasizing communal resources, ties to new golf clubs, and exclusivity. The design of this community likely influenced the layout of future developments in the Coachella Valley, as single-family residences and condos continued to be built in the vicinity of golf courses with their own exclusive community resources, such as pools, tennis courts, gyms, and clubhouses. It is also associated with the Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

District Record Continued:

D6. Significance Statement Continued:

The district is individually eligible under NRHP/CRHR Criterion A/1, as it is directly associated with a significant patterns of development within the City of Rancho Mirage. The district is not individually eligible under NRHP/CRHR Criterion B/2, as the district is not significantly associated with the lives of persons significant in our past. While some local celebrities did reside within the Tamarisk Ranchos II community, their past ownership does not define the character of the neighborhood. The property is eligible under NRHP/CRHR Criterion C/3 as the community embodies the distinctive characteristics of a Contemporary style cooperative community of single-family residences constructed in Rancho Mirage during the 1960s. While the Tamarisk Ranchos II development is based off designs from William Krisel, the district is not representative of his work because it was not completely executed by him and he did not exercise control over the process led by High Dale Company.

Current survey efforts showed that while some modifications are present at homes throughout the district, many are reversible additions or minor modifications that do not significantly impact the form and integrity of the district as a whole. Of the 16 total residences within the district, 7 are already individually listed in the Local Register; 3 more homes appear to be eligible as both individual historic properties and potential district contributors; and 6 properties only retain sufficient integrity for contributory status.

Therefore, all 16 units within the community qualify as potential contributors to this proposed historic district (See Table 1). Overall, the exteriors remain intact and the original mid-20th century integrity of location, setting, design, materials, workmanship, feeling, and association are still clearly discernible. The community is not individually eligible under Criterion D/4, as further study of the district would not appear to yield information which could be considered important in local, regional, state or national history.

The potential historic district is not considered eligible under Local Criteria 2 and 4-8. The homes are considered eligible under Local Register Criterion 1 as the group of properties are representative of a mid-20th century Contemporary style residential community in Rancho Mirage. The district is considered eligible under Local Register Criterion 3 as it is representative of the development and economic growth of the City of Rancho Mirage. Despite some minor material replacements, the district retains sufficient integrity of location, design, setting, materials, workmanship, feeling, and association. The modifications to individual district contributors, such as door/window replacements, if removed in the future, can be replaced with period-appropriate materials without altering the essential form and integrity of the historic property. Overall, the buildings maintain adequate integrity on the exterior from the historic period to convey their significance as a district. Therefore, the district is assigned the 5S3 status code - appears to be individually eligible for local listing or designation through survey evaluation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

D7. References Continued:

Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary#:
HRI#: None
Trinomial #: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 125

Review Code _____ Reviewer _____ Date _____
Resource Name: Tamarisk Gardens

P1. Other Identifier: N/A
*__P2. Location: ☐ Not for Publication ☒ Unrestricted__
***a. County:** Riverside County
***b. USGS 7.5' Quad:** Cathedral City Date: 2021 **T** _; **R** __; _ ¼ **of** _ ¼ **of Sec** _; S. B. **B.M.** __
c. Address: See Table 1 City: Rancho Mirage Zip: 92270
d. UTM Zone: 11S, 551988.10 m E mE / 3737195.89 m NmN
e. Other Locational Data: See Table 1

***P3a. Description:**
The Tamarisk Gardens community consists of 28 total condominiums over 7 separate buildings, with each building consisting of four units arranged in a cross shape. The group of 7 buildings form a number '9' shape and surround a central pool on two sides. The Desert Modernist style units are clad sand patterned stucco that is painted with a muted shade of desert brown. The roofs are flat with thick cornice lines, enclosed eaves, and overhang depths that vary from moderate to no overhang based on the elevation. The fenestration of most units chiefly consists of long and narrow fixed glass windows and aluminum-framed sliding sash windows, and aluminum framed sliding glass doors. Some units have replacement vinyl sliding sash windows and some limited vinyl double-hung units.

***P3b. Resource Attributes:** HP3. Multiple family property
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
View east of Tamarisk Gardens west entrance. (Tamarisk Gardens Entrance_2.JPG)
***P6. Date Constructed/Age and Source:** 1965
☒Historic:
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
See Table 1
***P8. Recorded by:** Urbana Preservation & Planning, LLC.
***P9. Date Recorded:** 2024
***P10. Survey Type:** Intensive Level NRHP, CRHR, Local Register Evaluation

***P11. Report Citation:** Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.
***Attachments:** ☐ None ☒ Location Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

D1. Historic Name: N/A **D2. Common Name:** Tamarisk Gardens

***D3. Detailed Description**:

The Tamarisk Gardens community consists of 28 total condominiums over 7 separate buildings, with each building consisting of four units arranged in a cross shape. The group of 7 buildings form a number '9' shape and surround a central pool on two sides. The Desert Modernist style units are clad sand patterned stucco that is painted with a muted shade of desert brown. The roofs are flat with thick cornice lines, enclosed eaves, and overhang depths that vary from moderate to no overhang based on the elevation. The fenestration of most units chiefly consists of long and narrow fixed glass windows and aluminum-framed sliding sash windows, and aluminum framed sliding glass doors. Some units have replacement vinyl sliding sash windows and some limited vinyl double-hung units. The front entrance porches for each unit have recessed entryways and solid wood doors set beneath flat porch roofs with a wide enclosed eaves and thick cornice lines. The original porch flooring is a grid of square white tiles with a line of black tile meeting the concrete pathway that connects all units. Some condos have replaced the tile with slate, marble, saltillo tile, and other materials. The condos have central living rooms with a raised ceilings that are attached to rear patios by sliding glass doors. The rear patios are open and surrounded by stucco clad concrete masonry unit walls. All units also have separate smaller inner garden courts that are partially covered by overhanging eaves and accessed via sliding glass doors and a rear metal gates. The Tamarisk Gardens housing community is extensively landscaped with manicured lawns, clipped hedges, and centered trees planted at intersections of the concrete pathway between all units. The central pool is rectangular in shape and it is sited north of a free standing metal trellis structure consisting of three curved roofs clad in corrugated metal sheets. South of the trellis is a flat roofed square bathroom and utility building. The complex has outdoor parking around the 7 buildings with the lots covered by curved roof carport structures clad in metal sheets.

***D4. Boundary Description**:

The 2.18-acre Tamarisk Gardens Historic District (APN 674230029) is bounded by the Tamarisk West I community (APN 674210067) and the Tamarisk Country Club (APN 674220020) to the north; the Tamarisk Country Club (APNs 674220020 and 674220021) to the east; Frank Sinatra Drive to the south; and Da Vaal Estates (APN 674220011) and Tamarisk Villas (APN 674221023) to the west.

***D5. Boundary Justification:**

The boundary for the Tamarisk Gardens Historic District was determined by the extent of the construction for the planned community developed by Richard McCarthy Jr. in 1965.

D6. Significance: Theme Residential Subdivisions and Cooperatives, 1951 – 1973 **Area:** City of Rancho Mirage
Period of Significance: 1965
Applicable Criteria: NRHP/CRHR Criteria A/1 and C/3; Local Criteria 1 and 3

The Tamarisk Gardens community is a Desert Modernist style group of condominiums that were constructed in 1965 by Richard McCarthy Jr. following designs developed by Don Hartfelder. The period of significance for the district is the year of initial construction, 1965. **See Continuation Sheet for significance and integrity conclusions.**

***D7. References**: Urbana Preservation & Planning, LLC, City of Rancho Mirage Historic Resource Survey and Context Statement, 2025.**See Continuation Sheet for additional references.**

***D8. Evaluator:** Urbana Preservation & Planning, LLC **Date:** 2025
Affiliation and Address:
Urbana Preservation & Planning, LLC.
7705 El Cajon Blvd Unit 1,
La Mesa CA 91942

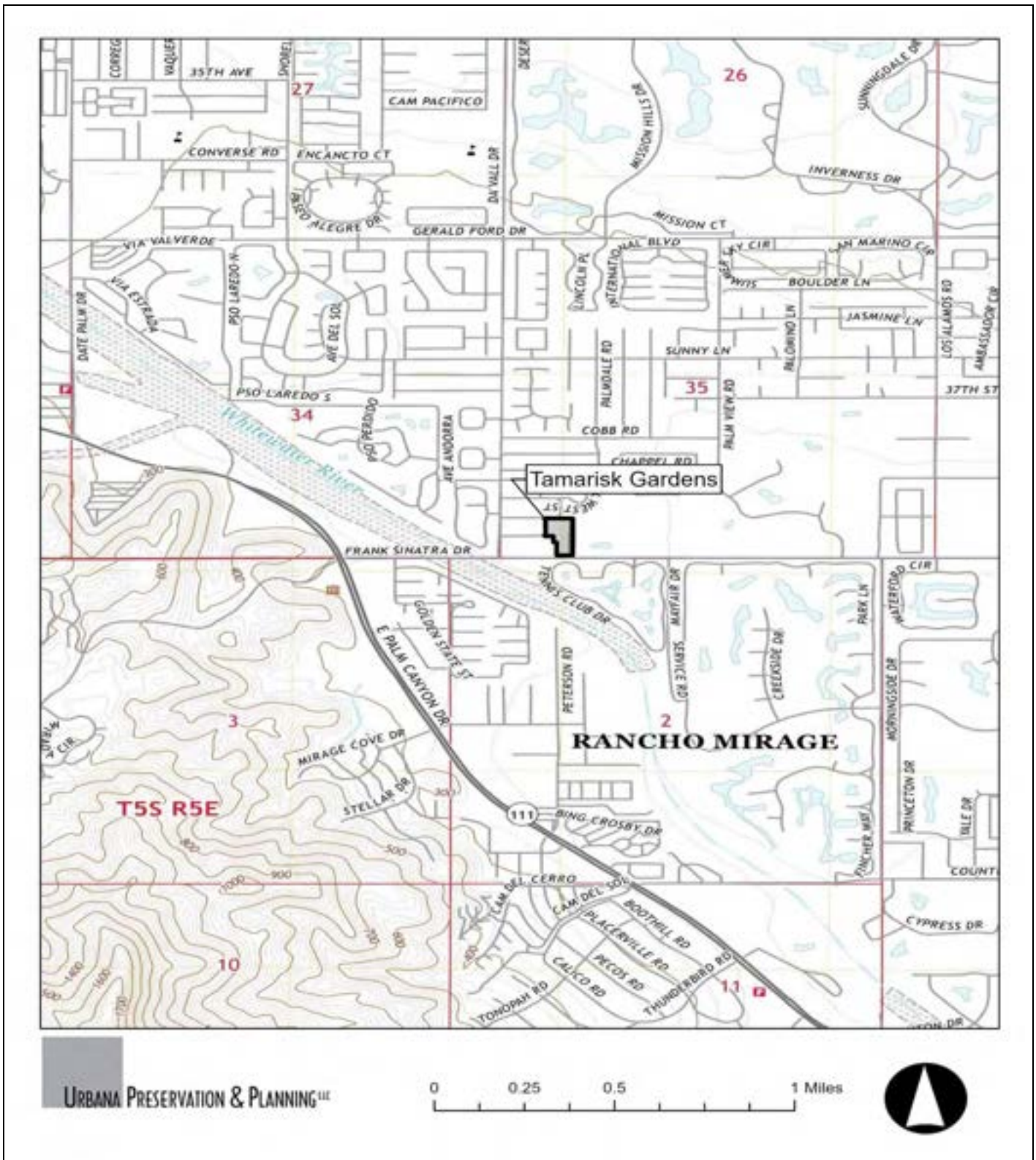
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: Tamarisk Gardens
Page 3 of 9

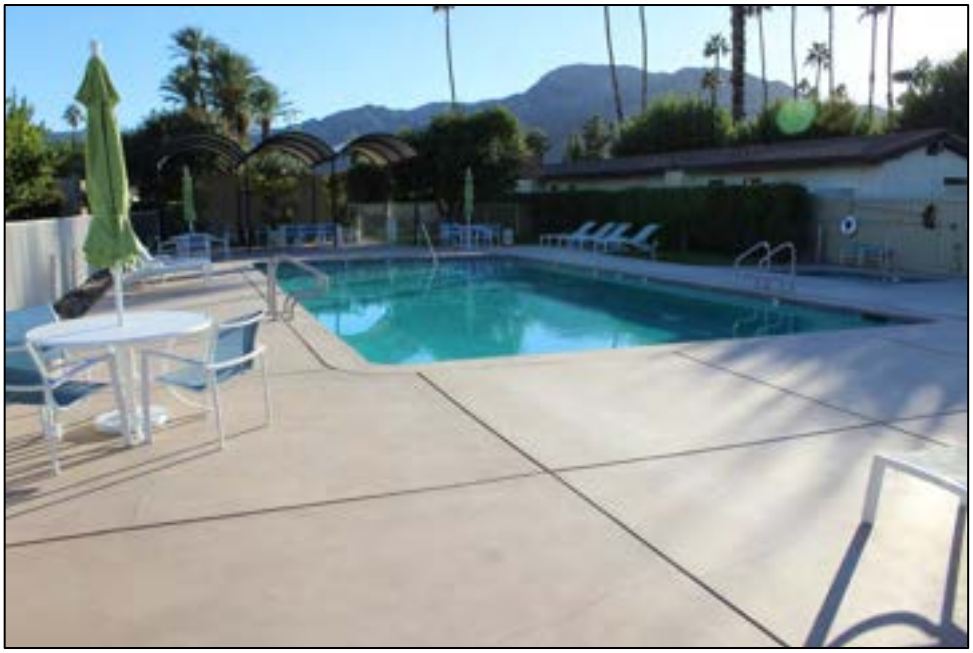
Primary#:
HRI #: None
Trinomial: N/A
CRHR Status Code: 3S/3CS/5S3
Other Listings: Urbana Survey No.: 125

*Map Name: Cathedral City *Scale: 1:24,000 *Map Date: 2021



URBANA PRESERVATION & PLANNING LLC

Primary Record Information Continued:



View south of Tamarisk Gardens community pool. (Tamarisk Gardens Pool_1.JPG)



View east of 70-110 and 70-120 Frank Sinatra Drive units. (70-110-70-120 Frank Sinatra Drive_2.JPG)

Primary Record Information Continued:



View south of 70-118 Frank Sinatra Drive unit north (front) entrance. (70-118 Frank Sinatra Drive_2.JPG)



Overview west of Tamarisk Gardens. (70-130-70-132 Frank Sinatra Drive_1.JPG)

Primary Record Information Continued:



Overview south of Tamarisk Gardens northernmost central courtyard. (Tamarisk Gardens North Courtyard_2.JPG)

Pe. Other Locational Data Continued:

Tamarisk Gardens Historic District			
CRHR Status Code	**Address**	**APN**	**Owner**
3B/3CB/5B	70-146 Frank Sinatra Drive	674230001	Henry J. Thierry 765 Edgewood Rd Redwood City CA 94062
3B/3CB/5B	70-148 Frank Sinatra Drive	674230002	Gary B. Green 71270 Kayne Ballard Ln Rancho Mirage CA 92270
3B/3CB/5B	70-150 Frank Sinatra Drive	674230003	Lisa Turner & Russell Turner 1625 Saunders Ave Saint Paul MN 55116
3B/3CB/5B	70-144 Frank Sinatra Drive	674230004	Suzan A. Martignetti 70144 Frank Sinatra Dr Rancho Mirage CA 92270
3B/3CB/5B	70-152 Frank Sinatra Drive	674230005	Sherrie Lynn Jones & Tambra Ann Swafford 70152 Frank Sinatra Dr Rancho Mirage CA 92270
3D/3CD/5D3	70-154 Frank Sinatra Drive	674230006	Christopher R. Surnovszky 70154 Frank Sinatra Dr # 6 Rancho Mirage CA 92270

Primary Record Information Continued:

Tamarisk Gardens Historic District			
CRHR Status Code	**Address**	**APN**	**Owner**
3B/3CB/5B	70-140 Frank Sinatra Drive	674230007	Dennis Licht & Trudi Licht 70140 Frank Sinatra Dr Rancho Mirage CA 92270
3B/3CB/5B	70-142 Frank Sinatra Drive	674230008	Norman Wonderly 70142 Frank Sinatra Dr Rancho Mirage CA 92270
3D/3CD/5D3	70-138 Frank Sinatra Drive	674230009	James Cavanagh 70138 Frank Sinatra Dr Rancho Mirage CA 92270
3B/3CB/5B	70-156 Frank Sinatra Drive	674230010	David Martin & Michael Stern PO Box 4759 Palm Springs CA 92264
3B/3CB/5B	70-158 Frank Sinatra Drive	674230011	Merle J. Dulien & Ann Dulien 2906 Se Loop 820 # G Fort Worth TX 76140
3B/3CB/5B	70-136 Frank Sinatra Drive	674230012	Robert Steven Lavery 192 Jarvis St # 701 Toronto ON M5b2j9
3B/3CB/5B	70-160 Frank Sinatra Drive	674230013	Frederick M. Dulien 2501 Gravel Dr Fort Worth TX 76118
3B/3CB/5B	70-162 Frank Sinatra Drive	674230014	Yongcheng Guan 70162 Frank Sinatra Dr Rancho Mirage CA 92270
3D/3CD/5D3	70-132 Frank Sinatra Drive	674230015	Taylor Crary 4131/2 Fernleaf Ave Corona Del Mar CA 92625
3B/3CB/5B	70-134 Frank Sinatra Drive	674230016	Harold S. Fell & Adair Fell 507 Cherokee Rd Highland Park IL 60035
3B/3CB/5B	70-130 Frank Sinatra Drive	674230017	Athey Boiano Family Trust, Cosmo A. Boiano, and John P. Athey 70130 Frank Sinatra Dr # 17 Rancho Mirage CA 92270
3D/3CD/5D3	70-164 Frank Sinatra Drive	674230018	Laurence B. Deitch & Penenah M. Deitch 4021 Hidden Woods Dr Bloomfield Hills MI 48301
3D/3CD/5D3	70-166 Frank Sinatra Drive	674230019	Todd W. Stevens & Lori M. Minnich 70166 Frank Sinatra Dr Rancho Mirage CA 92270
3B/3CB/5B	70-128 Frank Sinatra Drive	674230020	Nicola J. Mclaughlin 70128 Frank Sinatra Dr Rancho Mirage CA 92270
3B/3CB/5B	70-116 Frank Sinatra Drive	674230021	Sue Serene Ballantyne 70116 Frank Sinatra Dr Unit 21 Rancho Mirage CA 92270
3B/3CB/5B	70-126 Frank Sinatra Drive	674230022	Bernie Ardia & Stephen Jopson 70126 Frank Sinatra Dr Rancho Mirage CA 92270
3B/3CB/5B	70-114 Frank Sinatra Drive	674230023	Linda Kelly & Tom Kelly 70114 Frank Sinatra Dr Rancho Mirage CA 92270
3D/3CD/5D3	70-112 Frank Sinatra Drive	674230024	Alan M. Butot 70112 Frank Sinatra Dr Rancho Mirage CA 92270
3B/3CB/5B	70-120 Frank Sinatra Drive	674230025	Peter Helenek 5215 El Rio Avenue Los Angeles CA 90041
3B/3CB/5B	70-122 Frank Sinatra Drive	674230026	Jose Jauregui 422 Sierra Vista Dr Redondo Beach CA 90277
3B/3CB/5B	70-118 Frank Sinatra Drive	674230027	Richard F. Feutz & Lucie J. Rochon 70118 Frank Sinatra Dr Rancho Mirage CA 92270
3B/3CB/5B	70-110 Frank Sinatra Drive	674230028	Dean Seymour & Camille Dunham 70110 Frank Sinatra Dr Rancho Mirage CA 92270

District Record Continued:

D6. Significance Statement Continued:

Richard McCarthy Jr., primarily known as a developer of luxury homes in Pasadena, commissioned Huntington Beach-based architect J. Donald "Don" Hartfelder in 1964 to construct a compact resort-style community of 7 buildings for 28 condominiums sited between the Wonder Palms Hotel and the Tamarisk Country Club on the north side of what was then Wonder Palms Road. A graduate of the USC School of Architecture, Hartfelder primarily practiced in Los Angeles and Orange Counties and although he specialized in medical buildings, his time at USC and works throughout Southern California informed his modernist aesthetic, including his design of the Tamarisk Gardens.

Completed in 1965, Tamarisk Gardens feature a central pool, interior courtyards, planned gardens, and an entertainment porch. The condos were built as two-bedroom, two bath, 1,800 square-foot units with marble fireplaces and open-plan living rooms. At the exterior, the condos feature flat roofs, floor-to-ceiling windows, low elevations, and simple lines, with stucco-clad walls. As such, the homes blend with the surrounding landscaping, using muted colors on the exterior, apart from colorful recessed front doors, illustrating elements of Desert Modernism. Like the cooperative living complex to the north, Dal Vaal Estates, residents at the Tamarisk Gardens were offered hotel and maid services from the Wonder Palms Hotel and Guest Ranch.

The Tamarisk Gardens condominiums were completed in 1965 and were designed to cater to residents wanting both hotel resort perks and country club access. With turn-down services offered by the Wonder Palms Hotel and Guest Ranch staff and easy access to the Tamarisk Country Club next door, Tamarisk Gardens was a unique attempt to capitalize on the growing recreation industry in Rancho Mirage. As such, the Tamarisk Gardens community is significantly associated with the Residential Subdivisions and Cooperatives (1951-1973) theme in Rancho Mirage because it is a rare intact group of properties within the City of Rancho Mirage that illustrate how residential development was initially strongly tied to the perks of resorts and country clubs. The design of this community likely influenced the layout of future developments in the Coachella Valley, as single-family residences and condos continued to be built in the vicinity of golf courses with their own exclusive community resources and advantages. It is also associated with the Rancho Mirage Architectural Styles (1934-1980s) theme and is considered a significant representative example of a known architectural style in the community.

The district is individually eligible under NRHP/CRHR Criterion A/1, as it is directly associated with a significant patterns of development within the City of Rancho Mirage. The district is not individually eligible under NRHP/CRHR Criterion B/2, as the district is not significantly associated with the lives of persons significant in our past. The property is eligible under NRHP/CRHR Criterion C/3 as the community embodies the distinctive characteristics of a Desert Modernist style condominium community constructed in Rancho Mirage during the 1960s. In 1964, Don Hartfelder designed the community with stucco-clad facades, floor-to-ceiling glass windows/doorways, desert colors, recessed entryways, interior garden courts, and enclosed private rear patios, which are all attributes related to the Desert Modernist subtype of the International style. The work illustrates Hartfelder's skill in implementing his Desert Modernist design, but he is not asserted as a master architect at this time, though future research may warrant additional consideration based on his overall body of work.

Current survey efforts showed that while some modifications are present at condos throughout the district, many are reversible additions or minor modifications that do not significantly impact the form and integrity of the district as a whole. It also appears that no extensive exterior additions have been made to any of the condos on the property. The only alterations appears to be window/door replacements, interior remodels, flooring material replacements for the front porches, and exterior front entryway gates. Of the 28 total units, at least 6 units have complete window and door replacements. Those 6 properties are identified as solely district contributors that are not individually eligible in their current condition. The other 22 units either have original windows and doors or in-kind aluminum framed replacements.

District Record Continued:

D6. Significance Statement Continued:

The 22 units with aluminum framed windows and original doors are both potential district contributors and are individually eligible properties under Criterion C/3. Due to the lack of any significant additions that would prohibit a unit from contributory status, all 28 units are potential contributors to the proposed historic district (See Table 1). Overall, the exteriors remain intact and the original mid-20th century integrity of location, setting, design, materials, workmanship, feeling, and association are still clearly discernible. The community is not individually eligible under Criterion D/4, as further study of the district would not appear to yield information which could be considered important in local, regional, state or national history.

The potential historic district is not considered eligible under Local Criteria 2 and 4-8. The condos are considered eligible under Local Register Criterion 1 as the group of properties are representative of a mid-20th century Desert Modernist style residential community in Rancho Mirage. The district is considered eligible under Local Register Criterion 3 as it is representative of the development and economic growth of the City of Rancho Mirage. Despite some minor material replacements, the district retains sufficient integrity of location, design, setting, materials, workmanship, feeling, and association. The modifications to individual district contributors, such as door/window replacements and patio floors, if removed in the future, can be replaced with period-appropriate materials without altering the essential form and integrity of the historic property. Overall, the buildings maintain adequate integrity on the exterior from the historic period to convey their significance as a district. Therefore, the district is assigned the 5S3 status code - appears to be individually eligible for local listing or designation through survey evaluation; the 3CS status code - appears eligible for CR individually through survey evaluation; and the 3S status code - appears eligible for NR individually through survey evaluation.

D7. References Continued:

Riverside County Assessor Records;
City of Rancho Mirage Building Permit Records;
Preservation Mirage Research Collection;
Coachella Valley Telephone Directories (1946-1957);
California Digital Newspaper Collection, UC Riverside;
Digital Newspaper Collection, Genealogybank.com;
Digital Newspaper Collection, Newspapers.com;
Digital Collection, Ancestry.com;
Online Historic Aerial Photographs, Historic Aerials.com;
University California Santa Barbara Online Historic Aerial Collection;
U.S. Department of the Interior Earth Explorer Historic Aerial Collection;
Leslie Heumann and Associates, City of Rancho Mirage Historic Resources Survey, 2003;
Melissa Riche and Jim Riche, Mod Mirage: The Midcentury Architecture of Rancho Mirage, 2018

Appendix E. Preparer Qualifications

Wendy L. Tinsley Becker, RPH, AICP, Principal
Architectural Historian + Urban / Preservation Planner
wendy@urbanapreservation.com



Founding Principal, ***Wendy L. Tinsley Becker, RPH, AICP,*** brings an expert background in American history, architecture, and urban planning, with a particular emphasis on issues relating to historic preservation. Her experience includes extensive historical resources survey work, design review under *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, single-site historic property research and documentation, and practice in municipal regulatory planning and cultural resources compliance issues including code compliance, revision and review, CEQA, NEPA, and Section 106 of the National Historic Preservation Act. As a preservation-planning consultant she participates in the development and administration of local land use regulations, policies, programs and projects; prepares reports involving research and analysis of various planning issues; conducts site-specific project and design review; and facilitates project coordination between contractors, architects, developers, citizens and other stakeholders. Wendy meets the *Secretary of the Interior's Historic Preservation Professional Qualifications Standards* in the disciplines of History and Architectural History and the *draft standards* established for Historic Preservation and Land Use/Community Planning. She is included on the California Council for the Promotion of History's Register of Professional Historians and also maintains professional certification in the American Institute of Certified Planners (AICP).

Wendy is a co-author and editor of the AICP Certified Urban Designer Exam Study Guide (V1.0) released in March 2016. From 2013 forward she has provided professional training to AICP exam applicants as part of the American Planning Association California Chapter – San Diego Section annual exam training program.

Wendy has assisted municipalities, utility providers, and lead agencies in preservation planning program development and implementation efforts. She regularly consults for private and agency applicants on historical resource and historic property analysis for discretionary projects and undertakings pursuant to Section 106 of the National Historic Preservation Act and the California Environmental Quality Act, as well as Federal Rehabilitation Tax Credit proposals at National Register listed or eligible properties, which are subject to review by the State Office of Historic Preservation and the National Park Service. She was the author / facilitator and lead historic preservation consultant for the City of Chula Vista's award-winning Municipal Preservation Planning Program. She authored the Historic Preservation Element for the City of La Mesa's award winning 2011 / 2030 General Plan update process. She provides survey, architectural history, context development, programmatic agreement, and historic preservation planning consulting services for the Southern California Edison Company including preparation of a programmatic guide for the treatment of all historic-era properties in the company's 55,000 square mile service territory. She served as the lead Architectural Historian for the City and County of Honolulu High Capacity Transit Corridor Project's Kako'o (Section 106 Programmatic Agreement Program manager) consultant team. Wendy's professional analysis and determinations are reviewed for compliance and concurrence by numerous municipalities, and state and federal agencies including the California State Office of Historic Preservation, the California Public Utilities Commission, the USDA Forest Service, the Bureau of Land Management, and the National Park Service.

Her current interests include facilitating approvals for brick-and-mortar construction and building rehabilitation projects, and working with community-based organizations that emphasize public participation while striving for the improvement of the built environment through good urban and architectural design and associated social programs.

Education

Master of City Planning,
Preservation & Urban Design Emphasis
San Diego State University

—

Bachelor of Arts – History
San Diego State University

Registrations

American Institute of Certified Planners
(#022838)
Register of Professional Historians
(#612)

Experience

2005-present: Founding Principal
Urbana Preservation & Planning, LLC

—

2012-present: Faculty Lecturer
San Diego State University
City Planning Graduate Program

—

2006-2017: Faculty Instructor
University of California, San Diego
Urban Planning & Development Program

—

2002-2005: Historian / Planner
Architectural Resources Group

—

2001-2002: Historian / Planner
Historic Research Services

—

2000-2001: Historian
Office of Marie Burke Lia, Esq.

—

1996-1999: Asst. Coordinator + Researcher:
SHPO/CHRIS
South Coastal Information Center

URBANA PRESERVATION & PLANNING LLC

Wendy L. Tinsley Becker, RPH, AICP, Principal
Architectural Historian + Urban / Preservation Planner
wendy@urbanapreservation.com

PROJECT EXPERIENCE*

2024 *Underground Railroad Resources in the U.S. - A National Historic Landmarks Theme Study*; National Park Service.
2024 *Pascua Yaqui Pueblo Historic Property Survey*; Pima County, AZ.
2024 *3210 Xenophon Street Historic Designation Package* | Urbana Preservation & Planning, LLC | San Diego, CA.
2023 *Three Way Intersection HAER Report*; Greenlee County, AZ.
2023 *Queen Creek Viaduct HAER Report*; Gila County, AZ.
2023 *Valley Metro Capitol Extension Cultural Resource Inventory and Evaluation*; Phoenix, AZ.
2023 *Roosevelt Irrigation District Centennial History*; Buckeye, AZ.
2023 *229 Avenida Del Mar Historic Resource Analysis Report*; San Clemente, CA.
2023 *222 W Mariposa Street Historic Resource Analysis Report*; San Clemente, CA.
2023 *Apache Trail/Old US Route 60 Historic Assessment Survey Report*; Mesa, AZ.
2023 *Archaeological and Historical Resource Survey Report Chollas Creek Restoration Project* | Urbana Preservation & Planning, LLC | San Diego, CA.
2023 *Archaeological and Historical Resource Management Report Famosa Slough Stormwater Project* | Urbana Preservation & Planning, LLC | San Diego, CA.
2023 *4052 and 4054 Centre Street Historic Designation Package* | Urbana Preservation & Planning, LLC | San Diego, CA.
2023 *1610 Santa Barbara Street Historic Designation Package* | Urbana Preservation & Planning, LLC | San Diego, CA.
2023 *Eldorado-Pisgah-Lugo Project Historic-Era Built Environment Survey Report, Clark County, Nevada* | Urbana Preservation & Planning, LLC | Remsen, IA.
2023 *Remsen Water Supply Infrastructure Improvement Project Phase I Historic Architectural Survey Report* | Urbana Preservation & Planning, LLC | Remsen, IA.
2023 *City of La Quinta Historic Resource Survey and Context Statement* | Urbana Preservation & Planning, LLC | La Quinta, CA.
2023 *3510 Dove Court Historical Resource Technical Report* | Urbana Preservation & Planning, LLC | San Diego, CA.
2022 County of San Diego Historic Designation / Mills Act, U.S. Grant Jr. Ranch House, 8357 The Grant Place, Bonita, CA
2022 County of San Diego Historic Designation / Mills Act, 4501 Mayapan Drive, La Mesa, CA
2022 *3575 Via Flores Drive Historic Designation & Mills Act Package* | Urbana Preservation & Planning, LLC | San Diego, CA.
2022 *University and 5th Avenue Historical Resource Technical Report* | Urbana Preservation & Planning, LLC | San Diego, CA.
2022 *Grand Forks Water Treatment Plant Historic American Engineering Record* | Urbana Preservation & Planning, LLC | Grand Forks, ND.
2022 *2275 Evergreen Street Historic Designation Package* | Urbana Preservation & Planning, LLC | San Diego, CA.
2022 *820 Fort Stockton Drive Historic American Building Survey* | Urbana Preservation & Planning, LLC | San Diego, CA.
2022 *820 Fort Stockton Drive Historical Resource Technical Report* | Urbana Preservation & Planning, LLC | San Diego, CA.
2022 *Cottonwood State Route 89A Historic Property Survey*; Cottonwood, AZ.
2022 *USACE Santa Fe Dam Evaluation*; Los Angeles County, CA.
2022 *161 Marquita Historic Resource Analysis Report*; San Clemente, CA.
2022 *Glen Canyon Post-1955 Housing Survey and MPDF*; Page, AZ.
2022 *3120 Sterne Street Historic Resource Research Report*; San Diego, CA.

BOARDS + COMMITTEES

Chair / Immediate Past Chair: American Planning Association National Urban Design & Preservation Division, 04/2012-12/2016

—

Founder + Volunteer Executive Director / Ex –Officio Director: Built Environment Education Program (BEEP) San Diego, 2008-2015

—

Education Committee Member: California Preservation Foundation, 04/2012-04/2014

—

Vice-Chair + Newsletter Editor: APA National Urban Design & Preservation Division, 01/2010-03/2012

—

Director & Education Chair: San Diego Architectural Foundation, 11/2008-2011

—

Appointed Public Member: City of San Diego Historical Resources Board Incentives Subcommittee, 08/2008-02/2010

—

Advisor/Member – UCSD Extension Advisory Group Urban Planning & Development Certificate Program, 2007 forward

—

Founding President – Jack London District Association, 2005-2006

SELECT AWARDS

2016 - Award of Excellence for Preservation Advancement - City of San Diego Historical Resources Board (recognized for Urbana's preservation planning study for the San Diego State Normal School Campus & San Diego City Schools Historic District).

—

2014 - American Planning Association (APA) San Diego Chapter – Planning Agency Award for preparation of La Mesa 2030 General Plan. *Historic Preservation Element prepared by WLTB / Urbana.

Wendy L. Tinsley Becker, RPH, AICP, Principal
Architectural Historian + Urban / Preservation Planner
wendy@urbanapreservation.com

2022 *Post Rock Resources of Kansas National Register Nominations; Lincoln, Mitchell, Rush, and Russell Counties, KS.*
2021 *Mule Pass Tunnel Historic Evaluation and Inventory Form*; Bisbee, AZ.
2021 *City of Laguna Beach Preservation 101 Workshop – Staff Training, Laguna Beach, CA.*
2021 *Post Rock Resources of Kansas Survey and MPDF; Lincoln, Mitchell, Rush, and Russell Counties, KS.*
2021 *Historic Resource Research Report: 3800 University Ave; San Diego, CA.*
2021 *860 Muender Ave Historic Integrity Memo; Sunnyvale, CA.*
2021 *Lafayette Hotel Rehabilitation & Tax Credit Consulting; San Diego, CA.*
2021 *Old Tavern Rehabilitation & Tax Credit Consulting; Sacramento, CA.*
2021 *Historic Resource Research Report: 4070-72 Georgia Street; San Diego, CA.*
2021 *Transmission Line Rating & Remediation Project, Ivanpah Control Line, Archival Research Package, Southern California Edison, Southern California.*
2021 *528 E. Mission Road Historic Resource Analysis Report; San Marcos, CA.*
2021 *4055 Lytle Street – Getchell Ranch / The Stone House Historic American Building Record (HABS) Level II Documentation, Fontana, CA.*
2021 *Norco Egg Ranch Historic American Building Record (HABS) Level II Documentation, Norco, CA.*
2021 *East Gilman Channel Historic American Engineering Record (HAER) & Monument Consulting, Banning, CA.*
2021 *5265 N. 4th Street Historical Resource Summary; Irwindale, CA.*
2021 *Historic Resource Analysis Report: 3611 Hyacinth Drive Historic Designation Package, San Diego, CA.*
2021 *Historic Resource Analysis Report: 2675 Clove Street Historic Designation Package, San Diego, CA.*
2021 *Historic Resource Analysis Report: 8301 La Mesa Blvd Historic Assessment; La Mesa, CA.*
2021 *1033 Pandora Drive Historic Designation; La Mesa, CA.*
2021 *7345 Remley Place Mills Act Application and Rehabilitation Plan, San Diego, CA.*
2021 *3629 Front St Mills Act Application and Rehabilitation Plan, San Diego, CA.*
2021 *Southern California Edison Company Transmission Line Rating and Remediation Program Ivanpah-Control Transmission Corridor, Historic-Era Built Environment Survey Report.*
2020 *Historic Resource Research Report: Historic Designation & Mills Act Package, 1135 Devonshire Drive, San Diego, CA.*
2020 *Historic Resource Research Report: Historic Designation Package, 3575 Via Flores, San Diego, CA.*
2020 *Historic Resource Analysis Report and CA DPR Forms, Archibald and Schaefer RV Park, City of Ontario, CA.*
2020 *Historic Resource Research Report: Historic Designation & Mills Act Package, 2275 Evergreen Street, San Diego, CA.*
2020 *Historic Resource Research Report: Historic Designation & Mills Act Package, 9434 Sierra Vista Drive, La Mesa, CA.*
2020 *Historic Resource Analysis Report: CEQA Evaluation and CA DPR Forms, Mira Loma Quartermaster Depot, Rutan & Tucker, LLP, Jurupa Valley, CA.*
2020 *Historical Resource Evaluation Memorandum & CA DPR Forms, Ontario RV Storage Mitigated Negative Declaration, Ontario, CA.*
2020 *Historic Resource Research Report: Historic Designation 1610 Santa Barbara Street, San Diego, CA.*
2020 *Red Fox Room Retroactive Review, JCG Development, San Diego, CA.*
2020 *Rancho Miramonte Section 106 Evaluation: Historic Property Survey Report, U.S. Army Corps of Engineers, Chino, CA.*

Related Experience

Elected Member & Chair: County of San Diego Valle de Oro Community Planning Group, 2016-2022

—

Director + Civic Improvement Chair, Grossmont-Mt. Helix Improvement Association, 2016-2018

—

Mentor: San Diego State University Aztec Mentor Program, Spring 2016 Cohort

—

Co-Author / Editor: AICP Certified Urban Designer Exam Study Guide, Version 1.0 (released March 2016)

—

AICP Exam Course Speaker: California Chapter, San Diego Section, (annually) 02/2013-present

—

Retreat Facilitator: Beautiful Pacific Beach, Annual Board of Directors Retreat, (annually) 2016-present

—

Invited Panel Speaker: *Density and Design: The Future of Housing in San Diego*, American Planning Association San Diego Section, San Diego, 09/2017

—

Invited Speaker: *Building Community and Character – Preservation is Place; 1st Annual Historic Preservation Conference Nebraska State Office of Historic Preservation*, Omaha (NE), 06/2013

—

Panel Speaker: *Preservation Toolkit for Small Cities*, American Planning Association California Chapter Conference, 10/2012

—

Invited Speaker: *Preliminary Findings – The Status of Preservation Planning Regulatory Programs in the San Diego Region - 2012*, Association of Environmental Professionals San Diego Chapter September Luncheon, 09/2012

2020 *Historic Resource Technical Report: 2956 Roosevelt Street, Sterling Corporation, Carlsbad, CA.*
2020 *Historic Resource Research Report: Historic Designation & Mills Act Package, 4350 Nabal Drive, La Mesa, CA.*
2020 *4630 Date Street Historic Landmark Nomination, La Mesa, CA.*
2020 *Avo Theater Rehabilitation Tax Credit Consulting, JCG Development, Vista, CA.*
2020 *Southern California Edison Company Transmission Line Rating and Remediation Program Kern River to Los Angeles Transmission Corridor, Historic-Era Built Environment Survey Report.*
2020 *Historic Resource Research Report: Historic Designation & Mills Act Package, 1025 Devonshire Drive, San Diego, CA.*
2020 *Historic Resource Research Report: Historic Designation & Mills Act Package, "The Muse" 1020 Prospect Street, La Jolla, CA.*
2020 *Historic District Nomination Package: Culverwell and Taggarts, City of San Diego, CA.*
2020 *Historic District Nomination Package, Arizona Street Tract, Park Villas Subdivision, City of San Diego, CA.*
2020 *Historical Resource Analysis Report, Moiola School, Fountain Valley, CA.*
2020 *Historical Resource Survey, Proposed Merrill Commerce Center Specific Plan, Ontario, CA.*
2020 *Historic Property Survey Report :Evan Hewes Highway and Bridge Evaluation, Imperial County, CA.*
2020 *Historical Resource Analysis Report: Historic Designation and Mills Act Application 552 Rushville Street, San Diego, CA.*
2019 *Historic Context and Preservation Element Historical Resource Analysis Report / Historic Property Survey Report for Southern California Edison Company Lindsay Substation and Bliss-Lindsay 66kV Sub-Transmission Line.*
2019 *To Kalon Vineyard / Robert Mondavi Winery Patent Litigation Expert Witness Consulting, Oakville, CA.*
2019 *Historical Resource Analysis Report, Vic Braden Tennis College, 23333 Ave La Caza, Coto De Caza, CA.*
2019 *Church of God in Christ Bulletin 580 Package.*
2019 *Historical Resource Analysis Report, 7407 Alvarado Road, La Mesa, CA.*
2019 *City of Laguna Beach Preservation Ordinance and Program Consulting.*
2019 *Historic Resource Research Report and Conditions Consulting, 8445 Avenida de las Ondas, La Jolla, CA.*
2019 *Southern California Edison Company Transmission Line Rating and Remediation Program Control-Silver Peak Transmission Corridor, Historic-Era Built Environment Survey Report.*
2019 *Southern California Edison Catalina Island Historic-Era Water System Management Program, Catalina Island, CA.*
2019 *Historical Resource Analysis Report / Historic Property Survey Report, Southern California Edison Catalina Island Wrigley Pipeline Project, Catalina Island, CA.*
2019 *Retroactive Historical Resource Research Report, 31st Street, San Diego, CA.*
2019 *Historical Resource Analysis Report / Historic Property Survey Report Southern California Edison Pedley Powerhouse Complex, Norco, California.*
2019 *Historical Resource Analysis Report / Historic Property Survey Report Southern California Edison Company Eastern Sierras Transmission System, Mono County and Inyo County, California.*
2019 *Historical Resource Research Report, 3629 Front Street, San Diego, CA.*

Select Awards (Cont.)

2013 – American Planning Association National Division Executive Committee Recipient – Division Achievement Award (*recognized for professional development webinars on historic preservation, urban design, and development topics developed on behalf of the APA Urban Design & Preservation Division*).

—

2012 - American Association of Environmental Professionals San Diego Chapter – *Outstanding Planning Document Award for preparation of the City of Chula Vista Historic Preservation Program & Ordinance.* *Historic Preservation Ordinance& Program prepared by WLTB / Urbana.

—

2012 - American Planning Association National Division Executive Committee Recipient – Education Excellence Award (*recognized for education efforts on behalf of the APA Urban Design & Preservation Division*).

—

2011 - American Planning Association National Division Executive Committee Recipient Branding Award (*recognized for visibility, outreach, and education efforts on behalf of the APA Urban Design & Preservation Division*).

—

2010 - Award of Excellence in Education - City of San Diego City Planning & Community Investment Department Historical Resources Board (*recognized for the Built Environment Education Program developed for the San Diego Architectural Foundation / BEEP San Diego*).

—

2009 - San Diego Public Library Foundation / Friends of the San Diego Public Library 2008-2009 Chapter Volunteer Award, University Heights Branch (*recognized for preservation planning work at the historic San Diego State Normal College campus*).

2019 *Programmatic Agreement Among the Bureau of Land Management – California, the USDA Forest Service, Pacific Southwest Region, California Utility Providers, and the California Office of Historic Preservation, Regarding the Identification, Evaluation, Management, and Exemption of Historic-Era Electrical Infrastructure Facilities in the State of California.*

2019 *City of San Diego Clairemont Community Plan Update, Historic Context and Preservation Element*.

2019 *Historic Site Report, 10446 Russell Road, La Mesa, CA.*

2019 *City of Coronado, As-Needed Historic Research Consulting, Coronado, CA.*

2019 *Historical Resource Research Report, 4250-52 Cleveland Ave, San Diego, CA.*

2018 *Southern California Edison Company Transmission Line Rating and Remediation Program Control-Silver Peak Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.*

2018 *Southern California Edison Company Transmission Line Rating and Remediation Program Control-Haiwee Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.*

2018 *Southern California Edison Company Transmission Line Rating and Remediation Program ICKI Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.*

2018 *Southern California Edison Company Transmission Line Rating and Remediation Program Eldorado-Lugo-Pisgah Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.*

2018 *City of San Diego Park Boulevard Residential Historic District Historic Context Statement and Nomination Package.*

2018 *California Department of General Services, Metropolitan State Hospital Project Historical Resource Analysis Report.*

2018 *City of San Juan Capistrano, River Street Marketplace Historical Resource Analysis Report.*

2018 *Southern California Edison Company Transmission Line Rating and Remediation Program Kern River to Los Angeles Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.*

2017 *Historic Site Designation Package, Wexler House 1088 Sierra Vista Avenue, La Mesa, California.*

2017 *Nelson-Sloan Otay Rock Plant Property, Chula Vista, California 91910.*

2017 *Adams Avenue, Murrieta, California, Tract Map Historical, Cultural, and Paleontological Report.*

2017 *4 Greenwood Common (Berkeley Landmark No. 125) Mills Act Application Package, Berkeley, CA.*

2017 *Historical Resource Analysis Report, 1201 S. Grand Avenue, Los Angeles, California.*

2017 *Design Review Analysis and Historical Resource Research Report, 4884 Marlborough Avenue, San Diego, California.*

2017 *Historical Resource Analysis Report / Historic Property Survey Report, SCE MacNeil Substation, Burbank, California.*

2017 *Peer Review Statement, 400 S. Alameda Street, Los Angeles, California.*

2017 *4617-4619 and 4621-4625 Park Boulevard, San Diego, California, Historical Resource Technical Report.*

2017 *Historical Resource Research Report, 707 17th Street, San Diego, California.*

2017 *5064 Lotus Street, San Diego, California, Historical Resource Technical Report.*

2017 *Historical Resource Technical Report, 550 Sicard Street, San Diego, California.*

2017 *Historic Landmark Designation Package, 9415-9425 Eldorado Lane, La Mesa, California.*

Related Experience (Cont.)

Attendee: National Charrette Institute, *Introduction to Dynamic Planning* (Level 1 NCI Charrette Manager Certification Training), San Diego (CA) 10/2003

—

Attendee: CA Preservation Foundation, *Incentives for Historic Preservation Projects*, Berkeley (CA) 09/2003

—

Attendee: University of Southern CA, *Preservation Planning & Law*, Los Angeles (CA) 07/2003

—

Attendee: League of CA Cities, *Smart Growth Zoning Codes*, Lodi (CA) 12/2002

—

Invited Participant: *Second Natures, Redefining the Los Angeles Riverfront*, Los Angeles (CA) 01/2002 (2-Day Planning & Design Charrette hosted by MOCA & The Geffen)

—

Selected Smart Growth Researcher: San Diego State University Foundation & City Planning Graduate Program, Dr. Roger Caves, 01/2001 – 08/2001 (Grant Topic: Planning for Sprawl in the U.S)

—

Attendee: *Section 106 An Introductory Course*, National Preservation Institute, San Francisco (CA) 04/1999

Courses Created & Taught

BUSA 40687 - Historic Preservation Planning (UCSD 2006-2012)

—

BUSA 40515 - Fundamentals of City Planning (UCSD 2007)

—

BUSA 40748 - Foundations of Urban Planning & The Built Environment (UCSD 2009-2012)

—

BUSA 40749 - Functions & Processes of City Planning (UCSD 2011-2012)

—

ART 40436 - American Architectural History I & II (UCSD 2008-2014)

—

CP 670 - History of Urban Planning (SDSU 2012-2020)

2017	*6035 University Avenue, San Diego, California, Historical Resource Technical Report.*
2016	*Expert Witness Consulting, Bernati Ticino Trust v. City of San Diego*
2016	*4365-4369 Ohio Street, San Diego, California, Historical Resource Technical Report.*
2016	*4505 Park Boulevard, San Diego California, Historical Resource Technical Report.*
2016	*Designation and Mills Act Rehabilitation Reporting and Consulting for the Edwin K. Hurlbert House, 2930 Chatsworth Boulevard, San Diego, CA.*
2016	*NHPA Section 106 Historic Property Analysis and Findings of Effect Statement for the Southern California Yeshiva High School, San Diego, CA.*
2016	*Peak Valley Solar Farm CEQA Cultural Resources Analysis (Historical Resources, Cultural Resources, and Paleontological Resources), San Bernardino County, CA.*
September 2016	*City of Oceanside / Caltrans, Coast Highway (Hill Street) Bridge over the San Luis Rey River Replacement Project Historical Resources Evaluation Report, Oceanside, CA.*
August 2016	*Historical Resource Technical Report – 715 Muirlands Vista Way, La Jolla, CA.*
June 2016	*Class III Cultural Resources Inventory / NRHP Eligibility Determination, SCE Eldorado 500kV Transmission System, California, Arizona, Nevada.*
June 2016	*Casa de las Flores Property Carriage House / Garage Building, Historical Resource Analysis Report, Chula Vista, CA.*
May 2016	*Historic American Engineering Record (HAER) No. CA-167-O – Southern California Edison Company Big Creek Hydroelectric System Vincent 220kV Transmission Line, Kern, Fresno, and Los Angeles Counties.*
May 2016	*San Diego Gas & Electric Company Eastern Division Property Eligibility Review Memo, El Cajon, CA.*
March 2016	*Historical Resource Review - 1347-1349 Locust Street, Walnut Creek, CA.*
March 2016	*City of La Mesa Collier Park NHPA Section 106 Review, La Mesa, CA.*
March 2016	*Redwood Solar Farm 4 CEQA Cultural Resources Analysis (Historical Resources, Cultural Resources, and Paleontological Resources), Kern County, CA.*
March 2016	*City of La Mesa Vista La Mesa Park NHPA Section 106 Review, La Mesa, CA.*
February 2016	*City of Chula Vista Third Avenue Community Character + Business Improvement Guidelines.*
February 2016	City of San Diego HRB No. 461 / *Anderson House, San Diego County Historic Site Designation and Mills Act Rehabilitation Consulting, 3841 Sweetwater Road, Bonita, CA.*
January 2016	*Historic American Landscapes Survey (HALS) No. CA-122 – Collier Park, La Mesa, CA.*
December 2015	*Historic American Engineering Record (HAER) No. CA-2138 – Southern California Edison Company Substations: Monumental Type, Santa Barbara, Kern, Fresno, and Los Angeles Counties.*
December 2015	*Pacific Gas & Electric Company South of Palermo Project Historical Resource Analysis Report / Historic Property Survey Report.*
November 2015	*Historic American Engineering Record (HAER) No. CA-167-N – Amendment to Southern California Edison Company Big Creek Hydroelectric System East & West Transmission Line.*
November 2015	*Designation and Mills Act Rehabilitation Reporting and Consulting for the Alexander Schreiber Spec House No. 1 / Payne House, 1429 Dale Street, San Diego, CA.*
October 2015	*Designation and Mills Act Rehabilitation Reporting and Consulting for the Florence Palmer Spec. House II of III, 350 Fern Glen, San Diego, CA.*
May 2015	*Historic-era Electrical Infrastructure Management Program: A Program for the Identification, Review, Exemption, and Treatment of Generating*

	Facilities, Transmission Lines, Sub-transmission Lines, Distribution Lines, and Substations within the Southern California Edison Company's Service Territory.
March 2015	*Class III Cultural Resources Inventory for Southern California Edison's Coolwater-Lugo Transmission Project, San Bernardino County, California – Volume 1: Historic-Era Built Environment Survey Report.*
2014-2015	*Los Angeles Regional Intercommunications System NHPA Section 106 Assessment of 125 sites located throughout Los Angeles County.*
2014	*Historic Preservation and Urban Planning Expert Witness, Brandon Milan v. City of San Diego, State of California Superior Court Case No. 37-2013-00067039-CU-EI-CTL.*
2013-2014	*Historic Preservation and Urban Planning Expert Witness, Edward Valerio v. City of San Diego, U.S.D.C. Case No. 12C1200W (WMC)*
November 2014	*Historic-Era Built Environment Survey Report, NRHP / CRHR Eligibility Evaluations, and Concurrence Consulting for proposed Coolwater Lugo Transmission Project (approx. 200 built environment sites over 13 segments in the vicinity of Apple Valley, Barstow, and Hesperia, California).*
November 2014	*Herald Examiner Building, 1101-1139 S. Broadway, Los Angeles, CA, Historic Preservation Certification Application: Part 1 – Determination of Eligibility – Draft Submittal.*
November 2014	*Cecil Hotel Building, 640 Main Street, Los Angeles, CA, Historic Preservation Certification Application: Part 1 – Determination of Eligibility – Draft Submittal.*
November 2014	*Cecil Hotel Building, 640 Main Street, Los Angeles, CA, City of Los Angeles Historic Cultural Monument Application Package – Draft Submittal.*
November 2014	*Historic-Era Electrical Infrastructure Management Program: A Program for the Identification, Review, Exemption, and Treatment of Generating Facilities, Transmission Lines, Sub-transmission Lines, Distribution Lines, and Substations within the SCE Service Territory.*
October 2014	*Commercial Exchange Building, 416 W. 8th Street, Los Angeles, CA, Historic Preservation Certification Application: Part 2 – Description of Rehabilitation – Draft Submittal.*
October 2014	*NRHP / CRHR Eligibility Review, SCE Lighthipe and Laguna Bell Substations, Long Beach and Commerce, California.*
October 2014	*NRHP / CRHR Eligibility Review, SCE Eagle Rock Substation, Los Angeles, California.*
October 2014	*NRHP / CRHR Eligibility Review, SCE Colton Substation, Colton, California.*
September 2014	*City and County of Honolulu Little Makalapa National Register of Historic Places Nomination Peer Review.*
September 2014	*City and County of Honolulu Big Makalapa National Register of Historic Places Nomination Peer Review.*
September 2014	*Sudberry Properties Strawberry Fields Historic Cultural Landscape Analysis Report, Chula Vista, CA.*
July 2014	*Friday Morning Club Building, 938 S. Figueroa, Los Angeles, CA, Historic Preservation Certification Application: Part 2 – Description of Rehabilitation – Draft Submittal.*
May 2014	*Commercial Club of Southern California Building / Case Hotel Part 2 Determination of Eligibility, Los Angeles, CA.*
May 2014	*City and County of Fresno Tertiary Treatment and Disinfection Facility – Plant 2 NHPA Section 106 and CEQA Historical Resource Assessment.*
April 2014	*City and County of Honolulu Aloha Stadium Station Project Treatment Plan Peer Review, Honolulu, CA.*
April 2014	*Redwood Solar Farm Historic Property Survey / Historical Resource Report, Kern County, CA.*

April 2014	*4th@ Broadway EIR Mitigated Negative Declaration – Historical Resource Assessment Report, Los Angeles, CA*
March 2014	*Commercial Club of Southern California Building / Case Hotel Part 1 Determination of Eligibility, Los Angeles, CA.*
February 2014	*Commercial Club of Southern California Building / Case Hotel Historic Cultural Monument Application, Los Angeles, CA.*
January 2014	*1560 S. Escondido Boulevard NHPA Section 106 Review and Concurrence Consulting.*
November 2013	*Consulting for Two Historic House Relocations to the City of San Diego Development Services Department, Public Works Department, and City Attorney's Office.*
September 2013	*Caltrans Section 106 Historic Property and CEQA Historical Resource Survey – Gilbert Street, Santa Ana, CA.*
October 2013	*NHPA Section 106 Historic Property and CEQA Historical Resource Survey Report, Proposed Coolwater Lugo Transmission Project.*
June 2013	*Historic Agricultural Landscapes of Visalia and Tulare County electronic book and exhibit – Tulare County Museum of Farm Labor and Agriculture, Visalia, CA*
January 2013	*National Park Service Historic American Engineering Record (HAER) Level II Documentation (Large Format Negative Photography & Narrative) – Big Creek Hydroelectric System East & West Transmission Line, Fresno to Los Angeles, CA*
January 2013	*Historical and Architectural Eligibility Evaluation of Delano Substation Complex.*
October 2012	*Historical and Architectural Eligibility Evaluations of the Southern California Edison Company Historic-Era Casitas, Santa Barbara, Carpinteria, Santa Clara, and Goleta Substations*
October 2012	*City and County of San Francisco, 2419-2435 Lombard Street Historical Resource Evaluation Report.*
2011-2013	*Historic Preservation Expert Witness, Academy of Our Lady of Peace v. City of San Diego, U.S.D.C. Case No. 09CV0962 WQH (MDD)*
In-process	*San Diego Municipal Anglers Building Historical Resource Designation Report, San Diego, CA*
July 2012	*National Park Service Historic American Engineering Record (HAER) Level II Documentation (Large Format Negative Photography & Narrative) – SCE San Joaquin Cross Valley Loop Project, Visalia, CA*
June 2012	*Historic Structure Report - Casa Peralta, 384 West Estudillo Avenue, San Leandro, CA*
June 2012	*County of San Diego Historic Site Designation Report, John N. Mortenson's Hines Residence, Mt. Helix, CA*
April 2012	*NHPA Section 106 Review, Lodi Municipal Stadium, Lodi, CA*
March 2012	*Federal Rehabilitation Certification Application – Part 3 Request for Certification of Completed Work – Imig Manor / Lafayette Hotel, 2223 El Cajon Boulevard, San Diego, CA*
February 2012	*National Register of Historic Places Nomination, Imig Manor / Lafayette Hotel, 2223 El Cajon Boulevard, San Diego, CA*
February 2012	*Sequoia National Forest Electric Power Conveyance Systems NRHP Eligibility Evaluations, Tulare County, CA*
January 2012	*NHPA Section 106 Review, La Mesa Youth Center, La Mesa, CA*

Wendy L. Tinsley Becker, RPH, AICP, Principal
Architectural Historian + Urban / Preservation Planner
wendy@urbanapreservation.com

December 2011	*City of La Mesa 2012 General Plan Update – 2030 Historic Preservation Element, La Mesa, CA*
December 2011	*Crown City Medical Center EIR Historical Resource Initial Study, Pasadena, CA*
November 2011	*NHPA Section 106 Review, 4470 Acacia Avenue, La Mesa, CA*
September 2011	*Big Creek Hydroelectric System Historic District Vincent 220kV Transmission Line NRHP Eligibility Evaluation and Historic Property Treatment Plan.*
July 2011	*Historic-Era Electric Power Conveyance Systems Programmatic Agreement (SCE, BLM, & CA, NV SHPO) (Context, Typology, Identification, Integrity Qualifications, & Treatment Processes)*
June 2011	*Aesthetic impact Analysis Report, Hollywoodland Historic Rock Retaining Walls, Los Angeles, CA*
April 2011	*Kern River – Los Angeles 60 / 66kV Transmission Line NRHP Eligibility Evaluation, Kern & L.A. Counties*
December 2010	*Historic Structure Report - Linda Vista Federal Defense Housing Project Tenant Activity Building, San Diego, CA*
October 2010	*City of San Diego Redevelopment Agency, Historic Property / Historical Resource Analysis Report of the Linda Vista Federal Defense Housing Project Tenant Activity Building, San Diego, CA*
November 2010	*Historic Designation Report, Burt F, Raynes Residence, 299 Hilltop Drive, Chula Vista, CA*
August 2010	*Southern California Edison Company Tehachapi Renewable Transmission Project Antelope-Vincent No. 1 220kV Transmission Line NRHP/CRHR Review*
July 2010	*Southern California Edison Company Tehachapi Renewable Transmission Project Rosamond Substation NRHP/CRHR Review, Montebello, California*
July 2010	*Southern California Edison Company Tehachapi Renewable Transmission Project Antelope-Mesa 220kV Transmission Line NRHP/CRHR Review*
June 2010	*Southern California Edison Company Tehachapi Renewable Transmission Project Chino-Mesa 220kV Transmission Line NRHP/CRHR Review*
June 2010	*Southern California Edison Company Tehachapi Renewable Transmission Project Chino Substation NRHP/CRHR Review, Chino, California*
April 2010	*Historical Resource Analysis Report, Hollywoodland Historic Rock Retaining Walls, Los Angeles, CA*
March 2010	*Imig Manor/ Lafayette Hotel Part 2 20% Federal Rehabilitation Tax Credit Application*
January 2010	*CEQA Historical Resource Analysis Report, 2629 National Avenue, San Diego CA*
December 2009	*City of Santa Ana Warner Avenue Transportation Study Historical Resource Survey, Santa Ana, CA*
December 2009	*Proposed Heidi Square Redevelopment Project – Project Management, Preservation Planning & Subdivision Re-Design Consulting, San Lorenzo, CA*
November 2009	*City of San Diego Redevelopment Agency, Historical Resource Review of 4102-4122 University Avenue, San Diego, CA*
November 2009	*CEQA Historical Resource Analysis Report, 7195 Country Club Drive, La Jolla, CA*
November 2009	*Imig Manor/ Lafayette Hotel Part 1 20% Federal Rehabilitation Tax Credit Application*
August 2009	*CEQA Historical Resource Analysis Report, 5511 Calumet Avenue, La Jolla, CA*
August 2009	*Preservation Planning Study, Site Development, & Rehabilitation Analysis of the Herman Hotel Carriage House, Chula Vista, CA*
August 2009	*Historical Site Designation, Design Review, & Mills Act Property Tax Consulting for the Dennstedt Building Company's Calavo Gardens Queen Avenue Dwelling, Mt. Helix, CA*

August 2009	*CEQA and NHPA Section 106 Review of the Nike Missile Defense System - LA - 14/29 Commemorative Site, unincorporated Los Angeles, CA*
July 2009	*Code Compliance & Resource Review, 2341 Irving Avenue, San Diego, CA*
July 2009	*City of Santa Ana Bristol & 17th Transportation Study Historical Resource Survey, Santa Ana, CA*
May 2009	*Fresno Unified School District Historical Resource Survey of the Proposed M-4 Site, Fresno, CA*
May 2009	*Section 106 Review of Casa Blanca – 716 Santa Clara Avenue, Alameda, CA*
April 2009	*Design Review Analysis for the 2110 Glenneyre Street Property, Laguna Beach, CA*
April 2009	*Section 106 Review of the Fairfax Theatre, Oakland, CA*
March 2009	*National Register of Historic Places Documentation & Eligibility Evaluation for the Middle Fork American River Hydroelectric Project, Placer County, California*
February 2009	*Historical Resource Analysis Report & Design Review – 337 Hawthorne Road, Laguna Beach, CA*
February 2009	*San Diego Normal School Campus Phase I Preservation Planning Study & Historical Resource Survey, San Diego, CA*
January 2009	*Historical Resource Analysis Report, 634 2nd Avenue, Chula Vista, CA*
October 2008	*Pier 29 National Historic Preservation Act Finding of Effects Statement, San Francisco, CA*
2007-2008	*Lead Consultant – City of Chula Vista Historic Preservation Program Development – City of Chula Vista Historic Preservation Program Binder (ordinance, historic inventory database, historical overview statement, incentives, project review process and related permit application and processing forms*
August 2008	*Mayor John Gill Residence, Designation, Mills Act & Rehabilitation Consulting, San Leandro, CA*
July 2008	*California Portland Cement Company P&H Excavators #3 & #4 Historic Context Statement & California Register Eligibility Review, Mojave, CA*
July 2008	*Historic Context Statement – Bean Springs Site, Rosamond, CA*
June 2008	*Cultural Resource Report & Regulatory Review, PL-SCE-Tehachapi-10H, Acton, CA*
May 2008	*Historical Resource Documentation & Review, San Diego Aqueduct, San Diego, CA*
April 2008	*Historic Site Designation & Mills Act Historic Property Tax Consulting for the Goldberg Residence, 4654 Iowa Street, San Diego, CA*
April 2008	*Storefront Improvement / Façade Revitalization Historical Resource Analysis & Design Review Assistance, 3201 Adams Avenue, San Diego, CA*
March 2008	*Lombardi Ranch CEQA Review, San Ardo, California*
February 2008	*Del-Sur Saugus Mining Complex Historical Resource Review, Grass Valley, CA*
February 2008	*Foothill Ranch Historical Resource Review, Palmdale, CA*
January 2008	*Section 106 Review 1425-1475 South Main Street, Walnut Creek, CA*
January 2008	*Historic Site Designation Report & Mills Act Property Tax Consulting - Ocean Beach Cottage Emerging Historic District Contributor, 4670 Del Monte Ave., San Diego, CA*
November 2007	*Historic Site Designation & Mills Act Historic Property Tax Consulting for the Olmstead Building Company's Calavo Gardens Project #531, Mt. Helix, CA*
October 2007	*Southern CA Edison Company's Del Sur-Saugus Transmission Line Historical Resource Review, Lancaster - Palmdale, CA*
October 2007	*Southern CA Edison Company's Antelope Substation Historical Resource Review, Lancaster, CA*
September 2007	*Historical Resource Review & Data Responses for the Proposed SDG&E Orange Grove Energy Project in Pala, CA*

Wendy L. Tinsley Becker, RPH, AICP, Principal
Architectural Historian + Urban / Preservation Planner
wendy@urbanapreservation.com

September 2007	*SCE Kaiser Pass Cabin Historic Property Assessment, Fresno Co., CA*
August 2007	*USDA Forest Service Meeks Creeks Bridge Assessment, Lake Tahoe, CA*
July 2007	*Historical Resource Analysis Report, 433 W. Meadow Drive, Palo Alto, CA*
May 2007	*Historic Preservation Assessment & New Project Planning and Design Consulting – 3994 Jackdaw Street, San Diego (CA)*
February 2007	*419 Park Way Historical Resource Analysis Report, Chula Vista, CA*
January 2007	*Upper Triangle Areas Historic Property Survey (Historic Context Statement and Architectural/Historical Documentation of 50 Properties over 15 City Blocks), Fresno, CA*
December 2006	*Historic Site Designation & Mills Act Historic Property Tax Consulting for the Charles Wakefield Cadman Residence, Mt. Helix, CA.*
November 2006	*Historical Resource Analysis of the 4303 Narragansett Avenue Property, San Diego, CA*
September 2006	*Section 106 Review of the 1333 Balboa Street Property, San Francisco, CA*
September 2006	*Section 106 Review of the Historic Delta-Mendota Canal, Los Banos, CA*
August 2006	*Historical Evaluation Report – 2959 East Avenue, Hayward, CA*
June 2006	*Historical Resource Analysis Report: 418-450 10th Avenue Properties, San Diego, CA*
May 2006	*Section 106 Review of the Cocoanut Grove Building – Santa Cruz Beach Boardwalk, Santa Cruz, CA*
May 2006	*Historical Resource Evaluation Report for the 70 15th Street Warehouse, San Diego, CA*
April 2006	*Historic Site Designation Report & Mills Act Property Tax Consulting - Ocean Beach Cottage Emerging Historic District Contributor, 4528 Saratoga Avenue, San Diego, CA*
March 2006	*City of Fresno Arts-Culture District Historic Property Survey (Historic Context Statement and Architectural/Historical Documentation of 90-100 Properties over 18 City Blocks), Fresno, CA*
March 2006	*South Mossdale Historic-Era House Evaluation, Lathrop, CA*
February 2006	*Westwind Barn Historic Preservation Study, Los Altos Hills, CA*
January 2006	*Section 106 Review of the 2654 Mission Street Property, San Francisco, CA*
January 2006	*Section 106 Review of the 325 Mowry Avenue Property, Fremont, CA 94536*
January 2006	*Section 106 Review of Ardenwood 34551 Ardenwood Bouevard, Fremont, CA 94555*
December 2005	*Section 106 Review of the 1230 N Street Property, Sacramento, CA 95814*
December 2005	*Section 106 Review of the Sacramento City College Water Tower, Sacramento, CA*
November 2005	*Section 106 Review of Fair Oaks Watts, 525 La Sierra Drive, Sacramento, CA*
November 2005	*Napa Valley College Bus Shelter West Historical Resource Analysis Report, Napa, CA*
October 2005	*Section 106 Review of the 1025 3rd Street Property, Sacramento, CA 95818*
September 2005	*City of Davis, Historic Anderson Bank Building Research, Documentation & Design Review Analysis, 203 G Street, Davis, CA*
September 2005	*Historical Resource Analysis Report, 1212 & 1214 Second Street, San Rafael, CA*

August 2005	*Historical Resource Analysis Report – Somky Property/Thompson's Soscol Ranch, Napa, CA 94558*
July 2005	*Walnut Creek Women's Club Environmental Impact Report, 1224 Lincoln Avenue, Walnut Creek, CA*
June 2005	*Tam Property Lot Split Historic Preservation Consulting, Castro Valley, CA*
May 2005	*Historical Resource Analysis Report, 7329-7331 Eads Avenue, San Diego, CA*
March 2005	*Ehlers Estate Historical Resource Analysis, 3222 Ehlers Lane, St. Helena, CA*
March 2005	*University of CA at Santa Cruz Preservation Consulting (Campus Wide Cultural Resources Inventory, Historic Context Statement – Campus Planning History)*
February 2005	*Hall Winery Historical Resource Analysis, St. Helena, CA*
January 2005	*Historical Resource Evaluation, 700 28th Avenue, San Mateo, CA*
January 2005	*Historical Resource Evaluation, 312 & 318 Highland Avenue, San Mateo, CA*
December 2004	*San Mateo Motel Historical Resource Report – Park Bayshore Townhomes – Environmental Impact Report* (Revised February 2005)
November 2004	*Historical Evaluation of the San Mateo Motel, 801 South Bayshore Boulevard, San Mateo, CA*
October 2004	*Stonegate Homes Subdivision Plan, and Single-and-Multi-Family Dwellings Design Review, San Mateo, CA*
September 2004	*University of CA at Santa Cruz, Getty Campus Heritage Grant Application*
September 2004	*City of Riverside Downtown Fire Station No.1 Cultural Resources Analysis, Riverside, CA*
August 2004	*Residential Remodel Design Review – Glazenwood Historic District Contributor, 929 Laurel Avenue, San Mateo, CA*
August 2004	*Odd Fellows Hall, Historic Structure Report, 113 South B Street, San Mateo, CA* (with Conservator Seth Bergstein)
July 2004	*Design Review Analysis – Schneider's Building, 208 East Third Street, San Mateo, CA 94401*
July 2004	*Embarcadero Cove Development Project Initial Study – Preliminary Historical Resource Analysis, Oakland, CA 94606*
July 2004	*Historical Resource Evaluation Report – 4830 Cape May Avenue, San Diego, CA 92107* (Revised January 2005)
June 2004	*City of Monterey Alvarado Street Mixed-Use Project - APE Survey, Monterey, CA*
June 2004	*City and County of San Francisco Historical Resource Evaluation Report – 450 Frederick Street, San Francisco, CA 94117*
June 2004	*Design Review Analysis – 117 Clark Drive, San Mateo, CA 94402*
May 2004	*Historical Evaluation of the 426 Clark Drive Residence, San Mateo, CA 94402*
April 2004	*City and County of San Francisco Historical Resource Evaluation Report – 1272 42nd Avenue, San Francisco, CA 94122*
April 2004	*City of Fresno Broadway Row Historical Resource Survey, Fresno, CA*
March 2004	*Historical Evaluation of the 117 Clark Drive Residence, San Mateo, CA 94402*
March 2004	*Historical Evaluation of The Fresno Republican/McMahan's Building, 2030 Tulare Street, Fresno, CA 93721*
February 2004	*Crocker Bank Building Preservation Planning Considerations Memorandum*
January 2004	*Historical Evaluation of the 501 Walnut Street Residence, San Carlos, CA 94070*
January 2004	*Historical Evaluation of the 20 Madison Avenue and 29 Hobart Avenue Properties, San Mateo, CA 94402*
January 2004	*Historical Evaluation of The Residence Located At 571 Valley Street, San Francisco, CA*
January 2004	*Historical Evaluation of the 3925 20th Street Residence, San Francisco, CA 94131*
November 2003	*Historical Evaluation of Commercial Building Located at 1022 El Camino Real, San Carlos, CA*

November 2003 *Peer Review Statement for the K & T Foods Building, 451 University Avenue, Palo Alto, CA*
November 2003 *Historical Evaluation of the Greer-O'Brine Property, 51 Encina Avenue, Palo Alto, CA,*
November 2003 *Embarcadero Hotel Environmental Impact Report, Historical Resources Analysis and Design Review Statement*
October 2003 *City of San Leandro Historical Resources Survey, Historic Context Statement, Historic Preservation Ordinance, and Draft Historic Preservation Benefits/Incentive Program*
August 2003 *Palm Theater Environmental Impact Report, Historical Resources Analysis*
July 2003 *Historical Evaluation of The First Christian Church Building, 2701 Flores Street, San Mateo, CA 94403*
June 2003 *Alameda Naval Air Station Reuse Project Historic Preservation Regulatory and Policy Memorandum* (Prepared for Alameda Point Community Partners-Master Developer for NAS Alameda)
May 2003 *Historical Evaluation of The Residence Located At 606 Dorchester Road, San Mateo, CA*
March 2003 *Ames Aeronautical Laboratory 40' x 80' Wind Tunnel National Register Nomination* (Prepared for NASA Ames Research Center)
March 2003 *Ames Aeronautical Laboratory 6' x 6' Supersonic Wind Tunnel National Register Nomination* (Prepared for NASA Ames Research Center)
March 2003 *Ames Aeronautical Laboratory Administration Building National Register Nomination* (Prepared for NASA Ames Research Center)
March 2003 *Historical Evaluation of The Residence Located At 1015 South Grant Street, San Mateo, CA*
February 2003 *8th & Market, 10 United Nations Plaza, Cell Site Impact Review, San Francisco, CA*
February 2003 *Existing Conditions and Subdivision Design Alternatives for The Proposed Hayman Homes Tract No. 7267, Proctor Road, Castro Valley, CA*
February 2003 *Historical Evaluation of The Residence Located At 336 West Poplar Avenue, San Mateo, CA*
January 2003 *Historical Evaluation of The Residence Located At 744 Occidental Avenue, San Mateo, CA*
January 2003 *Historical Evaluation of the 131 and 141 West Third Avenue Apartment Buildings, San Mateo, CA*
December 2002 *CA State Capitol Building, Historical Resource Review, Sacramento, CA*
November 2002 *Wireless Antenna Site Review, Medical Arts Building, 2000 Van Ness Avenue, San Francisco, CA*
October 2002 *Historical Evaluation of The LeDucq Winery Estate, 3222 Ehlers Lane, St. Helena, CA 94574* (Revised June 2003)
October 2002 *Historical Assessment of The St. Patrick's Parish Community Building Located At 3585 30th Street, San Diego, CA, 92104*
September 2002 *Historical Assessment of The Building Located At 4257 Third Street, San Diego, CA,*
April 2002 *Historical Assessment of The Building Located At 3567 Ray Street, San Diego, CA,*
October 2001 *Historical Assessment of The Gustafson's Furniture Building Located At 2930 El Cajon Boulevard, San Diego, CA, 92104*
September 2001 *Historical Review of Lots A, B, K & L, Block 93, Horton's Addition Lockling, San Diego, CA*
August 2011 *El Cortez Hotel Part 3 - Request for Certification of Completed Work*

Wendy L. Tinsley Becker, RPH, AICP, Principal
Architectural Historian + Urban / Preservation Planner
wendy@urbanapreservation.com

August 2001	*Core Inventory of All Sites Appearing to Be More Than 45 Years of Age Not Previously Documented* (Prepared For Centre City Development Corporation)
August 2001	*Urbana Project Abstract Bibliography* (Prepared for Dr. Roger Caves, San Diego State University and San Diego State University Foundation)
July 2001	*Historical Assessment of The Kirkland Apartments Building Located At 2309 Fifth Avenue, San Diego, CA, 92103*
July 2001	*Historical Assessment of The Building Located At 4230 Maryland Street, San Diego, CA, 92103* (With Kathleen A. Crawford)
June 2001	*Historical Assessment of the 2525-2529, 2537-2547, 2561 First Avenue Residences, San Diego, CA 92103*
May 2001	*Update of The November 1988 Historic Site Inventory of Centre City East for Centre City Development Corporation* (with Scott Moomjian)
April 2001	*East Village Inventory of All Sites Appearing to Be More Than 45 Years of Age Not Previously Documented* (Prepared for Centre City Development Corporation)
April 2001	*Update of The May 1989 Historic Site Inventory of Bayside for Centre City Development Corporation*
January 2001	*Historic Survey Report of The Former Teledyne-Ryan Aeronautical Complex 2701 North Harbor Drive San Diego, CA 92101*(with Scott Moomjian)
January 2001	*Historical Assessment of The Fletcher-Salmons Building 602-624 Broadway, San Diego, CA 92101*
December 2000	*Cultural Resource Report for The Winona Avenue Area Elementary School Preferred Site, Alternative 1 Site, and Alternative 2 Site*November 2000 *Cultural Resource Report for The Edison/Hamilton/Parks Area Elementary School Preferred Site and Alternative Sites*
November 2000	*Cultural Resource Report for The Adams/Franklin Area Elementary School Preferred Site and Alternative Site*
October 2000	*The National Register of Historic Places Travel Itinerary; Old Town San Diego*
August 2000	*Cultural Resource Report for The Winona Avenue Area Elementary School Preferred Site and Alternative Sites*
July 2000	*Cultural Resource Report, 52nd Street Area Elementary School Preferred & Alternative Sites, San Diego, CA*
July 2000	*Historical Assessment of the 3658 Warner Street Residence, San Diego, CA 92106*
July 2000	*Historical Assessment of the 367 Catalina Boulevard Residence, San Diego, CA 92106*
July 2000	*Historical Assessment of the 906 West Lewis Street Residence, San Diego, CA 92103*
May 2000	*Historical Assessment of the 501-503, 507 and 509 14th Street Residences, San Diego, CA*
May 2000	*The San Diego Flume Company System Redwood Pipeline, San Diego County, CA*
March 2000	*Historical Assessment of The Society for Crippled Children's Hydrotherapy Gymnasium Located at 851 South 35th Street, San Diego, CA 92113*

*Visit www.urbanapreservation.com for project profiles and additional information.

Douglas E. Kupel, Ph.D., RPA
Senior Historian & Archaeologist
doug@urbanapreservation.com

Senior Historian and Archaeologist, ***Douglas Kupel,*** holds a Ph.D. in History from Arizona State University, a graduate certificate in Archaeology from the University of South Carolina, master's degrees from the University of Arizona and Northern Arizona University, and a Bachelor of Arts in History from the University of Oregon. Doug is a cultural resources expert with a diverse background in sustainable water resources, environmental planning, and historic preservation. He meets *The Secretary of the Interior's Historic Preservation Professional Qualifications Standards* in the disciplines of History, Architectural History, and Historical Archaeology. He brings extensive experience in preparing National Register Nominations and completing cultural resource surveys and inventories for properties in California, Nevada, and Arizona. He maintains exceptional leadership and project management skills having served as the Deputy Water Services Director and Environmental Program Manager for the City of Glendale, Arizona. In these positions Doug supervised several divisions and managed nine divisional budgets. He additionally worked for the City of Phoenix as a Water Advisor and Natural Resources Historian.

Doug began his career working as an archaeological and historic sites consultant in California and Arizona, and later served as a Historian for the Arizona State Historic Preservation Officer (SHPO), and the Cities of Phoenix and Glendale, Arizona. As the former National Register of Historic Places (NRHP) Coordinator for the Arizona SHPO, Doug processed many large and complex historic district nominations early in his career. He has continued his association with the NRHP program by serving on Arizona's Historic Sites Review Committee. Doug has authored 37 NRHP nominations including the Multiple Property Format NRHP Nomination for the Period of Conflict Between Native Americans and the U.S. Military in Arizona, 1846-1886, and the NRHP Nomination of the Fort Tuthill Historic District, Flagstaff, Arizona. Dr. Kupel is a court-recognized expert on water rights and has conducted substantive research and analysis on statewide water management and policy. For the City of Phoenix Law Department, he organized and directed research for litigation and water resources planning in the Arizona General Stream adjudication. He has served as expert witness for Native American and municipal water history topics. Dr. Kupel has worked on a number of significant Native American water rights settlements during his career at Phoenix and Glendale. These include the White Mountain Apache Tribe (WMAT) Water Rights Settlement, Verde River Yavapai – Apache Settlement, Gila River Indian Community Water Rights Settlement, Fort McDowell Indian Community Water Rights Settlement, and the Salt River Pima-Maricopa Indian Community Water Rights Settlement.

He has more than 30 years of experience in water civil engineering projects, including authoring historical narratives, manuscripts, and eligibility evaluations for the Bureau of Reclamation Salt River Project, and the Central Arizona Project. His experience provides understanding not only to historic properties and cultural resources, but also to larger management concerns and the federal regulatory process. His management of large publicly owned utilities speaks directly to his ability to supervise and organize large-scale projects in a complex regulatory environment. Dr. Kupel led a research and planning group as Deputy Director of a water utility and has wide experience with a variety of water resources, planning, safety, and emergency management programs. Dr. Kupel has served as a liaison on water planning and policy issues between municipal utilities and a wide range of local, state, and Federal agencies. His knowledge of imported water contracts, water supply planning efforts, and financial and economic analysis related to natural resources highlights his ability to integrate cultural resources planning within larger planning efforts.

EDUCATION

Ph.D. – History School of Historical, Philosophical and Religious Studies
Arizona State University
Dissertation Title: Urban Water in the Arid West: Municipal Water and Sewer Utilities in Phoenix, Arizona.

—

Master of Arts – History
University of Arizona

—

Master of Education – Educational Leadership
Northern Arizona University

—

Graduate Certificate – Archaeology
University of South Carolina

—

Bachelor of Arts – History
University of Oregon, Eugene

REGISTRATIONS

Society of Professional Archaeologists – Registered Professional Archaeologist, No. 10353

—

Organization of American Historians
No. 48527

—

PUBLICATIONS

Fuel for Growth: Water and Arizona's Urban Environment
University of Arizona Press, 2003

URBANA PRESERVATION & PLANNING LLC

Douglas E. Kupel, Ph.D., RPA
Senior Historian & Archaeologist
doug@urbanapreservation.com

SELECT PROJECT EXPERIENCE

2023-2024	National Park Service and National Conference of State Historic Preservation Officers National Historic Landmark Theme Study Update for US Underground Railroad Resources (Nationwide)
2023	City of La Quinta Historical Resource Survey and Context Statement (La Quinta, CA)
2023	Mira Loma Quartermaster Depot HABS Package (Jurupa Valley, CA)
2023	Villa Del Lido Historic Resources Research Report (La Jolla, CA)
2022	4190 Utah Street Historic Designation and Mills Act Project (San Diego, CA)
2022	National Park Service Preliminary NHL Historic Context for Properties Associated with Barney L. Ford (Colorado, Wyoming, Virginia, South Carolina, California)
2022	Post Rock Resources of Kansas National Register Nominations (Gernon House, Berhorst Bros. Hardware Building, Lucas School Gymnasium).
2022	Preliminary Study for Caltrans Bicycle and Pedestrian Improvement Project Environmental Clearance (Pomona, CA).
2021	Southern California Edison Company Transmission Line Rating and Remediation Program Ivanpah- Control Transmission Corridor, Tribal Consultation (Southern CA).
2021	Coast Highway Bridge Replacement Project – Caltrans Environmental Clearance (Oceanside, CA)
2021	Post Rock Resources of Kansas Survey and MPDF (Lincoln, Mitchell, Rush, and Russell Counties, KS).
2021	4055 Lytle Creek Historic American Building Survey (HABS) Level II Documentation (Fontana, CA).
2021	Eisen Egg Ranch Historic American Building Survey (HABS) Level II Documentation (Norco, CA).
2019-2021	Southern California Edison Company Transmission Line Rating and Remediation Program Ivanpah- Control Transmission Corridor, Historic-Era Built Environment Survey Report (Southern CA).
2020-21	US Patent Litigation Expert Witness Consulting; Hunton, Andrews, Kurth, LLP (Napa, CA).
2020-21	Avo Theater Rehabilitation Tax Credit Consulting, JCG Development (Vista, CA).
2020	Miraloma Quartermaster Depot Historical Resource Analysis Report, Link Logistics Real Estate (Jurupa Valley, CA).
2020	Southern California Edison Company Transmission Line Rating and Remediation Program Kern River to Los Angeles Transmission Corridor, Historic-Era Built Environment Survey Report (Southern CA).
2020	Rancho Miramonte Section 106 Historic Property Survey Report, TH Miramonte Investors, LLC (Rancho Miramonte, CA).
2020	Historic Designation Report Peer Review: 1135 Devonshire Drive (San Diego, CA).
2020	Southern California Edison Company Transmission Line Rating and Remediation Program Eldorado-Lugo-Pisgah Transmission Corridor, Historic-Era Built Environment Survey Report (Southern CA + Clark County, Nevada).
2020-21	Determination of Historic Significance Report Peer Reviews, City of Coronado (Coronado, CA).
2020	East Gilman Channel Mitigation – Historic American Engineering Record (HAER) Documentation, Envicom (Banning, CA).
2019	Southern California Edison Catalina Island Historic-Era Water System Management Program (Catalina Island, CA).

PROFESSIONAL EXPERIENCE

Senior Historian / Archaeologist:
Urbana Preservation & Planning, LLC (San Diego, CA) 2019-present

—

Adjunct Faculty:
Grand Canyon University
Embry-Riddle Aeronautical University
Arizona State University (Main, Downtown, and West Campus)
Gateway Community College
Phoenix College
1996 - present

—

Deputy Water Services Director
City of Glendale (Glendale, AZ)
2014-2018

—

Environmental Program Manager
City of Glendale (Glendale, AZ)
2012-2014

—

Water Advisor
City of Phoenix (Phoenix, AZ)
2011-2012

—

Assistant Water Advisor
City of Phoenix (Phoenix, AZ)
2007-2010

—

Historian
City of Phoenix (Phoenix, AZ)
1988-2007

—

Historian: Arizona State Historic Preservation Office, Phoenix, Arizona
1986-1988

—

Consulting Historian / Archaeologist: Independent Consultant (California, Arizona, Nevada, and South Carolina)
1979-1986

Douglas E. Kupel, Ph.D., RPA
Senior Historian & Archaeologist
doug@urbanapreservation.com

2012	Thompson Draw Historic District National Register Nomination, Payson, Arizona, Metropolis Design Group. (Phoenix, AZ)
2012	*De Soto Dealership National Register Nomination, Phoenix, Arizona. Metropolis Design Group, Phoenix.*
2011	*Sage Acres Historic District National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.*
2011	*Historic American Building Survey Documentation of the Fort Defiance Hospital and Associated Buildings, Fort Defiance, Arizona. Metropolis Design Group, Phoenix.*
2010	*Sands Estates Historic District National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.*
2007	*Historic Building Analysis of Morcomb Service Station and House, Glendale, Arizona. Metropolis Design Group, Phoenix.*
2007	*Myrtle Avenue Historic District National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.*
2007	*Bunch / Perez House National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.*
2007	*61st Avenue Historic District National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.*
2007	*Hoghe Bunk House National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.*
2007	George Dowdy Rental Cottage National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.
2006	Catlin Court Historic District Expansion, Glendale, Arizona. Metropolis Design Group, Phoenix.
2005	C. H. Tinker House National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.
2005	First United Methodist Church National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.
2005	Glendale High School Auditorium National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.
2005	Glendale Elementary One-Room School Building National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.
2005	Jonas McNair House National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.
2005	Floralcroft Historic District National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.
2004	Ethnic History Survey of Glendale, Arizona. Metropolis Design Group, Phoenix.
2003	National Register Nomination of the Fort Tuthill Historic District, Flagstaff, Arizona. Ryden Architects, Phoenix.
2003	Historic Building Analysis of the Big Horn Ranch Service Station, Maricopa County, Arizona. Metropolis Design Group, Phoenix.
2002	Historic Building Analysis of the Palmerita Ranch, La Paz and Yuma Counties, Arizona. Metropolis Design Group, Phoenix.
2002	Historic Building Analysis of the Gold King Mansion, Mohave County, Arizona. Metropolis Design Group, Phoenix.
2002	National Register Nomination of the San Clemente Historic District, Tucson, Arizona. Ryden Architects, Phoenix.
2002	Historic Building Analysis of the Wahweap Trailer Village, Glen Canyon National Recreation Area, Arizona. Metropolis Design Group, Phoenix.
2002	Historic Resources Survey of the Evergreen Neighborhood, Casa Grande, Arizona. Metropolis Design Group, Phoenix.

Douglas E. Kupel, Ph.D., RPA
Senior Historian & Archaeologist
doug@urbanapreservation.com

2001	Historic Resources Survey of Fifty Properties in Clifton, Arizona. Metropolis Design Group, Phoenix.
2001	National Register Nomination of the Catalina Vista Historic District, Tucson, Arizona. Ryden Architects, Phoenix.
2001	Historic Building Analysis of the Tucson Southern Pacific Depot. Ryden Architects, Phoenix.
2000	Historic Resources Survey of the Blenman – Elm Neighborhood, Tucson, Arizona. Ryden Architects, Phoenix.
2000	Historic Structures Report, Lee's Ferry, Glen Canyon National Recreation Area. Alliance Architects, Phoenix.
2000	Historic Resources Survey of the Robson Historic District, Mesa, Arizona. Ryden Architects, Phoenix.
1999	National Register Nomination of the Temple Historic District, Mesa, Arizona. Ryden Architects, Phoenix.
1999	National Register Nomination of the Irving School, Mesa, Arizona. Ryden Architects, Phoenix.
1999	Historic Resources Survey of Gila Bend, Arizona. Ryden Architects, Phoenix.
1999	Historic Building Analysis of the Eisendrath House, Tempe, Arizona. Alliance Architects, Phoenix.
1998	Reconnaissance Survey of Historic Resources in Mesa, Arizona. Ryden Architects, Phoenix.
1998	National Register Nomination of the Jokake Inn Bell Towers, Phoenix, Arizona. Ryden Architects, Phoenix.
1998	National Register Nomination of the Evergreen Historic District, Mesa, Arizona. Ryden Architects, Phoenix.
1998	National Register Nomination of the West Second Street Historic District, Mesa, Arizona. Ryden Architects, Phoenix.
1998	National Register Nomination of the Wilbur Street Historic District, Mesa, Arizona. Ryden Architects, Phoenix.
1998	Historic Building Documentation of the Bagley/Wallace House, Mesa, Arizona. Ryden Architects, Phoenix.
1998	Historic Resources Survey of BHP Superior West Plant Site, Superior, Arizona. Alliance Architects, Phoenix.
1997	Historic Resources Survey of Chandler, Arizona. Alliance Architects, Phoenix.
1997	National Register Nomination of the John and Isabella Greenway House, Ajo, Arizona. Prepared for the Arizona State Historic Preservation Office, Phoenix.
1997	National Register Nomination of the N. Clyde Pierce House, Phoenix, Arizona. Prepared for Greg and Judy Pierce (owners), Phoenix.
1997	Historic Resources Survey of Glendale, Arizona. Alliance Architects, Phoenix.
1997	Historic Resources Survey of Ash Fork, Arizona. Ryden Architects, Phoenix.
1997	National Register Nomination for the Manistee Ranch, Glendale, Arizona. Alliance Architects, Phoenix.
1997	Historic Resources Survey of Tempe, Arizona, and Update of Tempe Multiple Resource Area National Register Nomination. Ryden Architects, Phoenix.
1996	National Register Nomination of the Queen Creek School, Arizona. Ryden Architects, Phoenix.
1996	Historic Building Analysis of the Irving School, Mesa. Ryden Architects, Phoenix.

Douglas E. Kupel, Ph.D., RPA
Senior Historian & Archaeologist
doug@urbanapreservation.com

1996 Historic Building Analysis of the Sun Valley Court Motel, Mesa. Ryden Architects, Phoenix.

1996 Multiple Property Format National Register Nomination for the Period of Conflict Between Native Americans and the U.S. Military in Arizona, 1846-1886. Ryden Architects, Phoenix.

1995 Historic Resources Survey of Historic Route 66 in Arizona. Ryden Architects, Phoenix.

1995 National Register Nomination of the Laveen School Auditorium, Laveen, Arizona. Laveen Elementary School District No. 59. Laveen.

1995 Historic Building Analysis of the Flagstaff Freight Depot, Flagstaff. Ryden Architects, Phoenix.

1994 National Register Nomination of the Henning Block, Holbrook. Ryden Architects, Phoenix.

1994 Historic Building Analysis of the John A. Freeman House, Snowflake. Ryden Architects, Phoenix.

1994 Historic American Buildings Survey Documentation of the Clifton Historic District, Clifton. Ryden Architects, Phoenix.

1994 Historic Building Analysis of the Sacred Heart of Jesus Catholic Church, Tombstone. Ryden Architects, Phoenix.

1994 National Register Nomination of the Swindall House, Phoenix. Ryden Architects, Phoenix.

1994 National Register Determination of Eligibility Peach Springs Tourist Court and the Standard Oil Warehouse. Ryden Architects, Phoenix.

1994 Historic Building Analysis of the Yuma Quartermaster Depot Corral House, Yuma. Ryden Architects, Phoenix.

1993 Historic Building Analysis of the Thomas House and the Baird Machine Shop, Phoenix. Ryden Architects, Phoenix.

1993 National Register Nomination of the Kitchel House, Phoenix. Ryden Architects, Phoenix.

1993 Historic American Buildings Survey Documentation of the Thunderbird Tavern, Holbrook. Ryden Architects, Phoenix.

1993 Historic American Buildings Survey Documentation of the Ortega Homestead, Holbrook. Ryden Architects, Phoenix.

1993 Historic Building Analysis of the Western Drug Warehouse, Phoenix. Ryden Architects, Phoenix.

1993 Historic Resources Survey of the Town of Patagonia. Ryden Architects, Phoenix.

1992 Historic Building Analysis of the Elias/Rodriguez House, Tempe. Ryden Architects, Phoenix.

1992 Historic Building Analysis of the Constable Ice and Fuel Co. Warehouse, Phoenix. Ryden Architects, Phoenix.

1992 Historic Resources Survey of Sedona. Ryden Architects, Phoenix.

1991 Historic Resources Survey of the Town of Holbrook. Ryden Architects, Phoenix.

1990 Historic Building Analysis of the Central Wholesale Terminal, Phoenix. Ryden Architects, Phoenix.

1988 National Register Nomination for City-County Building, Phoenix, Maricopa County. Gerald A. Doyle and Associates, Phoenix.

1985 Historical and Archaeological Character, Fort Lowell Park Master Plan. Acuna-Coffeen Landscape Architects, Tucson.

1985 University of Arizona National Register District Nomination Form (with Robert C. Giebner, David Blackburn, and Adelaide Elm).

1985 San Xavier Historic Artifact Analysis. Cultural and Environmental Systems, Tucson.

Douglas E. Kupel, Ph.D., RPA
Senior Historian & Archaeologist
doug@urbanapreservation.com

1984 Diversity Through Adversity: Water Control at San Xavier. TerraMar International Services, San Diego.

1984 A Proposal to Construct a Plank Road Exhibit at the Proposed Imperial Safety Roadside Rest. Prepared for the California Department of Transportation.

1984 Historic Property Survey Report, Proposed Sand Hills Interchange. Prepared for the California Department of Transportation.

1984 Request for Determination of Effect, Plank Road. Prepared for the California Department of Transportation.

1984 First Addendum Archaeological Survey Report, Proposed Sand Hills Interchange. Prepared for the California Department of Transportation.

1983 Historic Property Survey Report, Proposed MTDB East Urban Transit Corridor. Prepared for the California Department of Transportation.

1983 Architectural Survey Report, Proposed MTDB East Urban Transit Corridor. Prepared for the California Department of Transportation.

1983 Request for Determination of Eligibility, La Mesa Depot (with John W. Snyder). Prepared for the California Department of Transportation.

1983 Plank Road Discontiguous District Nomination form (with Pat Welch and Lisa Capper).

1983 Plank Road Research. Wirth Environmental Services, San Diego, Califonia.

1983 Picacho Basin Historic Research. Wirth Environmental Services, San Diego.

1983 Miguel Substation Historic Research. Wirth Associates, San Diego.

1982 The Calhoun Street Parking Lot: A Historical and Archaeological Investigation of Block 408, Old Town San Diego. Prepared for the California Department of Transportation.

1982 Archaeological Survey of the Old Town Maintenance Station, Old Town San Diego. Prepared for the California Department of Transportation.

1982 Archaeological Survey Report of the Old Town Excess Parcel Sale, Blocks 379, 380 and 395, Old Town San Diego. Prepared for the California Department of Transportation.

1982 Archaeological Survey Report of the Calhoun Street Parking Lot, Old Town San Diego. Prepared for the California Department of Transportation.

1981 Proposed Archaeological Phase II Excavation at SDi 8873H (with Joan M. DeCosta). Prepared for the California Department of Transportation.

1981 Historical and Archaeological Investigation of a Proposed Old Town Excess Parcel Sale, Blocks 379, 380, and 395. Old San Diego. Prepared for the California Department of Transportation.

1981 A Modern Material Culture Study: South Carolina's Migrant Farmworkers. Institute of Archaeology and Anthropology, USC, Columbia.

1981 Historical Evaluation of the Sunset Street Property, Lot 1, Block 394, Old San Diego. Prepared for the California Department of Transportation.

1980 Conservation Management Strategies: State Departments of Transportation. Department of Anthropology, University of South Carolina, Columbia.

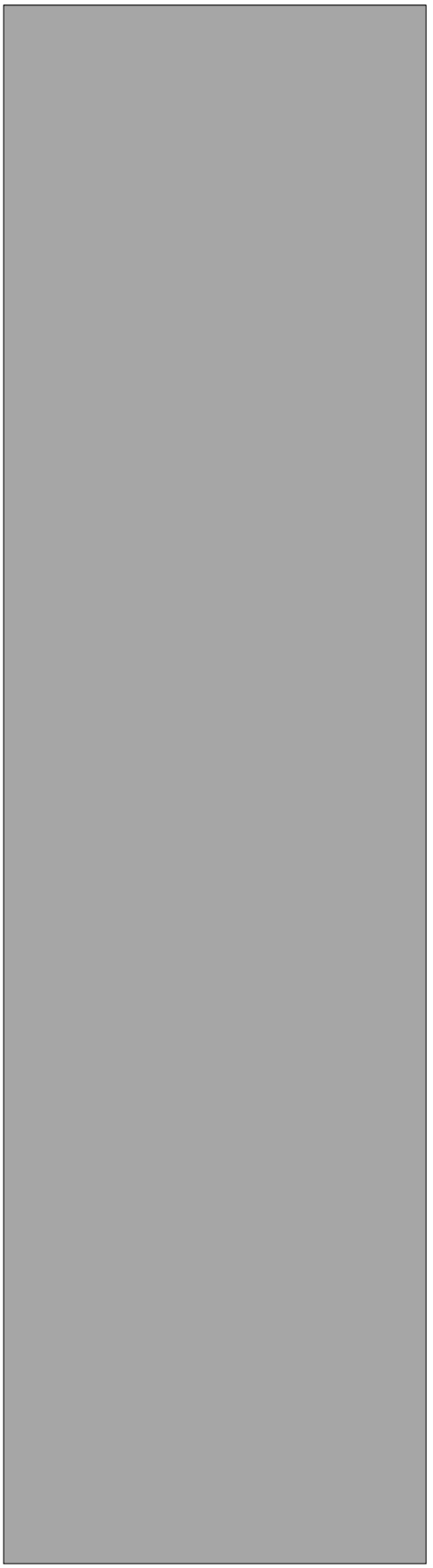
1980 Final Report of the Rincon, et al., Cultural Resource Survey; Jamul. Regional Environmental Consultants, San Diego (with Paige Talley).

1980 Final Report of the Rincon, et al., Cultural Resource Survey: La Jolla. Regional Environmental Consultants, San Diego (with Paige Talley).

1980 Final Report of the Rincon; et al., Cultural Resource Survey: Pala. Regional Environmental Consultants, San Diego (with Paige Talley).

Douglas E. Kupel, Ph.D., RPA
Senior Historian & Archaeologist
doug@urbanapreservation.com

1979 Cultural Resource Study of a Proposed Electrical Transmission Line from Jade to the Sand Hills, Imperial County, California. Regional Environmental Consultants, San Diego (with Carol Walker).



John Hyche, MA, RPA
Associate Historian & Archaeologist
john@urbanapreservation.com

John Hyche holds a Bachelor of Arts in History, with a minor in Anthropology, from the University of California at Santa Cruz, and a Master of Applied Anthropology and a Certification in Historic Preservation from the University of Maryland, College Park. He meets The Secretary of the Interior's Historic Preservation Professional Qualifications Standards in the discipline of History, Historic Preservation, and Historical Archaeology. John brings practical and applied knowledge of historical and archeological research principles, methods, and processes to conduct systematic inquiries into cultural resources. He is a former National Park Service (NPS) Certified Local Government (CLG) Assistant in the State, Tribal, Local, Plans & Grants Division, NPS Cultural Resource Technician, and a Project Assistant with the D.C. Historic Preservation Office (DCHPO).

John has supervised and participated of historic architectural and archaeological survey projects and completed their associated technical reports. He has facilitated local, state, and national register nominations and completed Mills Act packages associated with listed properties in California. He has facilitated the completion Federal historic preservation tax credit rehabilitation projects and submitted Historic American Building Survey (HABS) and Historic American Engineering Record (HAER) reports to the NPS. As a Federal employee, John evaluated and reviewed CLG nominations, and processed competitive grant applications from towns, municipalities, universities, and individual applicants nationwide. As a NPS Cultural Resource Technician, he evaluated the results of preservation maintenance and repair work at historic properties, and coordinated with researchers, subject matter experts, and resource managers from other areas of the NPS to encourage and facilitate cooperative regional resources management strategies. John has authored National Register of Historic Places nominations and determinations of eligibility for unevaluated properties. He has also worked on reports regarding proposed rehabilitation measures for listed properties in compliance with the National Historic Preservation Act (NHPA), the National Environmental Policy Act (NEPA), California Environmental Quality Act (CEQA), and applicable local regulations. He has completed Class III Cultural Resource Inventory reports and aided in the development of treatment plans. His technical competence and regulatory compliance expertise is matched by his practical skills in data management, with proficiency in Microsoft Office applications, Adobe Creative Suite, HTML, AutoCAD, ArcGIS, and the ESRI GIS Trimble.

PROJECT EXPERIENCE

In Progress	*Old Tavern Rehabilitation Tax Credit Consulting* | Urbana Preservation & Planning, LLC | Sacramento, California
In Progress	*Lafayette Hotel Rehabilitation Tax Credit Consulting* | Urbana Preservation & Planning, LLC | San Diego, California
2024	*3210 Xenophon Street Historic Designation Package* | Urbana Preservation & Planning, LLC | San Diego, CA.
2023	*Archaeological and Historical Resource Survey Report Chollas Creek Restoration Project* | Urbana Preservation & Planning, LLC | San Diego, CA.
2023	*Archaeological and Historical Resource Management Report Famosa Slough Stormwater Project* | Urbana Preservation & Planning, LLC | San Diego, CA.
2023	*4052 and 4054 Centre Street Historic Designation Package* | Urbana Preservation & Planning, LLC | San Diego, CA.
2023	*1610 Santa Barbara Street Historic Designation Package* | Urbana Preservation & Planning, LLC | San Diego, CA.

EDUCATION

Master of Applied Anthropology,
University of Maryland College Park

—

Graduate Certificate –
Historic Preservation,
University of Maryland College Park

—

Bachelor of Arts - History
Minor - Anthropology,
University of California Santa Cruz

PROFESSIONAL EXPERIENCE

Associate Historian:
Urbana Preservation & Planning, LLC
(San Diego, CA)
2021 – present

—

Certified Local Government Assistant:
State, Tribal, Local,
Plans & Grants Division
National Park Service
(Washington, DC)
2020-2021

—

Cultural Resource Technician:
Grand Teton National Park
National Park Service
(Grand Teton National Park, WY)
2019

—

Archaeology Intern:
D.C. Historic Preservation Office
(Washington, DC)
2018-2019

—

Archeology Collections Assistant:
Cooperative Ecosystems Study Unit
National Park Service
Museum Resource Center
(Hyattsville, MD)
2017-2019

URBANA PRESERVATION & PLANNING LLC

John Hyche, MA, RPA
Associate Historian & Archaeologist
john@urbanapreservation.com

2023	*Eldorado-Pisgah-Lugo Project Historic-Era Built Environment Survey Report, Clark County, Nevada* | Urbana Preservation & Planning, LLC
2023	*Remsen Water Supply Infrastructure Improvement Project Phase I Historic Architectural Survey Report* | Urbana Preservation & Planning, LLC | Remsen, IA.
2022-2023	*City of La Quinta Historic Resource Survey and Context Statement* | Urbana Preservation & Planning, LLC | La Quinta, CA.
2022-2023	*3575 Via Flores Drive Historic Designation & Mills Act Package* | Urbana Preservation & Planning, LLC | San Diego, CA.
2022-2023	*3510 Dove Court Historical Resource Technical Report* | Urbana Preservation & Planning, LLC | San Diego, CA.
2022-2023	*University and 5th Avenue Historical Resource Technical Report* | Urbana Preservation & Planning, LLC | San Diego, CA.
2022	*Grand Forks Water Treatment Plant Historic American Engineering Record* | Urbana Preservation & Planning, LLC | Grand Forks, ND.
2022	*2275 Evergreen Street Historic Designation Package* | Urbana Preservation & Planning, LLC | San Diego, CA.
2022	*820 Fort Stockton Drive Historic American Building Survey* | Urbana Preservation & Planning, LLC | San Diego, CA.
2022	*820 Fort Stockton Drive Historical Resource Technical Report* | Urbana Preservation & Planning, LLC | San Diego, CA.
2022	*3611 Hyacinth Drive Historic Designation Package* | Urbana Preservation & Planning, LLC | San Diego, CA.
2022	*3675 8th Ave Historic Designation Package* | Urbana Preservation & Planning, LLC | San Diego, CA.
2022	*4648 Marlborough Drive Historic Designation Package* | Urbana Preservation & Planning, LLC | San Diego, CA.
2022	*2390, 2442, and 2444 North American Way Historical Resource Analysis and CA DPR Forms* | Urbana Preservation & Planning, LLC | Orange, CA.
2021	*12118 Bloomfield Ave Historical Resource Analysis and CA DPR Forms* | Urbana Preservation & Planning, LLC | Santa Fe Springs, CA.
2020-2021	*Historic Preservation Fund Grants Manual – Certified Local Governments* | National Park Service | Washington, DC.
2020-2021	*ArcGIS Collector CRSurveyor Archeology Survey Application* | National Park Service | Washington, DC.
2019	*Grand Teton National Park Telecommunications Improvement Project Cultural Resource Inventory* | National Park Service | Grand Teton National Park, Wyoming.
2019	*Wyoming Determination of Eligibility for the Kelly Ranger Station* | National Park Service | Grand Teton National Park, Wyoming.
2019	*Jackson Lake Lodge Concrete Rehabilitation Project* | National Park Service | Grand Teton National Park, Wyoming.
2019	*Mormon Row "Pink House" Architectural Survey* | National Park Service | Grand Teton National Park, Wyoming.
2019	*Brinkerhoff Historic Resource Condition Assessment* | National Park Service | Grand Teton National Park, Wyoming.
2019	*Paintbrush Divide & Hurricane Pass Cultural Resource Inventory* | National Park Service | Grand Teton National Park, Wyoming.
2019	*Triangle X Ranch Improvement Project* | National Park Service | Grand Teton National Park, Wyoming.
2019	*Deadman's Bar Landing Cultural Resource Inventory* | National Park Service | Grand Teton National Park, Wyoming.
2019	*Climber's Ranch Historic Resource Conservation & Condition Assessment* | National Park Service | Grand Teton National Park, Wyoming.

PROFESSIONAL EXPERIENCE, CONT'D

Historical Archaeology Graduate Intern:
University of Maryland, College Park
(College Park, MD)
2017
—
Archaeological Field Technician:
Shotgun House
Public Archaeology Project,
D.C. Historic Preservation Office
(Capitol Hill, DC)
2016-2017
—
Archaeological Field School:
Charlestowne Landing
State Historic Park
(Charleston, SC)
2016
—
Geophysical Archaeological Field
School Technician:
Saint Louis University
(Lough Key,
County Roscommon, Ireland)
2015

ARTICLES

"*Beyond the Fence: Reaching Out to the Capitol Hill Community through Urban Archaeology*" Practicing Anthropology 39(3): pp. 14-15, 2017

MEMBERSHIPS

Society for American Archaeology
(2017-Present)
—
Society for Historical Archaeology
(2017-Present)

John Hyche, MA, RPA
Associate Historian & Archaeologist
john@urbanapreservation.com

2019	*Jackson Island Cultural Resource Inventory* | National Park Service | Grand Teton National Park, Wyoming.
2019	*Congressional Cemetery Archaeological Survey* | D.C. Historic Preservation Office | Washington, DC.
2018	*Julia Child Olive Street House Rehabilitation Project* | D.C. Historic Preservation Office | Washington, DC.
2016-2018	*Capitol Hill "Shotgun House" Archaeological Survey* | D.C. Historic Preservation Office | Washington, DC.
2018	*Arlington House Cultural Resource Inventory* | National Park Service | Arlington, Virginia.
2018	*Prince William Forest Park Cultural Resource Inventory* | National Park Service | Prince William Forest Park, Virginia.
2018	*Frederick Douglass National Historic Site Cultural Resource Inventory* | National Park Service | Washington, DC.
2018	*Catoctin National Park Cultural Resource Inventory* | National Park Service | Catoctin National Park, MD.
2018	*Antietam National Battlefield Cultural Resource Inventory* | National Park Service | Antietam National Battlefield, MD.
2017	*Manassas National Battlefield Cultural Resource Inventory* | National Park Service | Manassas National Battlefield, VA.
2017	*Rock Creek Park Cultural Resource Inventory* | National Park Service | Rock Creek Park, DC.

URBANA PRESERVATION & PLANNING LLC

www.urbanapreservation.com

Toll Free : (844) URBANA 3
(844) 872-2623

Alexandrea Baker, MCP
Associate Urban / Preservation Planner + GIS Lead
alex@urbanapreservation.com

Alexandrea Baker holds a Bachelor of Arts in Geography, with a minor in Community and Regional Planning, from the University of Nebraska and a Master of City Planning degree from San Diego State University. She meets *The Secretary of the Interior's Historic Preservation Professional Qualifications Standards* in the discipline of History and Architectural History. At Urbana, Alex surveys historic-era built environment sites, conducts property specific and contextual research, identifies cultural landscapes consistent with NRHP Bulletin No. 36, authors technical reports, prepares GIS maps and manages all aspects of our GIS program. Recent project experience includes the City of La Quinta historical resource survey; the Post Rock Resources MPDF and NRHP nominations, Historic Designation and Mills Act Applications for private property owners throughout Southern California, on-call historic research services for multiple jurisdictions, and all historic sites database and GIS management for SCE projects. As the lead GIS planner and database manager on the Urbana team, she has prepared map packages for thousands of sites for projects throughout the West. Her cartography work products are regularly used for in-depth analyses and strategic decision making by client and agency partners. In addition to her preservation planning experience, Alex is adept ArcGIS StoryMaps.

PROJECT EXPERIENCE

2024	*Determination of Historic Significance Report for 767 B Avenue* | Coronado, California.
2024	*Tucson Bus Rapid Transit Project Historic Property Survey* | Tucson, Arizona.
2024	*Edison and Walker Specific Plan – Historical Resource Survey* | Ontario, California.
2024	*GIS Mapping for Historical and Archaeological Resource Management Report Chollas Creek & Euclid-54th Project* | San Diego, California.
2024	*GIS Mapping for Historical and Archaeological Resource Management Report Famosa Slough Alley Slope Restoration Project* | San Diego, California.
2024	*Historical Resource Analysis Report for Harvest Landing Retail Center & Business Park Project* | Perris, California.
2023	*Determination of Historic Significance Report for 811 Tolita Avenue* | Coronado, California.
2023	*Determination of Historic Significance Report for 841 H Avenue* | Coronado, California.
2023	*Determination of Historic Significance Report for 325 9th Street* | Coronado, California.
2023	*Determination of Historic Significance Report for 437 J Avenue* | Coronado, California.
2023	*Historical Resource Analysis Report for 33521 Zeiders Road* | Menifee, California
2023	*Historical Resources Analysis Report Proposed El Camino Specific Plan Project* | San Juan Capistrano, California.
2023	*Historical Resource Analysis Report for 5900 Cherry Avenue* | Long Beach, California.
2023	*Historical Resource Analysis Report for 800 Meadow Pass Road* | Walnut, California.
2023	*University Hills Historical Resource Analysis Report* | San Bernardino, California.

EDUCATION

Master of City Planning
San Diego State University

—

Bachelor of Arts– Geography,
University of Nebraska-Lincoln

PROFESSIONAL EXPERIENCE

Urban / Preservation Planner + GIS Technician: Urbana Preservation & Planning, LLC (San Diego, CA) 2018 – present

—

Planning Intern: Alta Planning (San Diego, CA), 2019

—

Planning Intern: City of Richmond (Richmond, CA), 2019

—

Planning Intern: Maxable (San Diego, CA), 2018-2019

—

Para Educator: Mid Valley Special Education Cooperative (St. Charles, IL), 2017-2018

—

Teacher Assistant: Lincoln Family Services (Lincoln, NE), 2016-2017

MEMBERSHIPS

American Planning Association

RELATED CERTIFICATIONS

SAP Environment, Health, and Safety for Operational Sustainability (2021 Edition)

URBANA PRESERVATION & PLANNING LLC

Alexandrea Baker, MCP
Urban / Preservation Planner + GIS Technician
alex@urbanapreservation.com

2023	*Historical Resource Research Report for 2954 Chatsworth Boulevard* | San Diego, California.
2023	*Historic Resource Research Report for 637 Arenas Street* | La Jolla, California.
2022	*Determination of Historic Significance Report for 741-745 Orange Avenue* | Coronado, California.
2022	*Determination of Historic Significance Report for 737 Orange Avenue* | Coronado, California.
2022	*Determination of Historic Significance Report for 440 Pomona Avenue* | Coronado, California.
2022	*Determination of Historic Significance Report for 210 E Avenue* | Coronado, California.
2022	*City of La Quinta Historic Resource Survey and Context Statement* | La Quinta, California.
2022	*Determination of Historic Significance Report for 440 Pomona Avenue* | Coronado, California.
2022	*Determination of Historic Significance Report for 210 E Avenue* | Coronado, California.
2022	*3112 Curtis Street Mills Act Application* | San Diego, California.
2022	*The Muse Mills Act Application* | La Jolla, California.
2022	*Post Rock Resources of Kansas National Register Nominations*.
2021	*Olson Townhomes Historic Architectural Evaluation* | Huntington Beach, CA.
2019-2021	*GIS Mapping of Historic-Era Built Environment Cultural Resources within the SCE Service Territory* | Mono, Tulare, Inyo, Kern, Ventura, Los Angeles, San Bernardino, Riverside, and Orange Counties, California.
2021	*Post Rock Resources of Kansas Survey and Multiple Property Documentation Form; Lincoln, Mitchell, Rush, and Russell Counties, KS.*
2021	*GIS Mapping for the To Kalon Vineyard Patent Litigation Project* | Hunton Andrews Kurth, LLP; Napa Valley, California.
2021	*Determination of Historic Significance Report for 135 I Avenue* | Coronado, California.
2021	*Determination of Historic Significance Report for 777 B Avenue* | Coronado, California.
2021	*Determination of Historic Significance Report for 1425 7th Street* | Coronado, California.
2021	*Historical Resource Designation and Mills Act Application for 2275 Evergreen Street* | San Diego, California.
2019-2021	*Southern California Edison Company Transmission Line Rating and Remediation Program Ivanpah - Control Transmission Corridor, Historic-Era Built Environment Survey Report* | Inyo, Kern, and San Bernardino, Counties, California. and Clark County, Nevada.
2019-2021	*Southern California Edison Company Transmission Line Rating and Remediation Program Kern River to Los Angeles Transmission Corridor, Historic-Era Built Environment Survey Report* | Kern and Los Angeles Counties, California.
2020-2021	*Southern California Edison Company Transmission Line Rating and Remediation Program Eldorado-Pisgah-Lugo Transmission Corridor, Historic-Era Built Environment Survey Report* | San Bernardino County, California.
2020-2021	*Southern California Edison Company Transmission Line Rating and Remediation Program Control-Silver Peak Transmission Corridor, Historic-Era Built Environment Survey Report* | Inyo and Mono Counties, California
2020	*Historic Property Survey Report, Rancho Miramonte Project* | Chino, California.
2020	*Historic Site Designation Report for 4350 Nabal Drive* | La Mesa, California.

URBANA PRESERVATION & PLANNING LLC

Alexandrea Baker, MCP
Urban / Preservation Planner + GIS Technician
alex@urbanapreservation.com

2020 *Historic Resource Research Report for 4630 Date Avenue* | La Mesa, California.

2020 *Historic Resource Research Report for 2956 Roosevelt Street* | Carlsbad, California.

2020 *Historic Resource Research Report for 5930 Division Street* | San Diego, California.

2020 *Middle Ranch Pipeline Historic Resource Analysis Report* | Santa Catalina Island, California.

2019 *California's Mojave Desert Region Cultural Landscape Survey, Eligibility, Documentation and Mapping Project* | Mojave Desert, California.

2018 *Owens Valley, California Historic Cultural Landscape Survey, Eligibility Documentation and Mapping Project* | Owens Valley, California.

2018 *Kern County Region Historic Agricultural Landscape Survey, Eligibility, Documentation, and Mapping Project* | Kern County, California.

SACKLEY-SPARE RESIDENCE

Historic Site Nomination for
70641 TAMARISK LANE - TAMARISK COUNTRY CLUB
1974 - Architect: Stan Alan Sackley



Street elevation (north facing)



Rear elevation (south facing)

SACKLEY-SPARE Residence
Architect: Stan Alan Sackley
Year: 1974
70641 Tamarisk Lane, Rancho Mirage, CA. 92270
Lot size: 19,166 sq ft, 0.440 acres
Living area: 4,902 sq ft
Actual area: 5,416 sq ft (includes garage)
APN: 674260005
Building type: Modern single family residence (1950-1990), 4-bed, 4-bath.
Legal description: LOT 107 MB 024/094 WONDER ESTATES

SACKLEY-SPARE RESIDENCE
Historic Site Nomination for
70641 Tamarisk Lane, Rancho Mirage
1974 - Architect: Stan Alan Sackley

TABLE OF CONTENTS

Statement of Significance – page 4

Background / Historic context – page 6

Owners – page 9

Architect – page 15

Architecture – page 18

Criteria – page 20

Integrity Analysis – page 22

APPENDICES

Appendix 1: Maps, site plans, photos

Appendix 2: Grant deeds

Appendix 3: Press cuttings, other research

RESEARCH SOURCES

Accessing the Past: Palm Springs Library
AIA Biographical Archive
City of Los Angeles survey – (via Docomomo)
City of Palm Springs: Architectural Resources Survey
City of Rancho Mirage Historic Resources Survey
Desert Sun – archives (via CDNC)
Stanley Goodfriend Jr.
Cass Graff-Radford
Internet Archive
Late Modern Architecture by Charles Jencks (pub. 1980, Rizzoli)
Los Angeles Times – archives
Los Angeles Public Library
Modernism Week
Michael Ostrow and Roger Stoker
Palm Springs Life magazine
Palm Springs Historical Society
PCAD
SWCA
The Palm Springs School – Desert Modernism, 1934-1975 (author: Alan Hess, pub. 2025, Rizzoli)
Steve Treinen – author, local historian
UCSB: Frame Finder
USModernist.com

STATEMENT OF SIGNIFICANCE:

The Sackley-Spare Residence was designed in a powerful Late Modern style by Palm Springs architect Stan Alan Sackley, commissioned in 1973, it was completed in August 1974. It was a custom 'spec' home, for the owner of Lot 107: Alexander T. Spare, a retired Chicago attorney. Spare owned another home at Tamarisk Country Club, remodelled in the early 1960s by Sackley. The Sackley-Spare Residence at 70641 Tamarisk Lane was one of the later homes to be built along Tamarisk Lane (then called Avenue 37), with Lot 107 changing hands several times before it was finally developed. Sackley's re-design of Spare's Tamarisk Country Club home at 70906 La Paz Road gained local recognition when the cover of Palm Springs Life magazine in July 1965 featured Sackley's wife Carole floating in the pool of the Spare home on La Paz Road, with a caption that described Sackley as the designer of Spare's first Tamarisk home.

By 1974, Stan Sackley had made a name for himself as a custom home designer in Palm Springs. Following his graduation from the USC School of Architecture in 1961, Sackley formed a partnership with Los Angeles architect Herman C. Light, FAIA[1], who taught at USC from 1959-1960 and was the project architect for Neutra's renowned Hall of Records building in Los Angeles (1962). The senior architect greatly helped Sackley in his early career. As Sackley & Light, they designed commercial projects in Los Angeles and Palm Springs. Within a short time, Sackley was happy to promote himself as a designer of custom homes and set up his own practice, Stan Sackley & Associates, while he continued his association with Herman C. Light at least through 1967. A 1966 Playboy magazine article about the James Hollowell Residence in Palm Springs, designed by Sackley, enhanced Sackley's reputation.

After Sackley designed this house on Tamarisk Lane, he designed homes in a similar style in Palm Springs, notably several on Caliente Drive in the Indian Canyons district. They featured Sackley's hallmark design elements, a floating central roof line, decorative details at entry, such as horizontal bands of pink granite, skylights punctuating the eaves around the house, high ceilings, mitred corners of glass in living areas, and more. Today, Stan Sackley is recognized as a significant modernist architect, in the same vein as his contemporaries Hugh Kaptur and Donald Wexler. His homes are highly sought-after by design aficionados and are frequently featured on Modernism Week tours. Sackley deserves his place in the pantheon of noted desert modernist designers; accordingly, he is listed in the 2025 publication: "*The Palm Springs School – Desert Modernism 1934 – 1975," as well as the City of Palm Springs Architectural Resources Survey (2016).*

The Sackley-Spare house was developed in partnership with local real estate agent, Stanley Goodfriend. At the time, Goodfriend had been in the desert for only a couple of years, after a long career in real estate in the Chicago area. The 'Notice of Completion' for the home names Sackley and Goodfriend as the 'GS Partnership.' Of the subsequent owners, the most significant was Samuel Oschin, a Los Angeles entrepreneur and philanthropist whose name

[1] https://aiahistoricaldirectory.atlassian.net/wiki/spaces/AHDAA/pages/36948361/ahd1026622?preview=/36948361/2201419789/LightHermanC.pdf

graces the Samuel Oschin Air and Space Center at Los Angeles' California Science Center which, when completed in 2025/26 will be the permanent home of the Endeavor Space Shuttle. Thereafter, Herbert and Gloria Cook owned the house for 30 years, until 2014. People familiar with the house from the early days, including Stanley Goodfriend Jr. and local realtor Cass Graff-Radford confirm that the property has not been altered.

BACKGROUND – HISTORIC CONTEXT:

When Thunderbird and Tamarisk Country Clubs opened in the early 1950s, the concept of building homes alongside fairways was launched. The success of these two clubs quickly transformed greater Palm Springs into the 'Winter Golf Capital of the World,' attracting celebrities and captains of industry, who built custom homes at both clubs.

The 2003 City of Rancho Mirage Historic Resources Survey states:
"Tamarisk Country Club opened on the former Harry Taylor ranch, purchased from San Francisco real estate and theater magnate Joseph Blumenfeld in 1952. Incorporated in 1951 by a group of 65 investors, including Hollywood notables Jack Benny, George Burns, Danny Kaye, Sol Lessor, and the Marx Brothers, Tamarisk attracted many members from the Hillcrest Country Club in Los Angeles. It also offered home sites along the fairways as a means of financing club improvements. The club opened in 1952, with a golf course designed by William Bell and renowned golfer Ben Hogan as the golf pro. With these beginnings, Rancho Mirage became the leader in the development of the Coachella Valley as the "golf capital of the world." Attracting attention initially because of their well-heeled membership from the corporate and entertainment spheres, Thunderbird and Tamarisk focused the limelight by hosting tournaments such as the Women's Invitational, the Ryder Cup, and the first Bob Hope Classic."

While homebuilding at Thunderbird took off quickly, things moved at a slower pace at Tamarisk Country Club. Lots that were purchased by early members - as a benefit of membership and to help fund the building of the golf course- often changed hands for several years until an owner felt the time was right to build, as was the case with Lot 107. The aerial views of Tamarisk Country Club shown on the next page, from 1964, show that 12 years after the club had opened, only 9 homes had been built along Avenue 37 / Tamarisk Lane. By 1983, shown in the second aerial image, this number had grown significantly, reflecting the 1970s era building boom and the city's growth following the incorporation of the City of Rancho Mirage in 1973.

From the 2003 City of Rancho Mirage survey:
"The construction of the country clubs and the associated residences coincided with another development that had profound implications for the character of the Rancho Mirage built environment: the evolution of a "Desert Modern" style of architecture. The Desert Modern style was in many ways a domestication and refinement of the avant garde International Style of the 1920s and 1930s, and grew out of local architects' desire to adapt modern materials, techniques, and floor plans to the unique requirements of desert living. Characteristics include large expanses of floor-to-ceiling glass sheltered by deep overhangs extending from flat roofs and flowing interior floor plans that merged imperceptibly with the outdoors. Oriented to the rear, Desert Modern houses in Rancho Mirage embrace desert, swimming pool, and golf course views and outdoor access while front elevations are often shielded for privacy, with only clerestories and obscured glass panels adjacent to the entries providing light. Desert Modern houses appear light, with roofs floating above the glass walls and clerestories, and ceilings supported by thin steel or wood posts. In addition to glass, exterior materials include stucco, wood, slumpstone, and natural rock."



This 1964 aerial view of Tamarisk Country Club shows Tamarisk Lane / avenue 37 to the immediate north of the club, running left to right horizontally, ending at Los Reyes. The chevron-shape roof of the Maranz House is at the far left. (Image: USGS, via Frame Finder / UCSB)



The 1983 aerial view of the club shown here, illustrates how many homes were built in the period between 1964 and 1983 at Tamarisk Country Club. Lot 107 is now built, the fifth house from the (left) corner of Palm View and Tamarisk Lane. (Image: USGS, via Frame Finder / UCSB).

Using the 2003 City of Rancho Mirage Historic Resources Survey as reference, the Sackley-Spare Residence, Lot 107 purchased by Alexander Spare, for a house designed by Sackley in 1973 and completed in 1974, falls right on the cusp of the '*Country Club Era: 1951-1973'* and '*Cityhood: 1973 – Present'.* Its design is true to the ethos of the 'Country Club era,' with its private street elevation, and its dynamic and dramatic golf-course-facing rear elevation. Late Modern homes used the same ideas as earlier modernist homes with many of the same materials, but with greater structural massing, increased volumes, expanded horizontal and vertical lines.

From the 2003 City of Rancho Mirage survey: '3.5 Cityhood: 1973 to Present':
"When the neighboring communities of Cathedral City and Palm Desert began to show interest in expanding their spheres of influence to encompass the new medical center, a movement to incorporate Rancho Mirage as a city was initiated. An election was held in which 85 percent of the voters favored incorporation, and on August 3, 1973, Rancho Mirage became the sixteenth city in Riverside County.

The mid-1970s witnessed a building boom, with 5,000 dwelling units reported in progress in 1974. Several municipal improvements were undertaken, including the construction of Fire Station #1 on Highway 111 in 1976, the opening of Whitewater Park in 1981, and the creation of the Bighorn Sheep Preserve in the hills. The development of country clubs, initiated with Thunderbird and Tamarisk, continued unabated, with the groundbreaking for the Sunrise and Rancho Las Palmas clubs. Commercial growth accelerated along Highway 111…"

This section of the 2003 survey concludes:
"Because resources constructed during this period are substantially less than forty-five to fifty years old, the usually accepted threshold for historic resources, and are not examples of the mid-century modern style that characterized Rancho Mirage during the Country Club era, evaluation of their historic significance in most cases will await further passage of time."

Recently submitted updates to the City of Rancho Mirage Historic Resources Survey will explain how this period of architecture and city development evolved. With the passage of time, the 50-year mark for 1970s homes has been reached, and the consideration of significant architecture from this era is now even more relevant. For a further summary of evaluating Late Modern historical resources, the national 20th Century historic preservation organization Docomomo provides a useful reference, based on the SurveyLA historic research survey.[2]

[2] https://docomomo-us.org/news/surveyla-citywide-historic-context-statement-late-modern-1966-1990

OWNERS – (Lot 107, and house)

1. Ernie Alschuler, lot owner: 1956 – 1961

Lot 107 of Wonder Estates, where this home was built in 1974, was originally owned by Tamarisk Country Club member Ernie Alschuler. Alschuler was a Chicago businessman whose company, Sentinel, manufactured radios in the 1930s and 40s, then televisions in the post-war era. He owned a home in Palm Springs. He and his wife were described in the Desert Sun as 'tireless civic workers'; he was on the board of directors for the first iteration of the Palm Springs Hospital in the late 1940s, then for the Palm Springs Museum. By the early 1960s, they had built themselves a '*palatial new home on Via Lola*' (425 Via Lola) in Palm Springs, according to the Desert Sun (*see Appendix 3)*, which eventually became the Sidney Sheldon Estate. Their final Palm Springs home was at Seven Lakes Country Club. Lot 107 at Tamarisk Country Club was left unbuilt, sold to Doris Hoffman in 1961.

2. Doris Hoffman: 1961 – 1969

Hoffman was a Tamarisk Country Club member and successful amateur golfer.

3. Stanley Goodfriend: 1969-1972

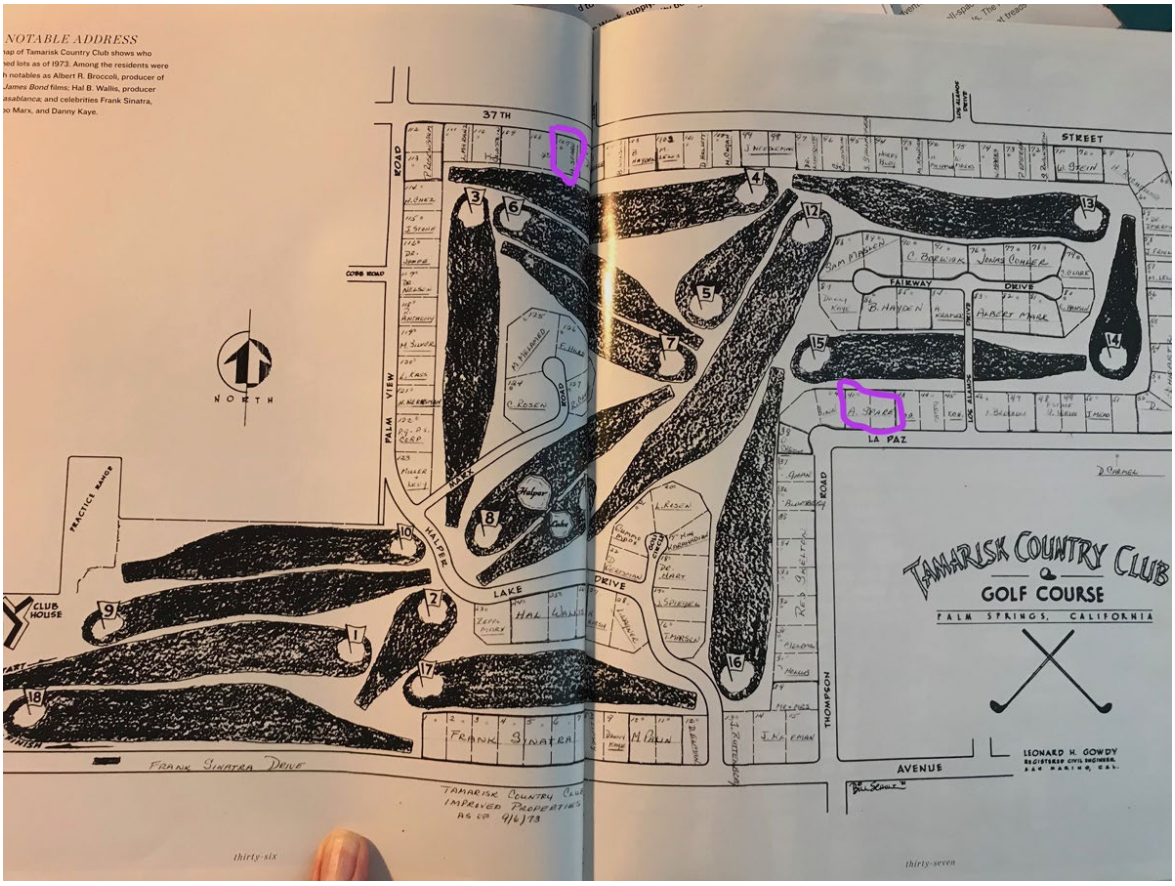
Grant deeds for the property show that Chicago-based real estate developer Stanley Goodfriend and his wife Jeanne purchased the lot in 1969. They sold Lot 107 of Wonder Estates to Harriette Allen Sellwood in 1972.

4. Harriette Allen Sellwood: 1972-1973

Her husband, Richard Sellwood, was an attorney and an officer of First National Bank, who died in 1970. When Richard Sellwood died, his address was listed as 40286 Tonopah Road (Thunderbird Heights). Apparently, Stanley Goodfriend later purchased this home from Harriette Sellwood, as Goodfriend's address from 1972 until he died in 1975 was one and the same. (*See Appendix 3).* She sold Lot 107 to Alexander T. Spare in January 1973.

5. Alexander T. Spare: 1973 - first owner to commission a home for Lot 107

According to a vintage map of Tamarisk Country Club owners '*as of 1973*,' published in Palm Springs Life in December 1973 (see below and *see Appendix 1*), and also according to the deed of ownership (*Appendix 2)*, the next owner was Alexander (Alex) T. Spare. Alex Spare already owned a home at Tamarisk Country Club (Lots 41 & 42), at 70906 La Paz Road.



1973 map of Tamarisk Country Club homeowners, reproduced in Palm Springs Life in December 1973
Alex Spare's ownership of Lot 107 (top left) and lots for his home on La Paz Road are highlighted.

A 'leading Chicago attorney' according to the Desert Sun in 1966, Alexander T. Spare was also the 'registered agent' for numerous Chicago companies, based on the 1963 certified list of domestic and foreign companies[3], with most of the companies registered to his office address at 33 N. LaSalle in Chicago. Businesses were as diverse as Johnson Kiddie Rides and the Lake Tower Motel Corporation (which he still owned at the time of his death)[4], coffee companies, the Long Realty Co., Mark Realty & Investment Co., Midland Building Corp., National Design Center, Quality House Inc., a company in his wife's name: R. H. S. Corp., and Spare Realty Inc. Clearly his main preoccupation was with commercial property.

Alex and Rita Spare started coming to the desert in the early 1960s. By 1961 they owned a house at 70906 La Paz Road, at Tamarisk Country Club, mentioned in the 1966 Desert Sun announcement of their daughter's engagement (*See Appendix 3)*. The house appears to have been pre-existing, according to permits, built in 1958 by Marval Construction / Robert Marx, son of Gummo Marx, who also built the house next door. A building permit for a den and a bathroom addition were to be added by owner 'Spare,' completed in October 1964. The home's pool was featured on the cover of Palm Springs Life in July 1965 and Sackley and Light were named as the home's designers in the caption. (That magazine cover is now also

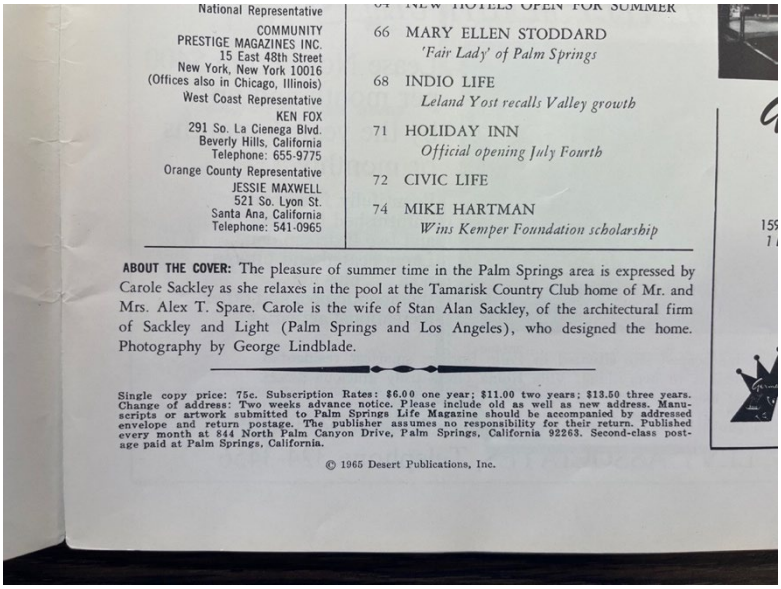
[3] Certified List of Domestic and Foreign Corporations for the year 1963:
https://archive.org/details/certifiedlistofd1963unse/mode/2up?q=%22Alexander+T.+Spare%22

[4] http://forgottenchicago.com/features/chicagos-shoreline-motels-central/

featured on a Palm Springs Life mug). Sackley's work on the house appears to be a remodel with additions, according to permits (*see Appendix 1*).



Palm Springs Life – July 1965. Carole Sackley relaxes in the pool of the Alex Spare home at Tamarisk Country Club (70906 La Paz Road), redesigned by Sackley in 1964.


National Representative
COMMUNITY
PRESTIGE MAGAZINES INC.
15 East 48th Street
New York, New York 10016
(Offices also in Chicago, Illinois)
West Coast Representative
KEN FOX
291 So. La Cienega Blvd.
Beverly Hills, California
Telephone: 655-9775
Orange County Representative
JESSIE MAXWELL
521 So. Lyon St.
Santa Ana, California
Telephone: 541-0965

64 NEW HOTELS OPEN FOR SUMMER
66 MARY ELLEN STODDARD
'Fair Lady' of Palm Springs
68 INDIO LIFE
Leland Yost recalls Valley growth
71 HOLIDAY INN
Official opening July Fourth
72 CIVIC LIFE
74 MIKE HARTMAN
Wins Kemper Foundation scholarship

ABOUT THE COVER: The pleasure of summer time in the Palm Springs area is expressed by Carole Sackley as she relaxes in the pool at the Tamarisk Country Club home of Mr. and Mrs. Alex T. Spare. Carole is the wife of Stan Alan Sackley, of the architectural firm of Sackley and Light (Palm Springs and Los Angeles), who designed the home. Photography by George Lindblade.

Single copy price: 75c. Subscription Rates: $6.00 one year; $11.00 two years; $13.50 three years. Change of address: Two weeks advance notice. Please include old as well as new address. Manuscripts or artwork submitted to Palm Springs Life Magazine should be accompanied by addressed envelope and return postage. The publisher assumes no responsibility for their return. Published every month at 844 North Palm Canyon Drive, Palm Springs, California 92263. Second-class postage paid at Palm Springs, California.

© 1965 Desert Publications, Inc.

Palm Springs Life magazine, caption for front cover – July 1965

In December 1973, Alex Spare died suddenly after a short illness. He was 69. However, his name is listed as co-title holder on the 'Notice of Completion' document for the new house at 70641 Tamarisk Lane, signed by Stan Sackley in August 1974 *(See Appendix 2)*. Spare knew Sackley, as demonstrated by Spare's commissioning Sackley for his other Tamarisk home, in 1964. Sackley was designing speculative and custom homes during this era of the early 1970s; it is likely that Spare saw the new Tamarisk property as a good investment.

Stanley Goodfriend, realtor, is also named on the 'Notice of Completion' for the property. The August 1974 Notice of Completion lists the owners as the G. S. Partnership – also as S.G.S. Partnership (on the same document): Goodfriend and Sackley = Stanley and Stanley Goodfriend and Sackley. Although Stanley Goodfriend lived in the desert full time for only two years before he died, he had been a member at Tamarisk Country Club since the mid 1960s. He and his wife had initially purchased Lot 107 in 1969, before selling it in 1972. Goodfriend and his wife Jeanne eventually moved to the desert full-time in 1972 from Chicago, choosing their desert home on Tonopah Road in Thunderbird Heights (previously owned by the Sellwoods, subsequent owners of Lot 107). It is likely that they already knew Alex Spare through their real estate connections in that city. Goodfriend was subsequently involved in the sale of several large homes in Rancho Mirage, both at Tamarisk and Thunderbird Country Clubs. According to his son, Stanley Goodfriend Jr., in an email exchange with this document's author, from May 2025:

"My father was an attorney and he received his degree from the prestigious U. of Chicago Law School. He did not practice law very much but was the right-hand man and VP of Arthur Rubloff, a big time commercial real estate developer and owner of Arthur Rubloff & Co., which was the 2nd largest real estate firm in the country in the '60s and early '70s. My father was instrumental in the development of a number of large apartment and commercial projects in Chicago, most notably Carl Sandburg Village, a 10,000-unit apartment development that opened in the early-mid '60s and became condos in early '80s.

I bring this to your attention as my recollection is that the development of the property (*at 70641 Tamarisk Lane)* was driven by my father due to his aforementioned expertise and connections through Tamarisk, which had a large Chicago membership. He and Stan Sackley were good friends and it was very much a joint project. My father put together the investors and determined the feasibility of the project as well as its development finance and construction. I remember this very clearly, so I'd like him to get some credit for being the driving force behind it…I was in graduate school at UCR and finished my degree in late '75, two months after he passed away. He spoke about the project often. He was much more sophisticated than the run of the mill residential realtor. I say this with my own career knowledge as an owner of a successful commercial and residential mortgage firm.

Hope this helps. So much fun seeing this house as it was cutting edge at the time."

Indeed, most owners of the lot were from Chicago: from the Alschulers to Doris and Sol Hoffman, to the Goodfriends and Alex Spare. Goodfriend died in September 1975, at the age of 63. According to his obituary, he had lived in the desert since 1972. The '*G.S. Partnership'* was listed on the 'Notice of Completion' as owner, but the deed listed Alex Spare as owner; he was presumably the finance behind the home's development. Alex Spare's wife was executor of his will and was responsible for the subsequent sale of the home. *(See Deeds, Appendix 2)*

The house appears to have gone on to the open market following Alex Spare's death. In March 1974, the Desert Sun advertised a house offered for sale by Stanley Goodfriend. It matches the location and description, as well as its status as 'just being completed.'



/ Desert Sun / 9 March 1974

Desert Sun, 9 March 1974

R.A. GREENE, Realty 328-5512 or 328-7884

Tamarisk Country Club

On The Golf Course

NEW HOME — JUST BEING COMPLETED

4 Bedrooms, 4 Baths. Large living room, formal dining room, breakfast room. Fully equipped Island Kitchen. Paneled Den with bar. Utility room. His and Her Master Baths, sauna in his. 2 car garage, golf cart garage. Large pool & Jacuzzi. 4650 sq. ft. Fully landscaped. Lot 120' by 160'. $265,000.

OPEN HOUSE SATURDAY & SUNDAY

11 A.M. To 4 P.M.

DIRECTIONS: Hwy. 111 to Frank Sinatra Drive. Turn on DaVall to Chappel. Turn Left onto Palm View to 37th Street. Turn right and go 200 yards to home.

STANLEY GOODFRIEND, REALTOR

71-430 Highway 111 Rancho Mirage 346-0501

Desert Sun, 9th March 1974

In June 1974, Rita Spare, Alex Spare's widow, sold the property to Solomon R. and Rebecca D. Baker, just one month before the house was actually completed. (*See Appendix 2, Deeds)*

6. Solomon R. Baker and Rebecca D. Baker: 1974 – 1983

He was a successful Los Angeles industrialist, owner of Baker Industries. As major philanthropists, their foundation donated substantial sums to Cedars Sinai Hospital and Jewish organizations. According to the grant deed signed on July 1974, (*See Appendix 2),* Mr. and Mrs. Solomon R. Baker paid the sum of $237,500 to Spare's widow, Rita Spare, for the house purchase.

7. Samuel Oschin: 1983-1992

Oschin was a Los Angeles-based entrepreneur, real estate developer, banker, philanthropist and world traveller. Among his many interests were medicine, the arts, astronomy and several Jewish charities. The 48-inch Schmidt telescope at the Palomar Observatory is named for him, as is the planetarium at the Griffith Observatory in Los Angeles. The Space Shuttle 'Endeavor' will be based at the Samuel Oschin Air and Space Center upon its completion (2026) (https://californiasciencecenter.org/about-us/samuel-oschin-air-and-space-center). The Comprehensive Cancer Institute at Cedars-Sinai also bears his name. [5]

8. Herbert & Gloria Cook: 1992 – 2019

Originally from Denver, Colorado, where they owned one of the state's largest sporting goods chains, Cook Sporting Goods, Herbert Cook became good friends with Gerald Ford,

[5] https://en.wikipedia.org/wiki/Samuel_Oschin, and https://www.legacy.com/us/obituaries/latimes/name/samuel-oschin-obituary?id=9792563

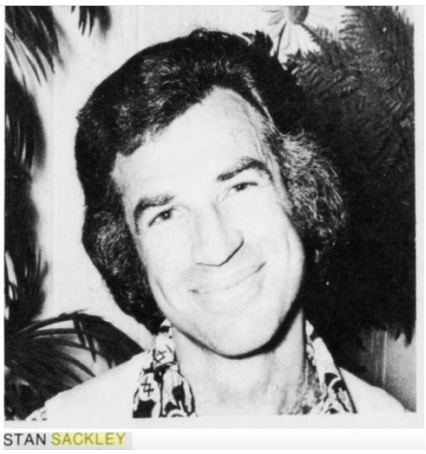
often playing golf with the former President. By the late 80s, he left the sporting goods business to start a real estate investment firm. His wife was also an avid golfer, she died in 2014. According to his 2018 obituary in the Denver Post, "Off the fairway, one of his great joys was spending time with his friends and family at his home in Cherry Creek and the Tamarisk Country Club in Palm Springs."[6]

9. **Badiha and Pierre Alwan / Alwan Family Living Trust:** 2019 – 2023

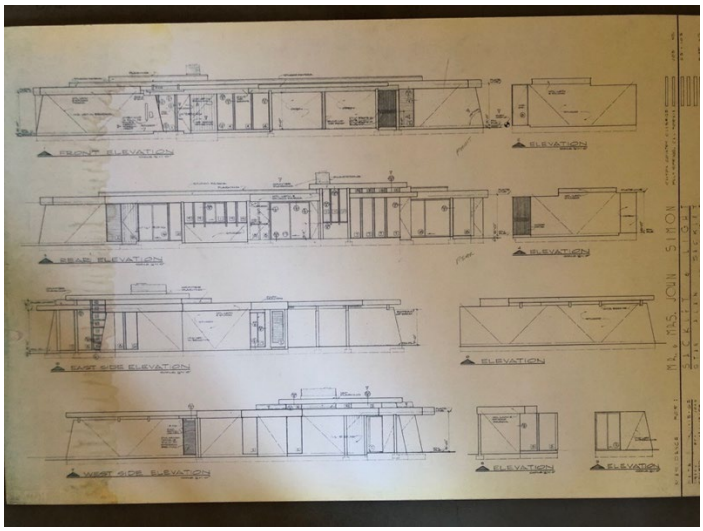
10. **James Bennette & David Cowan:** 2023 – today

[6] https://www.denverpost.com/2018/07/11/herbert-cook-colorado-real-estate-investor-dies/.

ARCHITECT: STAN SACKLEY (1937 – 2001)



Born in Los Angeles in 1938, the son of Robert and Rose Sackley who moved from New York to California before he was born. Not much is known about Sackley's early life, however he appears in the Palm Springs High School student alumnus 1988 reunion book, so he may have spent some of his youth in Palm Springs. His father owned a manufacturing company and there seems to have been family wealth in Sackley's background. Records show that he graduated from USC School of Architecture in 1961.[7] By 1964, he appears in the Palm Springs telephone directory, married to Carole, and living on Sybil Road in Palm Springs. One of his first jobs – a remodel for a Tamarisk Country Club homeowner, Alex Spare, appears to have been undertaken in 1964. The first record of a custom home designed by Sackley is for the 1965 John Simon Residence at 601 Avenida Granada[8], at the Canyon Country Club in Palm Springs, the original drawings for that home give Stan Sackley the lead credit and name him as the draftsman on behalf of 'Sackley & Light'. This was one of several homes that he designed in this neighborhood; the home was included in the Signature Home Tour during Modernism Week 2024.



One of the elevation drawings for the John Simon Residence in Palm Springs (1965) shows 'Sackley & Light' as architects with Stan Alan Sackley as designer

[7] https://pcad.lib.washington.edu/person/9915/

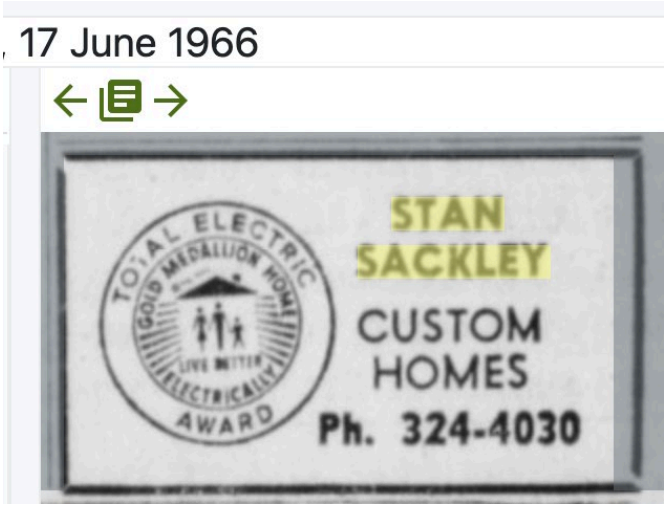
[8] https://hundredmilehouse.co/granada-1 (A detailed description of the 1965 John Simon Residence, written by this document's author for the 2024 Modernism Week home tour.)

A 1965 Desert Sun article shows Stan Sackley 'looking over plans' for an office building in Indio, as architect with 'Sackley & Light'. Sackley received high-profile media coverage in Playboy magazine when the Palm Springs home he designed for his attorney friend, James Hollowell, was featured as a 'Playboy Pad' in the April 1966 issued of the magazine. *(See Appendix 3).* Sackley also completed his own home, right opposite Hollowell's, at 1300 Sagebrush, in 1966. Both homes are post and beam construction and considered to be fine examples of Sackley's modernist designs. By 1967, Hollowell had purchased a lot on North Palm Canyon and commissioned Sackley & Light to design the office building at 655 N. Palm Canyon, completed in 1970.



Stan Sackley, second from right – vintage 1966 photograph from Canyon Country Club.

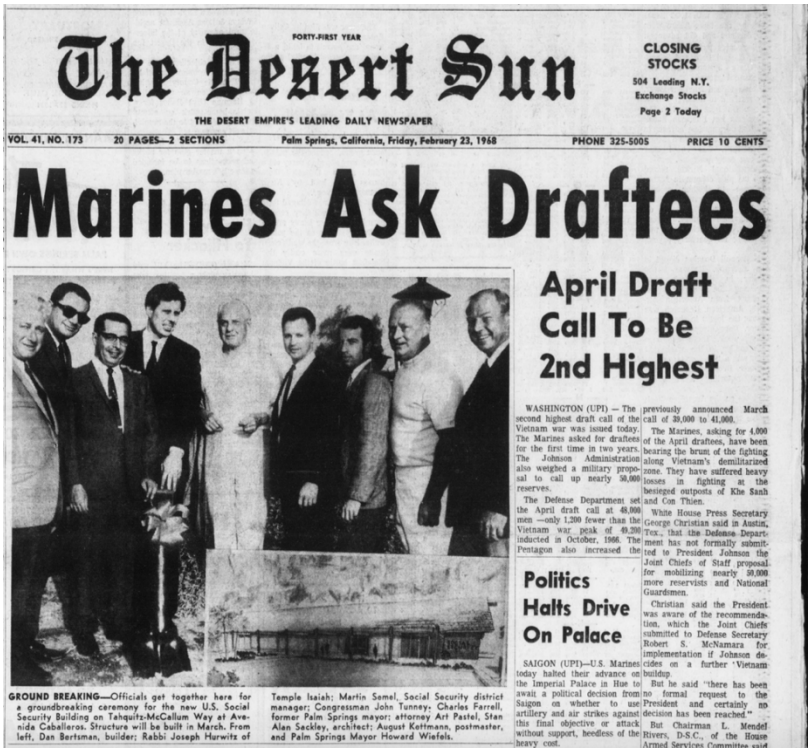
While he was affiliated with Herman C. Light, Sackley felt sufficiently confident about his abilities as a home designer, helped by the article in Playboy Magazine in April, to put an ad in the Desert Sun in June 1966 promoting himself as a designer of custom homes. (*See below*).



Desert Sun ad, 17th June 1966

As previously noted, Stan Sackley's early career was given a boost by his partnership with his USC professor, mentor, and Fellow of the AIA, Herman Charles Light. Following Sackley's graduation from the USC School of Architecture, the two partnered as 'Sackley & Light.'

Sackley never registered with the AIA, but as a partner with Herman Light, Sackley was able to bid for projects that required AIA affiliation. This was particularly important for earlier, commercial or city projects such as the office building in Indio (1965) and the US Social Security Building on Tahquitz-McCallum Way, which made the front page of the Desert Sun in February 1968 and featured Sackley in the line-up. (See below).



FORTY-FIRST YEAR

The Desert Sun

THE DESERT EMPIRE'S LEADING DAILY NEWSPAPER

CLOSING STOCKS
504 Leading N.Y. Exchange Stocks
Page 2 Today

VOL. 41, NO. 173 | 20 PAGES—2 SECTIONS | Palm Springs, California, Friday, February 23, 1968 | PHONE 325-5005 | PRICE 10 CENTS

Marines Ask Draftees

April Draft Call To Be 2nd Highest

WASHINGTON (UPI) — The second highest draft call of the Vietnam war was issued today. The Marines asked for draftees for the first time in two years. The Johnson Administration also weighed a military proposal to call up nearly 50,000 reserves.

The Defense Department set the April draft call at 48,000 men —only 1,200 fewer than the Vietnam war peak of 49,200 inducted in October, 1966. The Pentagon also increased the previously announced March call of 30,000 to 41,000.

The Marines, asking for 4,000 of the April draftees, have been bearing the brunt of the fighting along Vietnam's demilitarized zone. They have suffered heavy losses in fighting at the besieged outposts of Khe Sanh and Con Thien.

White House Press Secretary George Christian said in Austin, Tex., that the Defense Department has not formally submitted to President Johnson the Joint Chiefs of Staff proposal for mobilizing nearly 50,000 more reservists and National Guardsmen.

Christian said the President was aware of the recommendation, which the Joint Chiefs submitted to Defense Secretary Robert S. McNamara for implementation if Johnson decides on a further Vietnam buildup.

But he said "there has been no formal request to the President and certainly no decision has been reached."

But Chairman L. Mendel Rivers, D-S.C., of the House Armed Services Committee said

Politics Halts Drive On Palace

SAIGON (UPI)—U.S. Marines today halted their advance on the Imperial Palace in Hue to await a political decision from Saigon on whether to use artillery and air strikes against this final objective or attack without support, heedless of the heavy cost.

GROUND BREAKING—Officials get together here for a groundbreaking ceremony for the new U.S. Social Security Building on Tahquitz-McCallum Way at Avenida Caballeros. Structure will be built in March. From left, Dan Bertsman, builder; Rabbi Joseph Horwitz of Temple Isaiah; Martin Samel, Social Security district manager; Congressman John Tunney, Charles Farrell, former Palm Springs mayor; attorney Art Pastel, Stan Alan Sackley, architect; August Kettmann, postmaster, and Palm Springs Mayor Howard Wiefels.

Desert Sun, February 23rd, 1968

By the early 1970s, Stan Sackley's career as a custom home designer in the Palm Springs area was well established. He increased his public profile by becoming a director for the city's annual Desert Circus. His best-known homes are from the 1970s, many on lots that he purchased on Caliente Drive in the Indian Canyons area of Palm Springs. These are now sought-after examples of 'late modern' design and often featured on Modernism Week tours. Sackley's work in the desert appears to have continued until 1985. Local records show that Sackley subsequently moved to Beverly Hills. A Los Angeles Times article from 1986 quotes Sackley as a 'retired architect.' He amassed an important collection of classic cars, later sold at auction through Christie's after Sackley passed away.

More recent research has revealed that Sackley returned to work on desert area projects shortly before he died. Two press cuttings from the Desert Sun, from July and December 2000 (*see Appendix 3)* record that Sackley & Associates had been retained to design a new development in Andreas Hills, and even include a captioned photograph of Sackley at the development site. One of these later articles describes Sackley as having worked with Oscar Niemeyer on the design of Brasilia (perhaps as a student intern, given the city was completed before Sackley graduated!). Other claims made in the article are similarly difficult to prove. A list of known Sackley projects is attached in *Appendix 3*; the Palm Springs Historic Site Preservation Board's survey includes Stan Alan Sackley as a local modernist architect.

ARCHITECTURE

The architecture of the Sackley-Spare Residence can be described as 'Late Modern.' This means that significant elements of Modernist architecture and 'Desert Modern' exist as they did in the 1950s and 1960s, but from the late 1960s Late Modern (1968 – 1980) design took on more sculptural forms, increased massing, greater volumes, and expanded / exaggerated horizontal and vertical planes. The Sackley-Spare Residence is not only typical of Sackley's designs in this era, but it is arguably his most experimental and successful. It occupies a 10,000 square foot site, comprises four bedrooms and four bathrooms in nearly 5,000 square feet of living space (5,416 square feet including the garage) in a mostly rectangular shape. The front elevation is defined by its glazed entry flanked by stucco, windowless walls, with the only decoration being the distinctive horizontal bands of pink granite.

Sackley was using many 'Late Modern' elements in his designs from the mid-1960s onwards, with sculptural forms in evidence in the John Simon Residence (1965, Palm Springs) as well as the Hollowell Residence (1965, Palm Springs). As his style evolved in the 1970s, the volumes and massing increased, but one sees repetition of design devices and details by Sackley that make his homes easy to recognize both externally and internally. Indeed, this being one of his earlier 70s homes, and one of the largest of this era, the Sackley-Spare Residence was arguably the style guide for all the Late Modern homes that he subsequently designed. The design features below are distinctively 'Sackley' and all the elements listed are represented in the Sackley-Spare Residence.

- Flat roofs, long horizontals, often with a central section raised above adjacent wings
- Deep cantilevered overhangs
- Use of blade walls to shield recessed windows
- Private front elevations
- Bold forms and planes
- Ceiling height windows
- Extra high ceilings
- Full-height doors (interior and exterior)
- Exaggerated volumes
- Textured block walls as ornamentation
- Glazed exterior walls / outdoor space adjacent to bathrooms
- Mitred glass at corners of living spaces / dining areas / primary bedroom
- Recessed windows flanked by blade walls that create vertical lines intersecting with the roof's horizontal planes.
- Limited ornamentation, such as narrow bands of colored granite as featured at the Sackley-Spare Residence

An additional feature for some Sackley homes was the offset garage that obscures the garage door from the street view and allows for a semi-circle driveway or forecourt, as it does at the Sackley-Spare Residence. The front (street elevation) is notable for the horizontal bands of pink granite interspersed with stucco that punctuate the main elevation and flank the garage entry. The unusually wide area of glazing to the main entry creates an inviting front atrium or entry court. To the rear of the house, the south elevation is one of

Sackley's most dramatic, with the central living room windows forming a ceiling-height bay window, while the adjacent living area ceiling-height windows are substantially recessed under deep eaves providing drama and shade. This elevation is further enhanced by the long, low horizontal steps leading down to the pool, flanking a textured brick planter wall.

The homes that Sackley designed along Caliente Drive in Palm Springs bear similarities in use of materials like bands of granite, textured block walls, cut-outs in roof overhangs, mitred glass, and bathrooms adjacent to light wells. Most were in the region of 3,000 + square feet and followed a rectangular plan that Sackley provided on the larger, custom homes like the Sackley-Spare residence or the later 1981 Jerry Herman residence (*See photos in Appendix 1*).

A further evaluation of Sackley's work in Palm Springs can be found at the US Modernist archival website, which features Sackley's projects here:
https://usmodernist.org/sackley.htm
(At the time of writing, there were errors in this list of his work, which names him as FAIA (he wasn't, but Herman C. Light was), and the residence on Pequeno Drive has since been identified as being by architect John Walling. US Modernist has been advised.)

The following website presents a useful description for 'Late Modernism' with relation to historic preservation. https://www.swca.com/news/2017/08/what-late-modernism-means-for-historic-preservation

One extract: "*What qualifies as "Late Modernism?" A few of the architectural features contributing toward that classification include a horizontally oriented building plan, ribbon windows, flat or shed roof, use of industrial materials like concrete, and very little exterior ornamentation.*"

There is also useful information on the Docomomo website which refers to Late Modernism in Los Angeles. https://docomomo-us.org/news/surveyla-citywide-historic-context-statement-late-modern-1966-1990

Of particular note, the quote from author Charles Jencks book entitled, 'Late-Modern Architecture,' (pub.1980, Rizzoli) *"There are many ways to characterize Late-Modern architecture and most of them can be reduced to the single notion of exaggeration. Late-Modernism takes Modern architecture to an extreme in order to overcome its monotony and the public's boredom with it."*

In 1986, according to Docomomo, "*Jencks articulated his original definition, stating that "Late-Modernism is mostly "late" because it is still committed to the tradition of the new," and unlike Postmodernism, "does not have a complex relation to the past, or pluralism, or the transformation of Western culture – a concern with meaning, continuity, and symbolism." Ultimately, according to Jencks, "Late-Modernism" is "pragmatic and technocratic in its social ideology and from about 1960 takes many of the stylistic ideas and values of modernism to an extreme in order to resuscitate a dull (or clichéd) language."*

CRITERIA:

Criterion 1: Events: *The resource is associated with events that have made a meaningful contribution to the nation, state or community.* The Sackley-Spare Residence is not associated with any meaningful events.

Criterion 2: People: *This criterion recognizes properties associated with the lives of persons who made meaningful contributions to national, state or local history.* The Sackley-Spare Residence is not associated with anyone who made a meaningful contribution to history.

Criterion 3: History. *The resource reflects or exemplifies a particular period of national, state or local history.* The Sackley-Spare Residence exemplifies a custom residence of the Late Modern era in Rancho Mirage, at the time of the city's incorporation, and on the cusp of the city's mid-70s expansion. *The Sackley-Spare Residence therefore exemplifies a particular period of local history.*

Criterion 4: Construction. *The resource embodies the distinctive characteristics of a type, period, or method of construction.* The Sackley-Spare Residence includes the distinctive Sackley characteristics: narrow, horizontal roof profile and deep cantilevers achieved by the use of steel in the construction. The innovative placement of the HVAC in the slab instead of the roof also helped to achieve the very narrow horizontal roof profile. *Therefore, it qualifies under this criterion 4.*

Criterion 5: High Artistic Value. *The resource presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age, or that possesses high artistic value.* Graduate of the renowned USC School of Architecture, Stan Alan Sackley's career was set on a successful path by his partnership with senior Los Angeles architect and USC professor, Herman Charles Light, FAIA. This partnership secured Sackley's future. By the time Sackley's house for James Hollowell was published in Playboy Magazine in April 1966, Sackley was a confident designer of modernist architecture in the Palm Springs area. Success continued throughout the 1970s, when his designs developed into Late Modern, this era represents his most significant contribution to the architectural legacy of Palm Springs. His Late Modern homes have become instantly recognizable and highly sought-after, through features shared by many of his custom and spec home designs:

- Flat roofs, long horizontals, often with a central section raised above adjacent wings
- Deep cantilevered overhangs
- Use of blade walls to shield recessed windows
- Private front elevations
- Bold forms and planes
- Ceiling height windows
- Extra high ceilings
- Full-height doors (interior and exterior)
- Exaggerated volumes
- Glazed exterior walls / outdoor space adjacent to bathrooms
- Mitred glass at corners of living spaces / dining areas / primary bedroom

- Recessed windows flanked by blade walls that create vertical lines intersecting with the roof's horizontal planes.
- Limited ornamentation, such as narrow bands of colored granite as featured at the Sackley-Spare Residence

Homes by Sackley from the 1970s are frequently featured on Modernism Week tours. The Sackley-Spare Residence is the only known house by Sackley in Rancho Mirage and represents an architect at the height of his design powers, using all the elements of Late Modern design that he went on to use for his Palm Springs home designs. *Therefore, it qualifies under this criterion.*

Criteria 6 and 7 re: historic district attributes and pre-history do not apply.

Integrity Analysis (using U.S. Secretary of Interior Standards)

INTEGRITY

Integrity is the ability of a property to convey its significance. To be listed in the local registry, a property must not only be shown to be significant under the criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance. Historic properties either retain integrity (that is, convey their significance) or they do not. The definition of integrity includes seven aspects or qualities. To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining which of these aspects are most important to a particular property requires knowing why, where, and when the property is significant. The following sections define the seven aspects and explain how they combine to produce integrity.

LOCATION

Location is the place where an historic property was constructed or the place where an historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved. **The Sackley-Spare Residence remains in its original location and therefore qualifies under this aspect.**

DESIGN

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing. The Sackley-Spare residence's essential characteristics of form, plan, space, structure, and style have survived intact. The structural system; massing; arrangement of spaces; and original details such as the horizontal bands of pink granite flanking the entry, remain in place. Fenestration patterns are consistent with those used by Sackley on similar projects in the Greater Palm Springs area at this time. Vertical shallow blade walls provide shade to tall, narrow windows. **The design of the Sackley-Spare Residence remains as it was and is typical of Sackley's designs of this era.**

SETTING

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built, or an event occurred, setting refers to the character of the place in which the property played its historical role. It involves how, not just where, the property is situated and its relationship to surrounding features and open

space. Setting often reflects the basic physical conditions under which a property was built and the functions it was intended to serve. In addition, the way in which a property is positioned in its environment can reflect the designer's concept of nature and aesthetic preferences. The house is set back from the road by a deep driveway and motor court. Low pony walls on either side of the driveway near the street are believed to be original and help guide one's view towards the front of the house. The low pony wall to the right of the driveway also serves to ground the house, while creating the illusion of privacy from the street. **The setting of the Sackley-Spare Residence continues to reflect the designer's original intent in its relationship of site and structure.**

MATERIALS

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveals the preferences of those who created the property and indicate the availability of particular types of materials and technologies. The Sackley-Spare Residence exterior surface materials: stucco finish, lack of fenestration to front elevation; glazed entry with central door opening to entry court; bands of horizontal pink granite at entry; intersecting horizontal and vertical planes, offset garage and semi-circle motor court, stacked brick work, blade walls to shelter tall vertical windows, high walls of glass to rear elevation to embrace golf course and mountain views. **The materials continue to express the physical elements designed during the building's period of significance; the pattern and configuration that forms the residence survive intact.**

WORKMANSHIP

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques. Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles. Examples of workmanship in historic buildings include tooling, carving, painting, graining, turning, and joinery. **The workmanship of the Sackley-Spare Residence is consistent with housebuilding workmanship of the era.**

FEELING

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. For example, a rural historic district retaining original design, materials, workmanship, and setting will relate the feeling of agricultural life in the 19th century. The Sackley-Spare Residence continues to express the desirable and recognizable aesthetic of a Late Modern home. **Accordingly, the residence retains its original integrity of feeling.**

ASSOCIATION

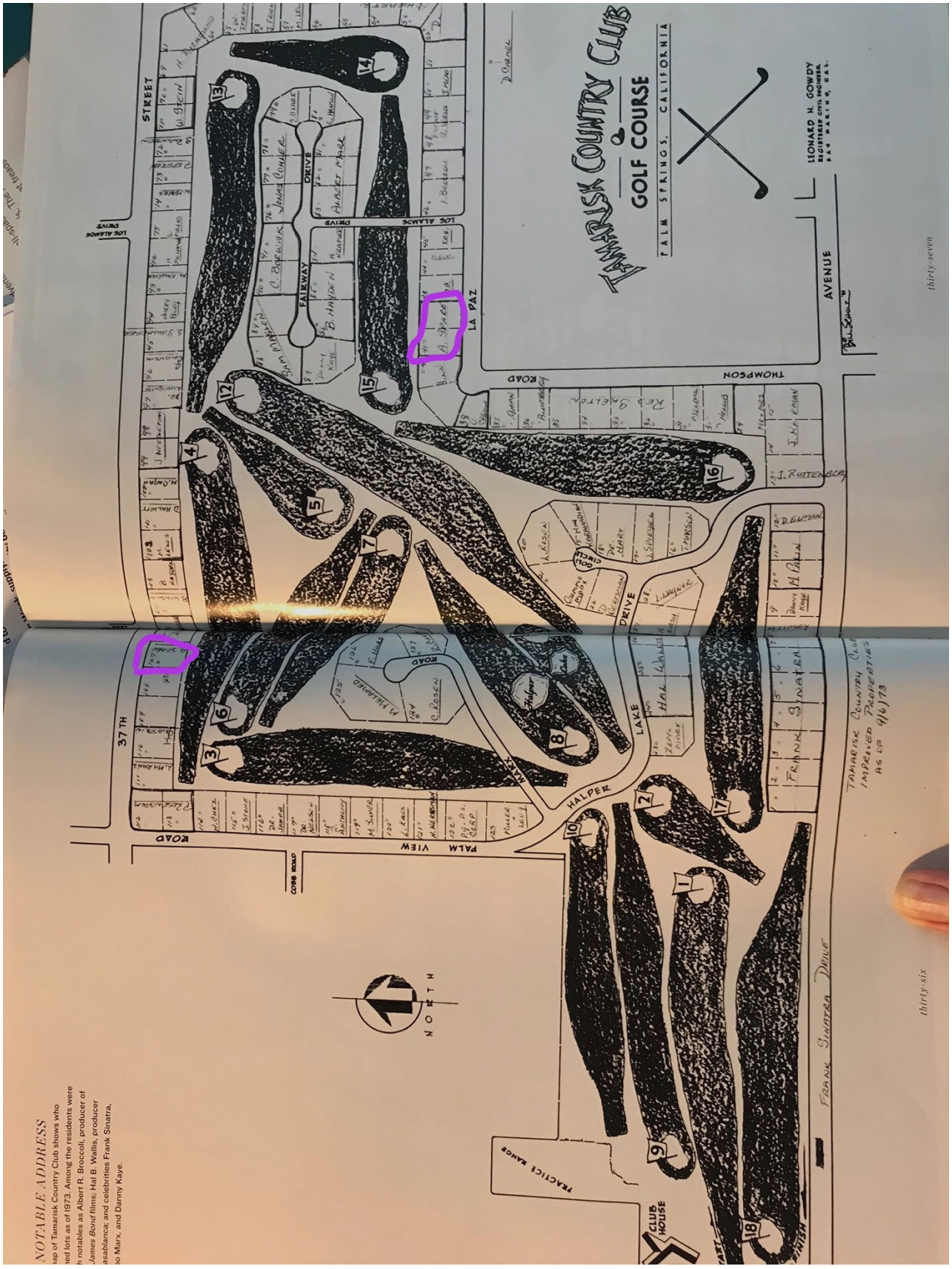
Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. For example, a Revolutionary War battlefield whose natural and man-made elements have remained intact since the 18th century will retain its quality of association with the battle. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register. **The Sackley-Spare Residence is an important example of a Late Modern custom desert home; it is the only known original house by Sackley in Rancho Mirage.**

INTEGRITY SUMMARY: The Sackley-Spare Residence appears to be in excellent condition and continues to fully represent the original design intent of architect Stan Alan Sackley. This integrity analysis confirms that the building and site of the Sackley-Spare Residence still possess all seven aspects of integrity. The original footprint of the Sackley-Spare Residence remains intact. In summary, the residence still possesses a sufficiently high degree of integrity to qualify for historic designation.

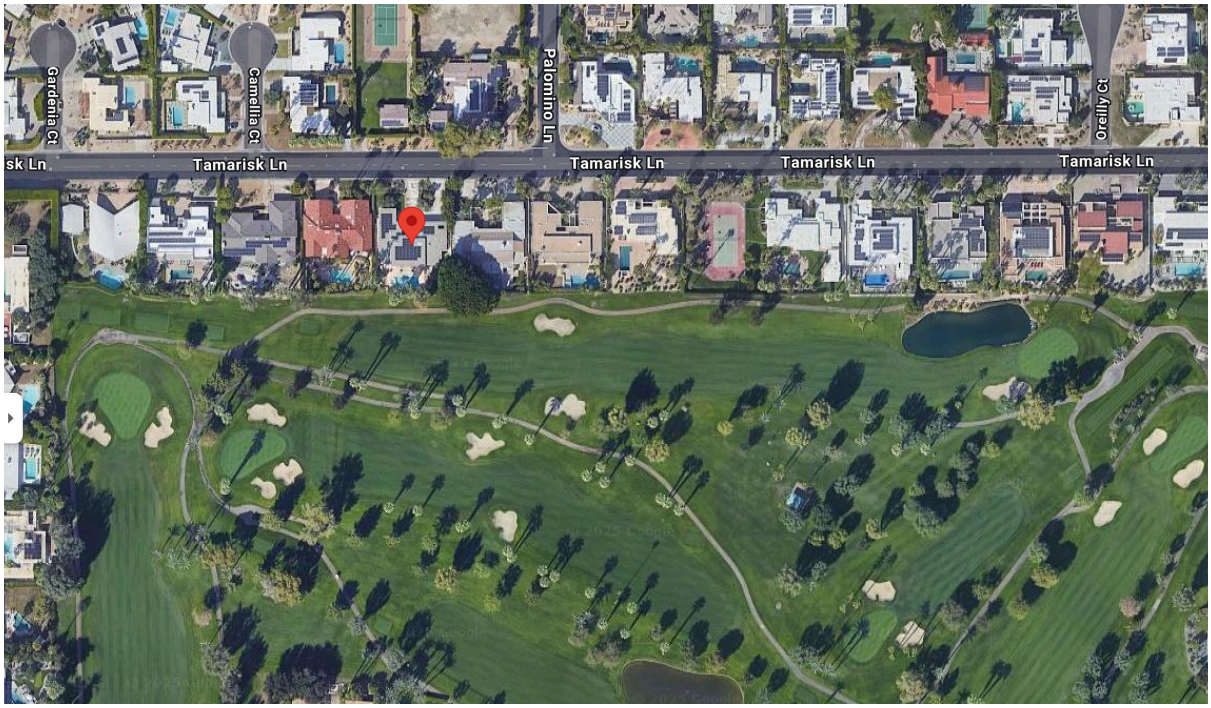
SUMMARY: This evaluation finds the Sackley-Spare Residence eligible for listing as a City of Rancho Mirage Historic Site.

APPENDIX 1

Maps, site plans, photos



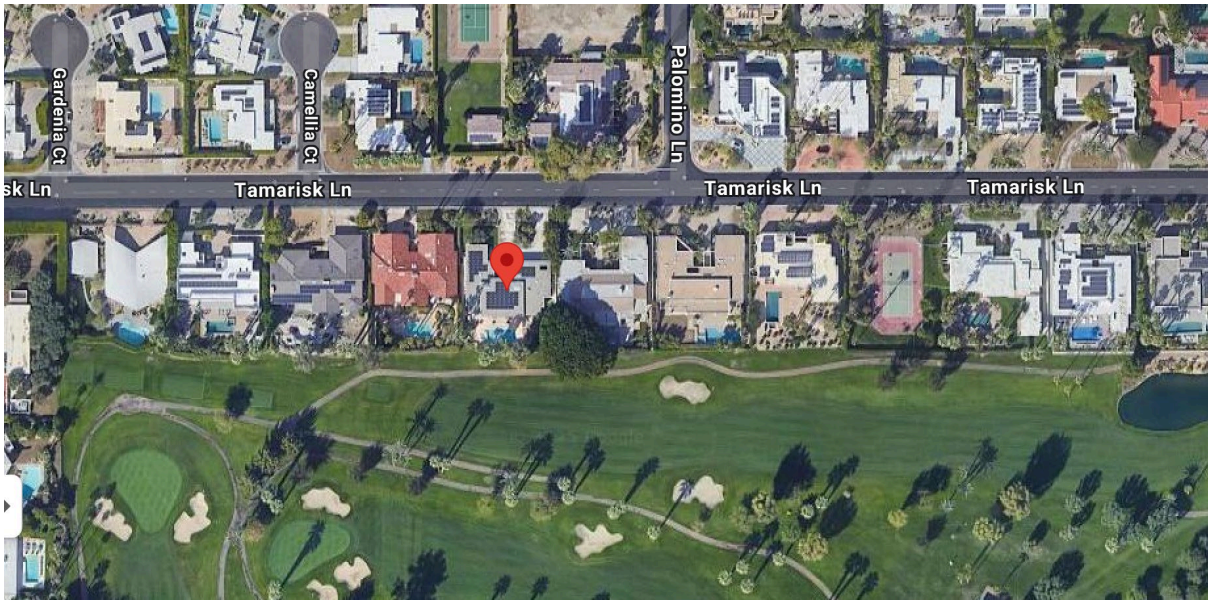
Map of Tamarisk Country Club lots and owners, 1973. Reproduced in Palm Springs Life magazine December 1973.



Google Earth aerial view of property location for 70641 Tamarisk Lane, indicated by red marker.



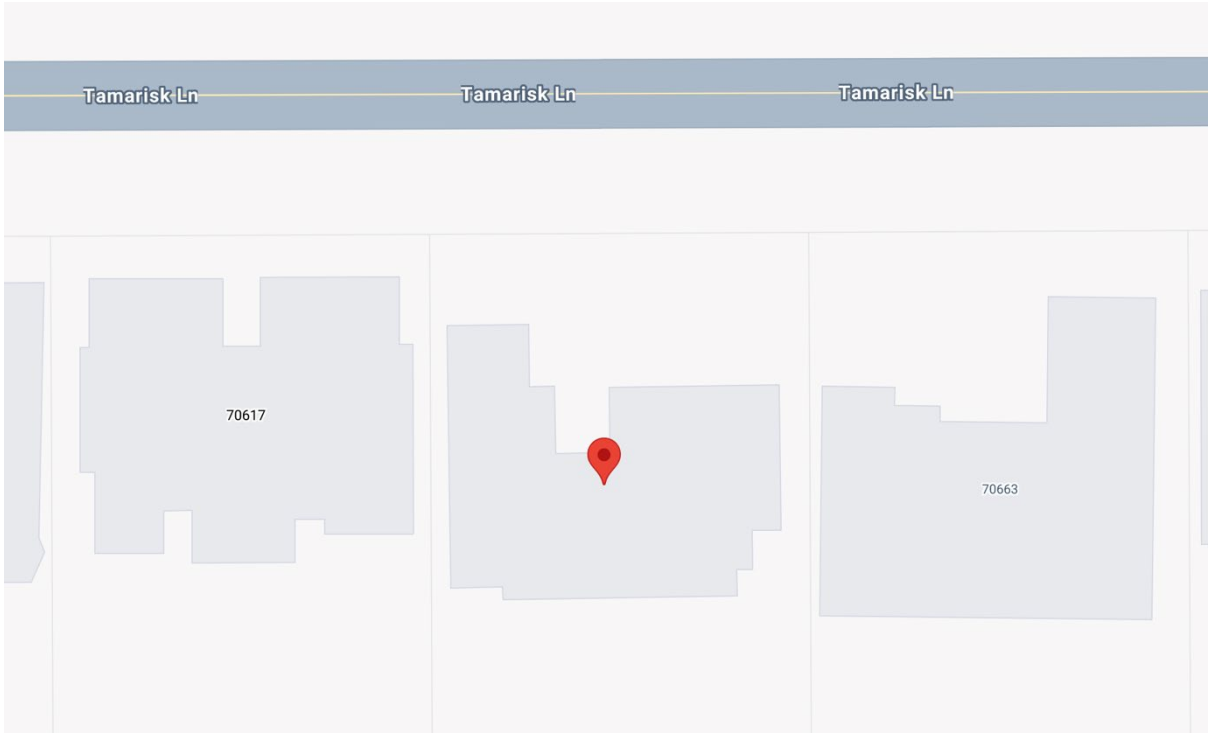
1983 Aerial view of Tamarisk Country Club shows 70641 Tamarisk Lane – highlighted in yellow. (Source: FrameFinder, UCSB)



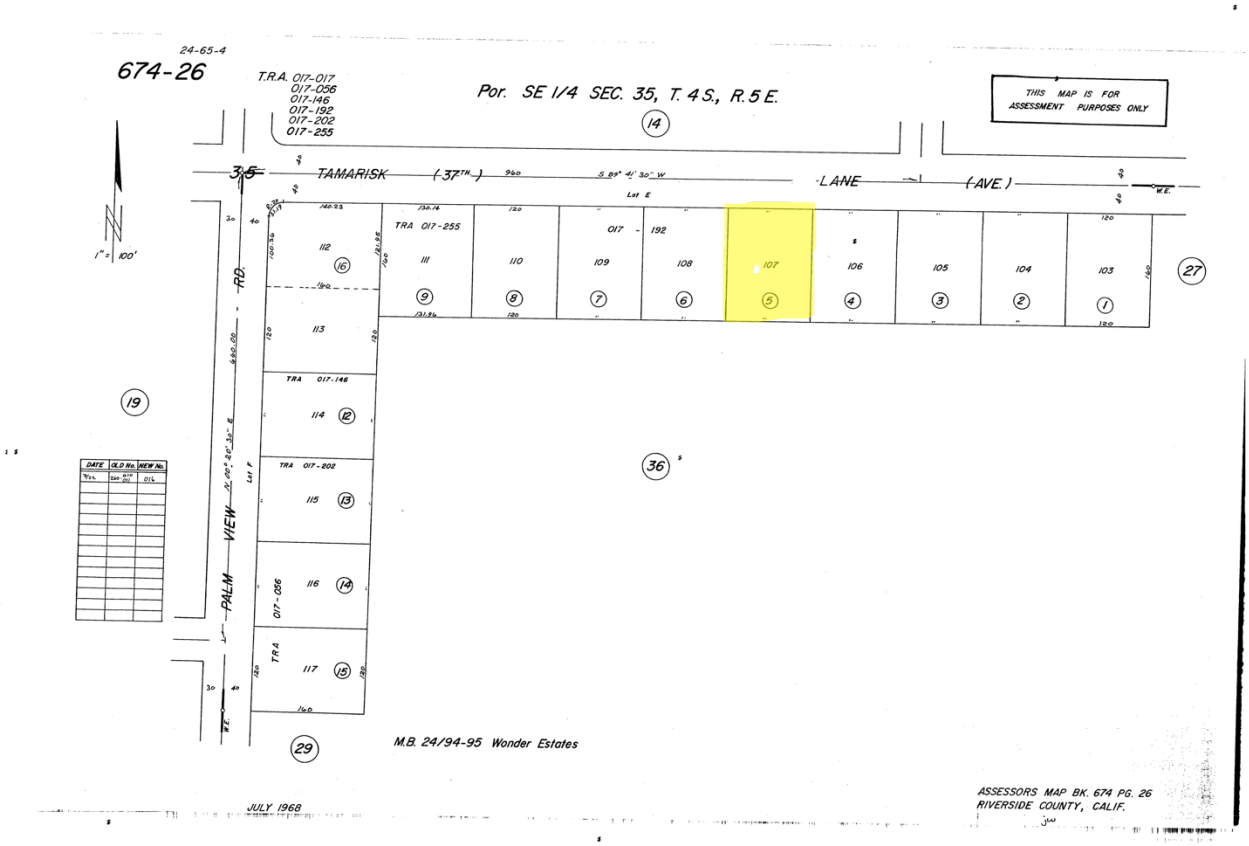
Google Earth 2025 aerial view of property location for 70641 Tamarisk Lane, indicated by red marker.



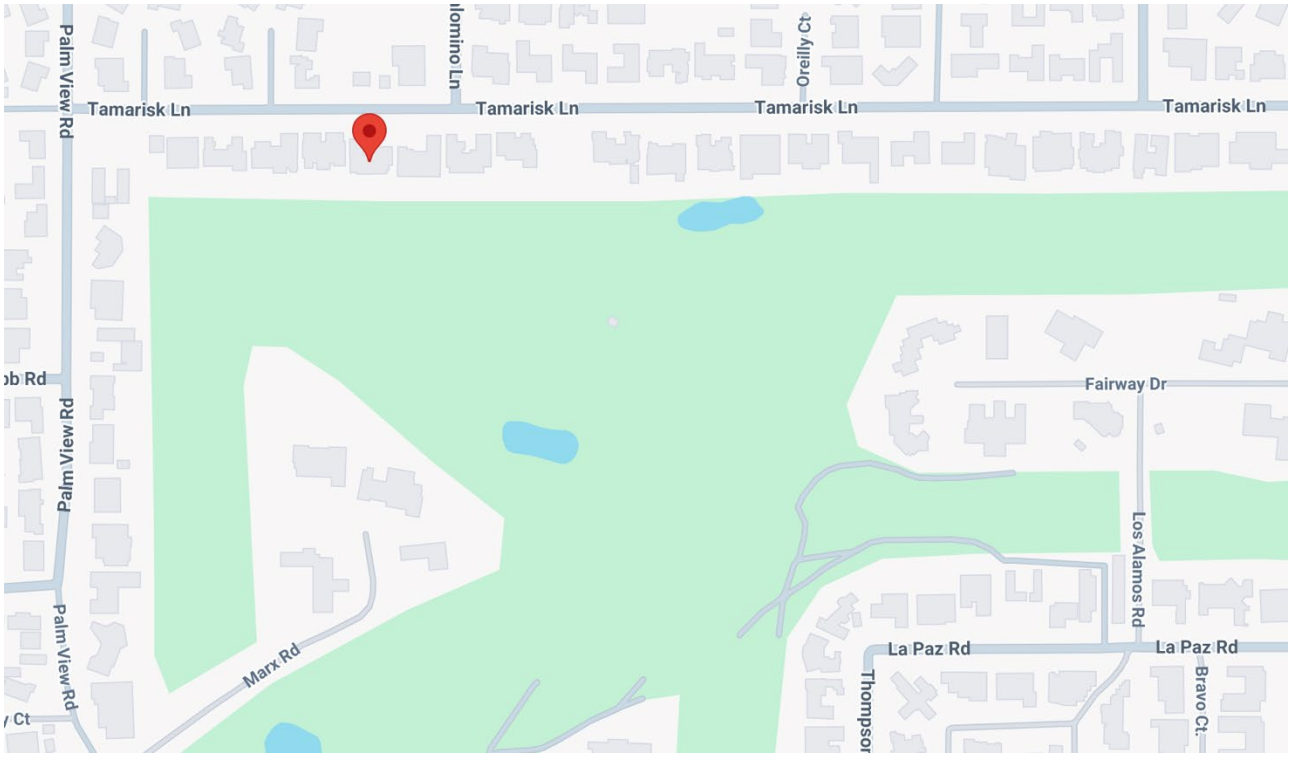
1983 Aerial view of Tamarisk Country Club shows 70641 Tamarisk Lane – highlighted in yellow. (Source: FrameFinder, UCSB)



Google Maps: outline of 70641 Tamarisk Lane



Riverside County Assessor Map, July 1968 for Lot 107, Wonder Estates. M.B. 24/94-95. Lot 107 highlighted in yellow.



Google Maps – 70641 Tamarisk Lane indicated by red marker.

Contemporary photos of 70641 Tamarisk Lane. All photos are from 2025 unless otherwise noted. Note: Lengthy research via numerous sources has not uncovered any vintage photographs of the home other than vintage aerial views shown above. However, photos of other Sackley homes are included for reference purposes.



Front (north) elevation.



Front (north) elevation, entry and garage.



Garage, north west corner.



Front elevation (north) and entry courtyard.



Front (north) elevation and entry detail, looking east.



North east corner, looking north. Skylight / roof cut-out detail.



East elevation, north east corner.



East elevation, looking south. Block privacy wall here may have been added after home completion.



East elevation, looking north.



South east corner looking west



Rear (south) elevation, looking north.



Rear (south) elevation, showing detail of stacked brick window separations to living room bay. Planter wall and low steps down to pool deck.



Rear (south) elevation, showing south east corner. Details include mitred glass for kitchen eating area, blade wall that provides shade as well as privacy from main kitchen to outdoor dining area; skylight / cut-out detail at roof corner. Height differences in central horizontal plane and adjacent wings. Textured brick walls used for decorative accents in central planter wall and adjacent outdoor walls around pool area.



Rear (south) elevation, looking north west. Details include the textured brick wall separation to living room bay windows, illustrating the detail of the wall also continuing inside the living area (also illustrated in 2023 interior shot below); mitred glass at each side of the living room bay. Also well illustrated: the variation in roof horizontal planes and the design detail of the drop down to pool area with wall and steps detailed.



2023 image (real estate listing) shows textured, stacked brick walls dividing windows continue inside.



Rear (south) elevation, looking north east. Details: mitred glass, elevation changes to house and to site,
Wall details around pool. Deep cantilevered overhangs shown here and below provide passive shading to living areas.



Kitchen – dining corner with skylight cut-out in cantilevered overhangs, and mitred glass corner windows.



West elevation looking north, shows roof cut-outs / skylights, mitred glass at corner, blade walls providing privacy and shading windows.



Southwest corner looking south. Kitchen windows (above countertops, sink, etc.) Cut-out details in roof eaves.



NOTE: This image shows the similar kitchen-dining elevation of the 'Sackley Chase' house on Caliente Drive on the 2025 MW tour; it is included here to show the similarities between the two houses, with mitred glass in kitchen-dining area, and corner roof cut-out. The blade walls on the Sackley-Spare Residence are deeper allowing for greater shade.



West elevation looking north shows recessed access to kitchen via full height sliding glass doors.



West elevation looking south, golf cart garage and utility door.



Rear of garage, north west corner.

Comparable homes by Stan Alan Sackley in Palm Springs:

Jerry Herman Residence by Stan Sackley, 1981. Palm Springs



Front entry, Jerry Herman Residence



Rear elevation, Jerry Herman residence, Palm Springs.



We're about halfway through Modernism Week 2015, but there is still plenty of time to check out home tours and other fun events! We are particularly excited about the Stan Sackley Showcase events happening on Friday, Feb. 20 and Saturday, Feb. 21. During the 1970s, architect Stan Sackley designed a number of stunning homes along Caliente Drive in Palm Springs, featuring his trademark flat roofs, strong horizontal and vertical lines, and courtyard entries. On Friday evening, you can enjoy cocktails, hors d'oeuvres and 70s music by the Gand Band at the 1976 Stan Sackley residence recently renovated by Thomboy Properties. On Saturday, tour five Sackley-designed homes, including one that was his personal residence. Both events benefit Modernism Week (a 501(c)(3) charity).

2015 Modernism Week event features several Stan Sackley designed homes. The home featured above at 2299 Caliente Drive features the same horizontal bands of granite at the entry as those at the Sackley-Spare Residence. Also shown below in a 2025 photo.



2299 Caliente Drive, by Stan Sackley. 1976. Photograph: 2025.



2336 Caliente Drive, Indian Canyons, Palm Springs. 1975 by Stan Sackley. Opened during Modernism Week 2021. Previously owned by Michael Ostrow and Roger Stoker of Grace Home Furnishings. Textured block walls are a decorative feature.



2277 Caliente Drive, Indian Canyons, Palm Springs. 1976 by Stan Sackley. Rear elevation. Opened during Modernism Week 2025. Owned by Michael Ostrow and Roger Stoker of Grace Home Furnishings. Additional images shown below from the same property.



'Exterior' entry atrium / hallway provides an inviting, shaded space between double doors from driveway to double doors at home's entry, as at Sackley-Spare Residence, where this is a more pronounced space.



Narrow vertical windows, and varying roof heights at 2277 Caliente Drive.



Rear elevation, 2277 Caliente Drive.



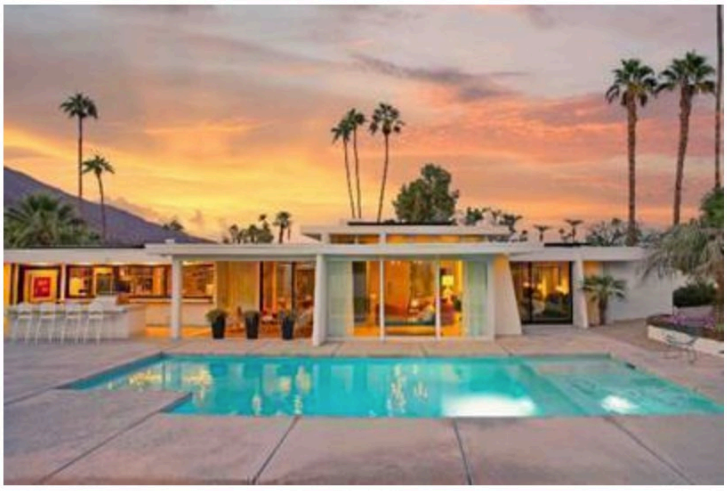


Rear elevation, 2277 Caliente Drive, shows central roof floating above two adjacent wings.



Side elevation of house shows skylights in roof, recessed windows, mitred corners at 2277 Caliente Dr.

John Simon Residence, 1965, Stan Sackley – the earliest known of his residential designs



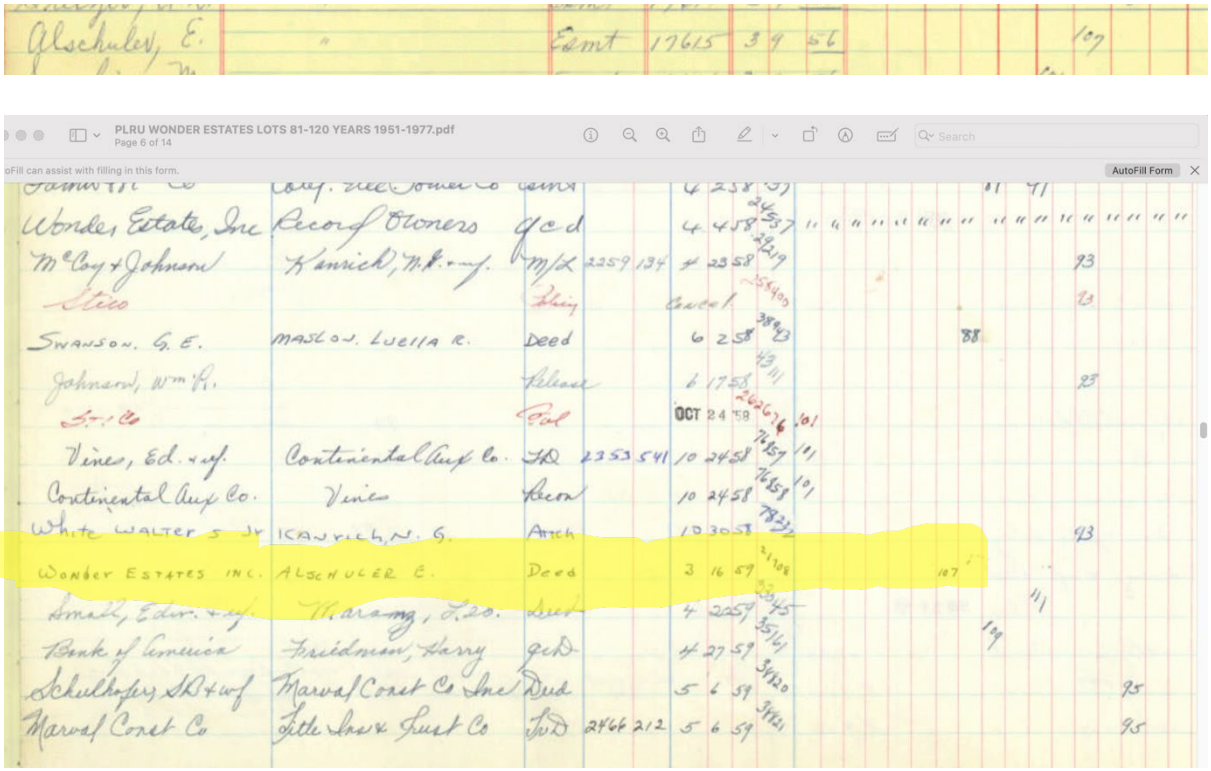
Rear elevation shows how Sackley raised the roof of the living area and recessed adjacent living or bedroom wings, using blade walls for privacy. Vintage photograph, approx. 1968.



John Simon Residence: 2024 photograph.

APPENDIX 2

Notice of Completion
Grant Deeds



Above details appear in Wonder Estates documents re: Lots 81 -120, 1951 – 1977 and show Alschuler's ownership in the 1950s.

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

SOL A. HOFFMAN
33 South Clark Street
Chicago 3, Illinois

RECEIVED FOR RECORD
AUG 24 1961
-12 Min. Past
Riverside Abstract Co. of
Recorded in Official Records
Ex. Sec., Records of Riverside County, California
FEES $

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THIS INDENTURE, made the 21st day of July, 19 61

BETWEEN ERNEST ALSCHULER and LEONORE O. ALSCHULER, husband and wife,

, the part ies of the first part

AND DORIS HOFFMAN

, the part y of the second part,

WITNESSETH: That the said part ies of the first part, for and in consideration of the sum of Ten and no/100---------- Dollars, lawful money of the United States of America, to them in hand paid by the said part y of the second part, the receipt whereof is hereby acknowledged, do hereby by these presents, GRANT unto the said part y of the second part, and to her heirs and assigns forever, all that certain lot piece or parcel of land, situate, lying and being in the Wonder Estates County of Riverside and State of California, and bounded and particularly described as follows, to-wit:

Lot 107 of Wonder Estates, as shown by map on file in Book 24, pages 94 and 95 of Maps, records of Riverside County, California.

SUBJECT TO:

1. Covenants, conditions, restrictions, reservations, easements, rights and rights of way of record.
2. Taxes of record.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto the said part y of the second part, and to her heirs and assigns forever.

IN WITNESS WHEREOF, the said part ies of the first part have hereunto set their hand s and seal s the day and year first above written.

Ernest Alschuler

Leonore O. Alschuler

STATE OF ILLINOIS
County of COOK } ss.

On 25th day July, 1961, before me, the undersigned, a Notary Public in and for said County and State, personally appeared ERNEST ALSCHULER and LEONORE O. ALSCHULER, husband and wife,

known to me to be the person s whose name s subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

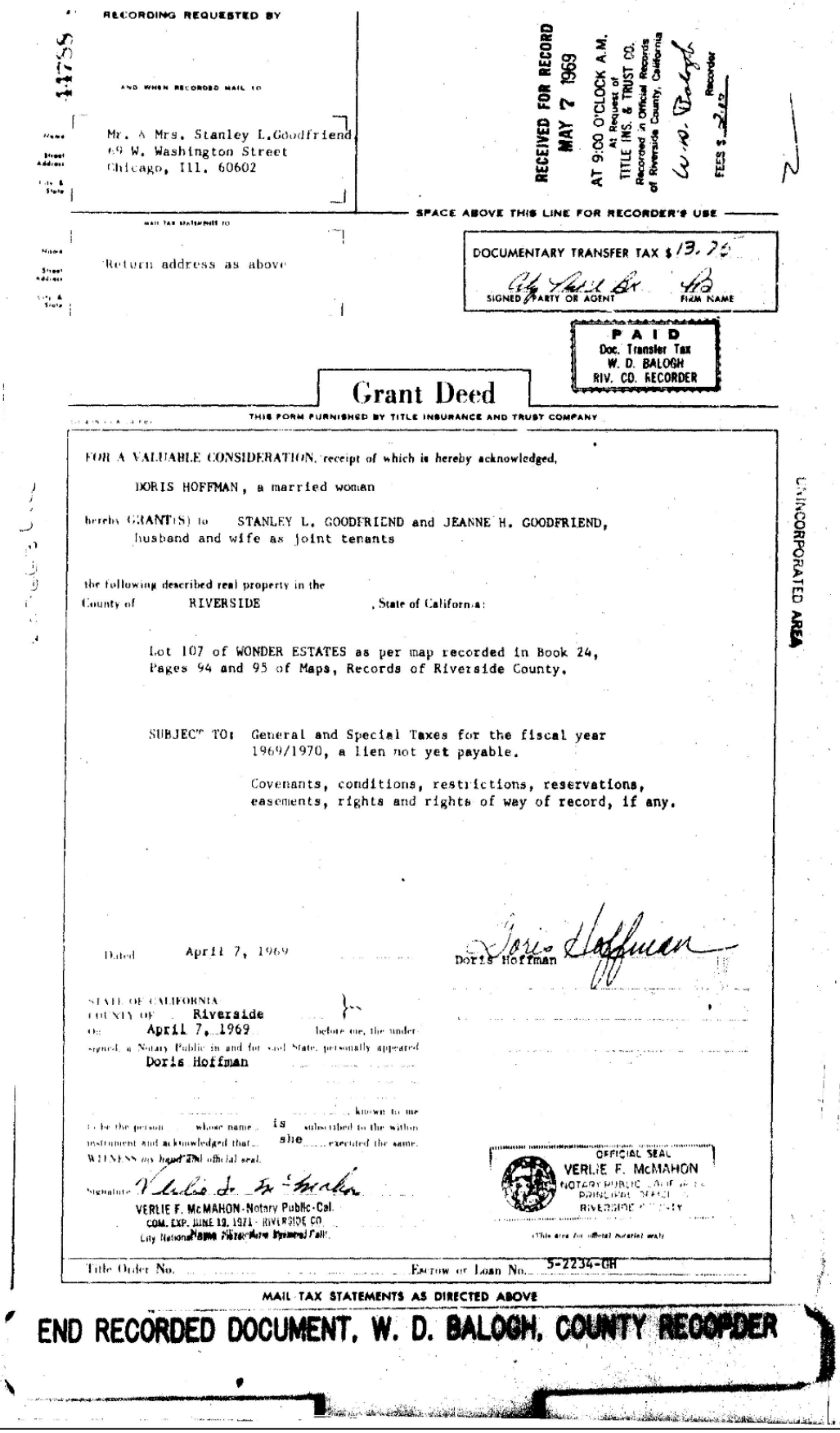
Pauline Schwartz
NAME (TYPED OR PRINTED)

Title Order No.

Escrow or Loan No.

No. 72619
AUG 24 1961

1961 Deed: Alschulers sell to Doris Hoffman



RECORDING REQUESTED BY

11755

AND WHEN RECORDED MAIL TO

Mr. & Mrs. Stanley L.Goodfriend
69 W. Washington Street
Chicago, Ill. 60602

RECEIVED FOR RECORD
MAY 7 1969
AT 9:00 O'CLOCK A.M.
At Request of
TITLE INS. & TRUST CO.
Recorded in Official Records
of Riverside County, California
W. D. Balogh
Recorder
FEES $ 2.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

Return address as above

DOCUMENTARY TRANSFER TAX $13.75

SIGNED PARTY OR AGENT

FIRM NAME

PAID
Doc. Transfer Tax
W. D. BALOGH
RIV. CO. RECORDER

Grant Deed

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

DORIS HOFFMAN, a married woman

hereby GRANT(S) to STANLEY L. GOODFRIEND and JEANNE H. GOODFRIEND, husband and wife as joint tenants

the following described real property in the County of RIVERSIDE, State of California:

Lot 107 of WONDER ESTATES as per map recorded in Book 24, Pages 94 and 95 of Maps, Records of Riverside County.

SUBJECT TO: General and Special Taxes for the fiscal year 1969/1970, a lien not yet payable.

Covenants, conditions, restrictions, reservations, easements, rights and rights of way of record, if any.

UNINCORPORATED AREA

Dated April 7, 1969

Doris Hoffman

STATE OF CALIFORNIA
COUNTY OF Riverside
On April 7, 1969 before me, the undersigned, a Notary Public in and for said State, personally appeared Doris Hoffman

known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.

WITNESS my hand and official seal.

Signature

VERLIE F. McMAHON-Notary Public-Cal.
COM. EXP. JUNE 13, 1971 - RIVERSIDE CO.

OFFICIAL SEAL
VERLIE F. McMAHON
NOTARY PUBLIC
PRINCIPAL OFFICE
RIVERSIDE COUNTY

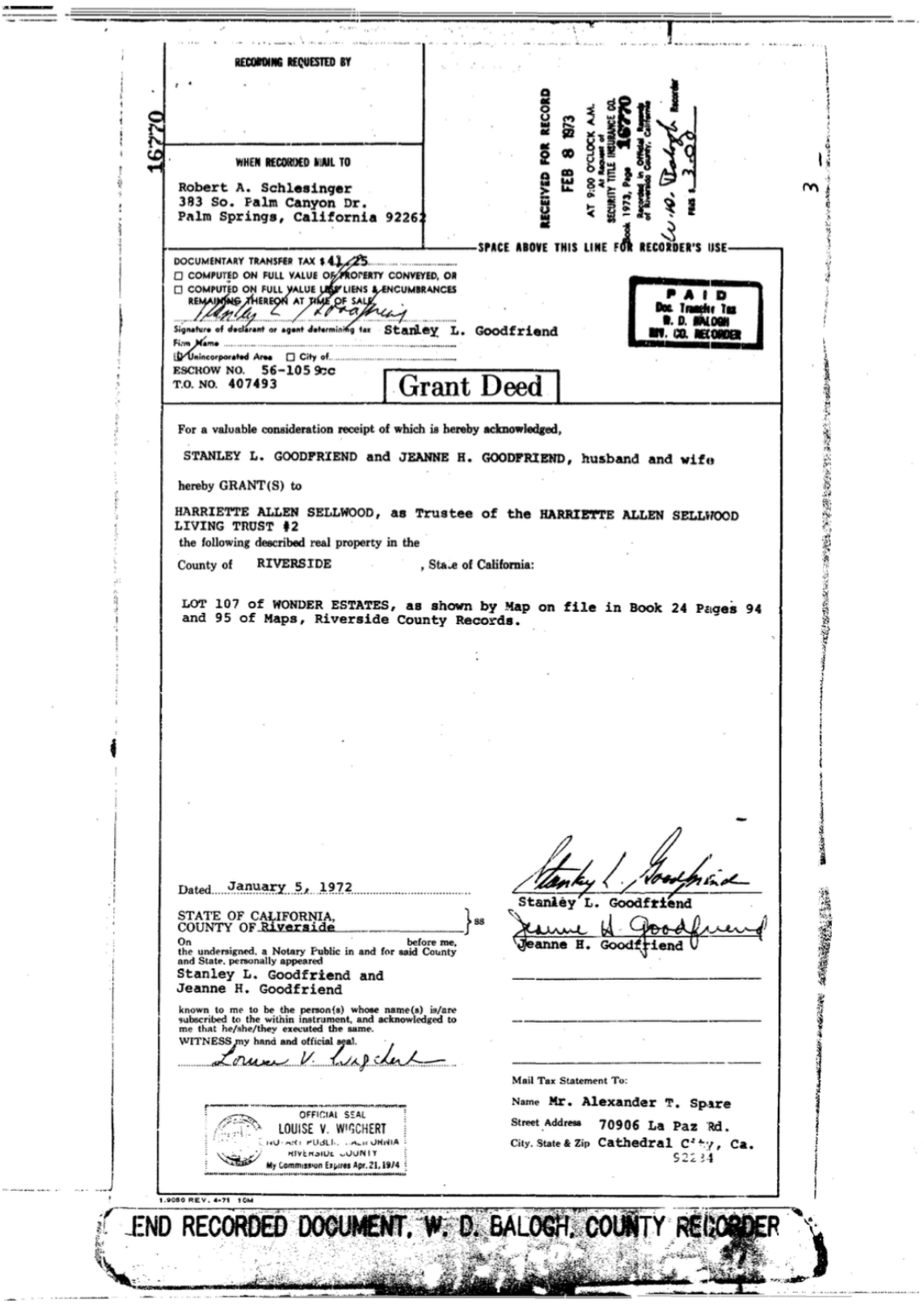
(This area for official notarial seal)

Title Order No. Escrow or Loan No. 5-2234-CH

MAIL TAX STATEMENTS AS DIRECTED ABOVE

END RECORDED DOCUMENT, W. D. BALOGH, COUNTY RECORDER

1969: Doris Hoffman sells to Stanley and Jeanne Goodfriend



RECORDING REQUESTED BY

16770

WHEN RECORDED MAIL TO

Robert A. Schlesinger
383 So. Palm Canyon Dr.
Palm Springs, California 92262

RECEIVED FOR RECORD
FEB 8 1973
AT 9:00 O'CLOCK A.M.
At Request of
SECURITY TITLE INSURANCE CO.
Book 1973, Page 16770
Records of Riverside County, California
W. D. Balogh Recorder
Fee $ 3.00

3 -

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX $ 41.25
☐ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
☐ COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES REMAINING THEREON AT TIME OF SALE

Stanley L. Goodfriend
Signature of declarant or agent determining tax
Firm Name

☐ Unincorporated Area ☐ City of

PAID
Doc. Transfer Tax
W. D. BALOGH
RIV. CO. RECORDER

ESCROW NO. 56-105 9cc
T.O. NO. 407493

Grant Deed

For a valuable consideration receipt of which is hereby acknowledged,

STANLEY L. GOODFRIEND and JEANNE H. GOODFRIEND, husband and wife

hereby GRANT(S) to

HARRIETTE ALLEN SELLWOOD, as Trustee of the HARRIETTE ALLEN SELLWOOD LIVING TRUST #2

the following described real property in the

County of RIVERSIDE , State of California:

LOT 107 of WONDER ESTATES, as shown by Map on file in Book 24 Pages 94 and 95 of Maps, Riverside County Records.

Dated January 5, 1972

Stanley L. Goodfriend
Stanley L. Goodfriend

Jeanne H. Goodfriend
Jeanne H. Goodfriend

STATE OF CALIFORNIA,
COUNTY OF Riverside } ss

On before me, the undersigned, a Notary Public in and for said County and State, personally appeared

Stanley L. Goodfriend and
Jeanne H. Goodfriend

known to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Louise V. Wigchert

OFFICIAL SEAL
LOUISE V. WIGCHERT
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
My Commission Expires Apr. 21, 1974

Mail Tax Statement To:

Name Mr. Alexander T. Spare
Street Address 70906 La Paz Rd.
City, State & Zip Cathedral City, Ca. 92234

1.9080 REV. 4-71 10M

END RECORDED DOCUMENT, W. D. BALOGH, COUNTY RECORDER

1972: Goodfriends sell to Harriette Sellwood

Wonder Estates

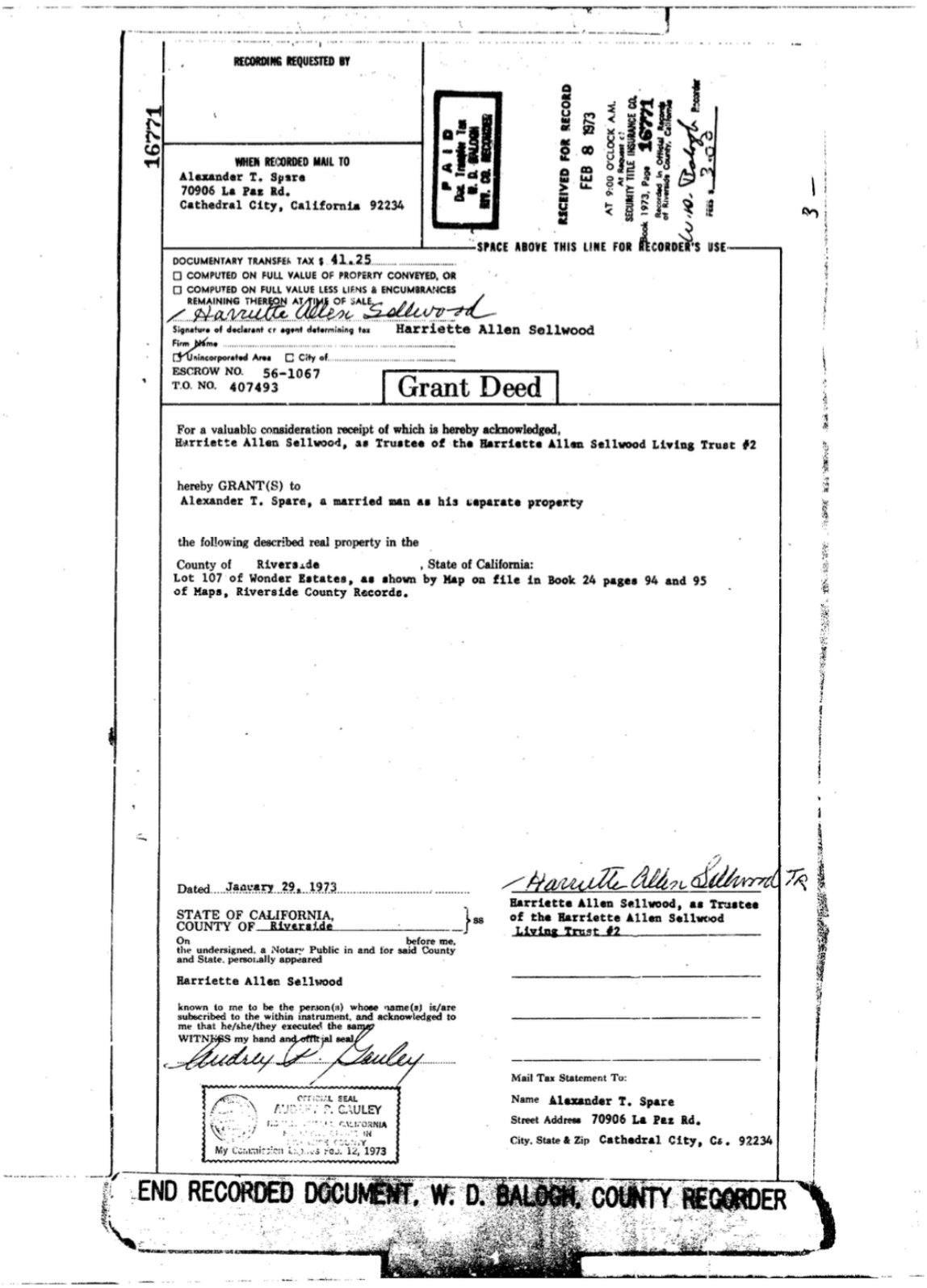
286

REC. _____ IN BK. 24 PG. 94-95

LB-9 (Riv.)-(Fresno) 8-66

GRANTOR	GRANTEE	BOOK INST.	PAGE NO.	DATED RECORDED M	D	Y	101 81	102 82	103 83	104 84	105 85	106 86	107 87	108 88
Hoffman D.	Goodfriend & Lemp	Deed	44758	5	7	64							107	

Stico		Policy	407493	FEB	8	1973							107	
Goodfriend & Lemp	Sellwood HA	Deed	16770	2	8	73							107	
Sellwood HA	Spare A-2	Deed	16771	2	8	73							107	
Spare A-2	Spare A-3	Deed	16772	2	8	73							107	



RECORDING REQUESTED BY

16771

WHEN RECORDED MAIL TO
Alexander T. Spare
70906 La Paz Rd.
Cathedral City, California 92234

PAID
Doc. Transfer Tax
W. D. BALOGH
RIVT. CO. RECORDER

RECEIVED FOR RECORD
FEB 8 1973
AT 9:00 O'CLOCK A.M.
At Request of
SECURITY TITLE INSURANCE CO.
Book 1973, Page 16771
Recorded in Official Records of Riverside County, California
W. D. Balogh Recorder
Fee $ 3.00

3 —

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX $ 41.25
☐ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
☐ COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES REMAINING THEREON AT TIME OF SALE
Harriette Allen Sellwood
Signature of declarant or agent determining tax Harriette Allen Sellwood
Firm Name
☐ Unincorporated Area ☐ City of
ESCROW NO. 56-1067
T.O. NO. 407493

Grant Deed

For a valuable consideration receipt of which is hereby acknowledged,
Harriette Allen Sellwood, as Trustee of the Harriette Allen Sellwood Living Trust #2

hereby GRANT(S) to
Alexander T. Spare, a married man as his separate property

the following described real property in the
County of Riverside, State of California:
Lot 107 of Wonder Estates, as shown by Map on file in Book 24 pages 94 and 95 of Maps, Riverside County Records.

Dated January 29, 1973

Harriette Allen Sellwood TR
Harriette Allen Sellwood, as Trustee of the Harriette Allen Sellwood Living Trust #2

STATE OF CALIFORNIA,
COUNTY OF Riverside } ss

On before me, the undersigned, a Notary Public in and for said County and State, personally appeared

Harriette Allen Sellwood

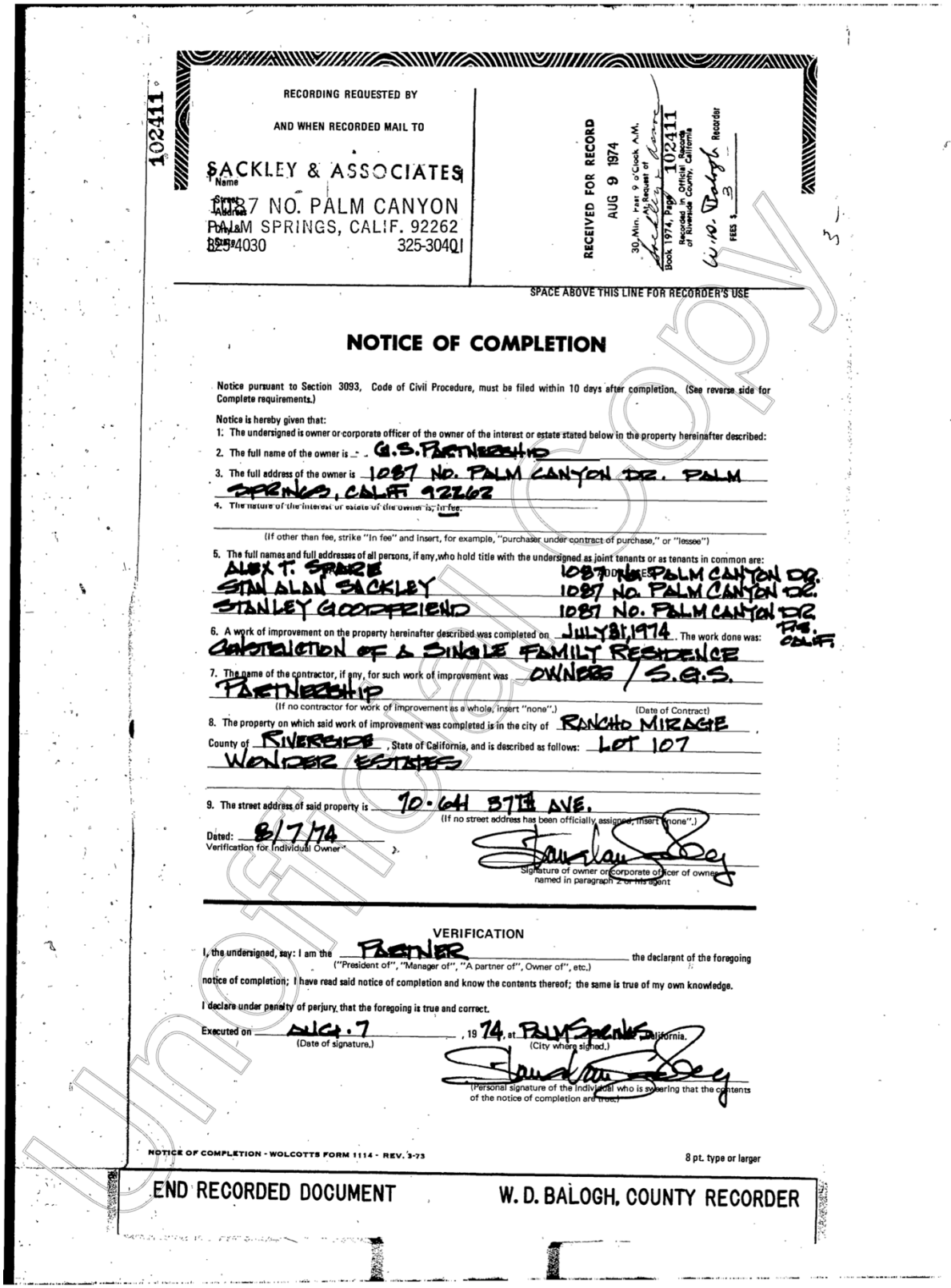
known to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.
WITNESS my hand and official seal.
Audrey D. Cauley

OFFICIAL SEAL
AUDREY D. CAULEY
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
RIVERSIDE COUNTY
My Commission Expires Nov. 12, 1973

Mail Tax Statement To:
Name Alexander T. Spare
Street Address 70906 La Paz Rd.
City, State & Zip Cathedral City, Ca. 92234

END RECORDED DOCUMENT, W. D. BALOGH, COUNTY RECORDER

January 1973: Sellwood sells to Alexander T. Spare



102411

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

SACKLEY & ASSOCIATES
Name
1087 NO. PALM CANYON
Street Address
PALM SPRINGS, CALIF. 92262
City & State
325-4030 325-3040

RECEIVED FOR RECORD
AUG 9 1974
30 Min. past 9 o'Clock A.M.
at Request of
Book 1974, Page 102411
Recorded in Official Records of Riverside County, California
W. D. Balogh Recorder
FEES $ 3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF COMPLETION

Notice pursuant to Section 3093, Code of Civil Procedure, must be filed within 10 days after completion. (See reverse side for Complete requirements.)

Notice is hereby given that:

1. The undersigned is owner or corporate officer of the owner of the interest or estate stated below in the property hereinafter described:
2. The full name of the owner is G.S. PARTNERSHIP
3. The full address of the owner is 1087 NO. PALM CANYON DR. PALM SPRINGS, CALIF 92262
4. The nature of the interest or estate of the owner is: in fee.

(If other than fee, strike "In fee" and insert, for example, "purchaser under contract of purchase," or "lessee")

5. The full names and full addresses of all persons, if any, who hold title with the undersigned as joint tenants or as tenants in common are:

NAMES	ADDRESSES
ALEX T. SPARE	1087 NO. PALM CANYON DR. PS. CALIF.
STAN ALAN SACKLEY	1087 NO. PALM CANYON DR.
STANLEY GOODFRIEND	1087 NO. PALM CANYON DR.

6. A work of improvement on the property hereinafter described was completed on JULY 31, 1974. The work done was: CONSTRUCTION OF A SINGLE FAMILY RESIDENCE
7. The name of the contractor, if any, for such work of improvement was OWNERS / S.G.S. PARTNERSHIP
(If no contractor for work of improvement as a whole, insert "none".) (Date of Contract)
8. The property on which said work of improvement was completed is in the city of RANCHO MIRAGE
County of RIVERSIDE, State of California, and is described as follows: LOT 107 WONDER ESTATES
9. The street address of said property is 70-644 37TH AVE.
(If no street address has been officially assigned, insert "none".)

Dated: 8/7/74
Verification for Individual Owner

Signature of owner or corporate officer of owner named in paragraph 2 or his agent

VERIFICATION

I, the undersigned, say: I am the PARTNER the declarant of the foregoing
("President of", "Manager of", "A partner of", Owner of", etc.)
notice of completion; I have read said notice of completion and know the contents thereof; the same is true of my own knowledge.

I declare under penalty of perjury, that the foregoing is true and correct.

Executed on AUG. 7, 19 74, at PALM SPRINGS, California.
(Date of signature.) (City where signed.)

(Personal signature of the individual who is swearing that the contents of the notice of completion are true.)

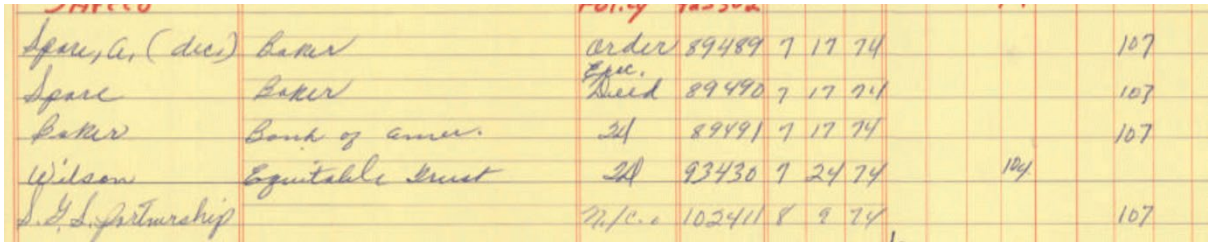
NOTICE OF COMPLETION - WOLCOTTS FORM 1114 - REV. 3-73 8 pt. type or larger

END RECORDED DOCUMENT W. D. BALOGH, COUNTY RECORDER

Unofficial Copy

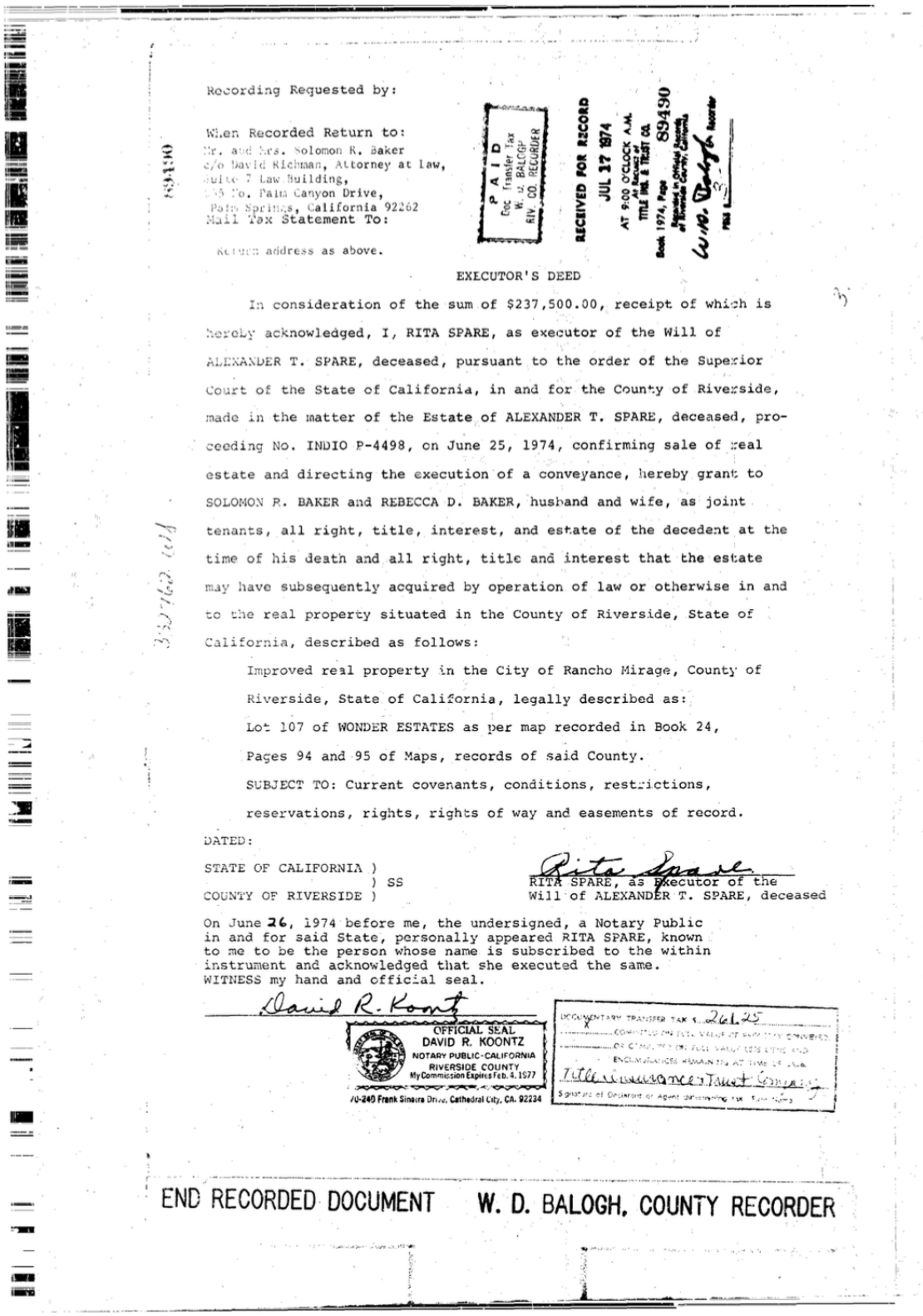
Notice of Completion, August 7th 1974.

Alex Spare is named as a 'co-tenant' along with Stan Alan Sackley and Stanley Goodfriend. The work was completed on July 31st 1974, six months after Alex Spare died. According to the deed below, the property was sold a month before it was completed, to Solomon and Rebecca Baker.



Spare, A. (dec)	Baker	order	89489	7	17	74			107
Spare	Baker	Exc. Deed	89490	7	17	74			107
Baker	Bank of amer.	24	89491	7	17	74			107
Wilson	Equitable Trust	24	93430	7	24	74		104	
S.G.S. partnership		M/C.	102411	8	9	74			107

Above information from Wonder Estates records shows release of property by SGS Partnership to the Bakers



Recording Requested by:

When Recorded Return to:
Mr. and Mrs. Solomon R. Baker
c/o David Richman, Attorney at Law,
Suite 7 Law Building,
[illegible] No. Palm Canyon Drive,
Palm Springs, California 92262
Mail Tax Statement To:

Return address as above.

PAID
Doc Transfer Tax
W. D. BALOGH
RIV. CO. RECORDER

RECEIVED FOR RECORD
JUL 17 1974
AT 9:00 O'CLOCK A.M.
At Request of
TITLE INS. & TRUST CO.
Book 1974, Page 89490
Records of Riverside County, California
W. D. Balogh, Recorder
Fee $

89490

EXECUTOR'S DEED

In consideration of the sum of $237,500.00, receipt of which is hereby acknowledged, I, RITA SPARE, as executor of the Will of ALEXANDER T. SPARE, deceased, pursuant to the order of the Superior Court of the State of California, in and for the County of Riverside, made in the matter of the Estate of ALEXANDER T. SPARE, deceased, proceeding No. INDIO P-4498, on June 25, 1974, confirming sale of real estate and directing the execution of a conveyance, hereby grant to SOLOMON R. BAKER and REBECCA D. BAKER, husband and wife, as joint tenants, all right, title, interest, and estate of the decedent at the time of his death and all right, title and interest that the estate may have subsequently acquired by operation of law or otherwise in and to the real property situated in the County of Riverside, State of California, described as follows:

Improved real property in the City of Rancho Mirage, County of Riverside, State of California, legally described as:

Lot 107 of WONDER ESTATES as per map recorded in Book 24, Pages 94 and 95 of Maps, records of said County.

SUBJECT TO: Current covenants, conditions, restrictions, reservations, rights, rights of way and easements of record.

DATED:

STATE OF CALIFORNIA)
) SS
COUNTY OF RIVERSIDE)

Rita Spare
RITA SPARE, as Executor of the Will of ALEXANDER T. SPARE, deceased

On June 26, 1974 before me, the undersigned, a Notary Public in and for said State, personally appeared RITA SPARE, known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.
WITNESS my hand and official seal.

David R. Koontz

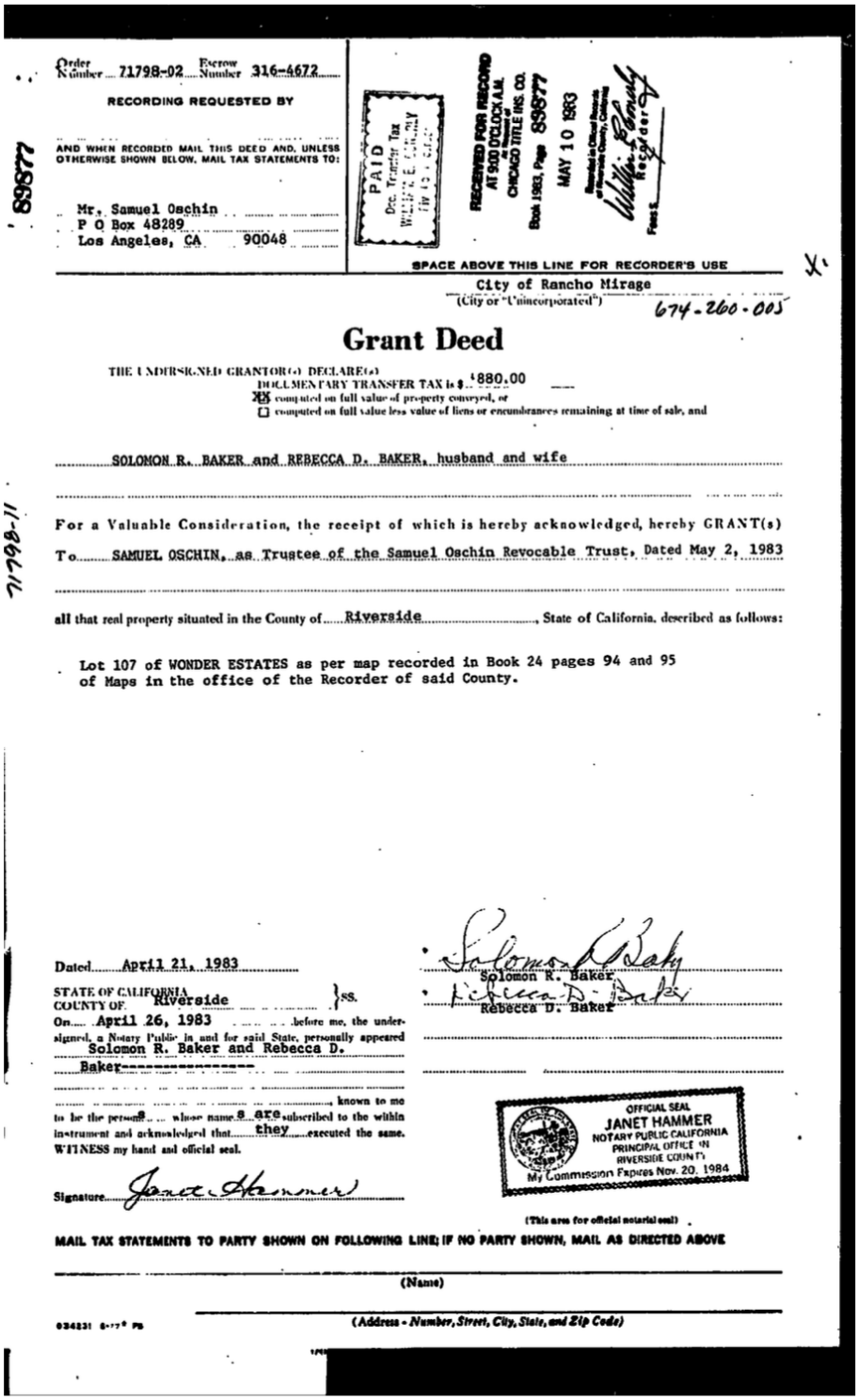
OFFICIAL SEAL
DAVID R. KOONTZ
NOTARY PUBLIC-CALIFORNIA
RIVERSIDE COUNTY
My Commission Expires Feb. 4, 1977

70-240 Frank Sinatra Drive, Cathedral City, CA. 92234

DOCUMENTARY TRANSFER TAX $ 261.25
COMPUTED ON FULL VALUE OF INTEREST CONVEYED
OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE
Title Insurance & Trust Company
Signature of Declarant or Agent determining tax

END RECORDED DOCUMENT W. D. BALOGH, COUNTY RECORDER

June 26th, 1974. Rita Spare (executor) sells the property to Solomon and Rebecca Baker who bought the house as it was being completed (see Notice of Completion above).



Order Number 71798-02 Escrow Number 316-4672

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

Mr. Samuel Oschin
P O Box 48289
Los Angeles, CA 90048

89877

PAID
Documentary Transfer Tax
Riverside County

RECEIVED FOR RECORD AT 9:00 O'CLOCK A.M. CHICAGO TITLE INS. CO.
Book 1983, Page 89877
MAY 10 1983
Recorder of Riverside County, California
Fees $

SPACE ABOVE THIS LINE FOR RECORDER'S USE

71798-11

City of Rancho Mirage
(City or "Unincorporated")

674-260-005

Grant Deed

THE UNDERSIGNED GRANTOR(s) DECLARE(s)
DOCUMENTARY TRANSFER TAX is $ 880.00
☒ computed on full value of property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at time of sale, and

SOLOMON R. BAKER and REBECCA D. BAKER, husband and wife

For a Valuable Consideration, the receipt of which is hereby acknowledged, hereby GRANT(s)

To SAMUEL OSCHIN, as Trustee of the Samuel Oschin Revocable Trust, Dated May 2, 1983

all that real property situated in the County of Riverside, State of California, described as follows:

Lot 107 of WONDER ESTATES as per map recorded in Book 24 pages 94 and 95 of Maps in the office of the Recorder of said County.

Dated April 21, 1983

Solomon R. Baker
Solomon R. Baker

Rebecca D. Baker
Rebecca D. Baker

STATE OF CALIFORNIA
COUNTY OF Riverside } ss.

On April 26, 1983 before me, the undersigned, a Notary Public in and for said State, personally appeared Solomon R. Baker and Rebecca D. Baker

known to me to be the person whose name is are subscribed to the within instrument and acknowledged that they executed the same.
WITNESS my hand and official seal.

Signature Janet Hammer

OFFICIAL SEAL
JANET HAMMER
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
RIVERSIDE COUNTY
My Commission Expires Nov. 20, 1984

(This area for official notarial seal)

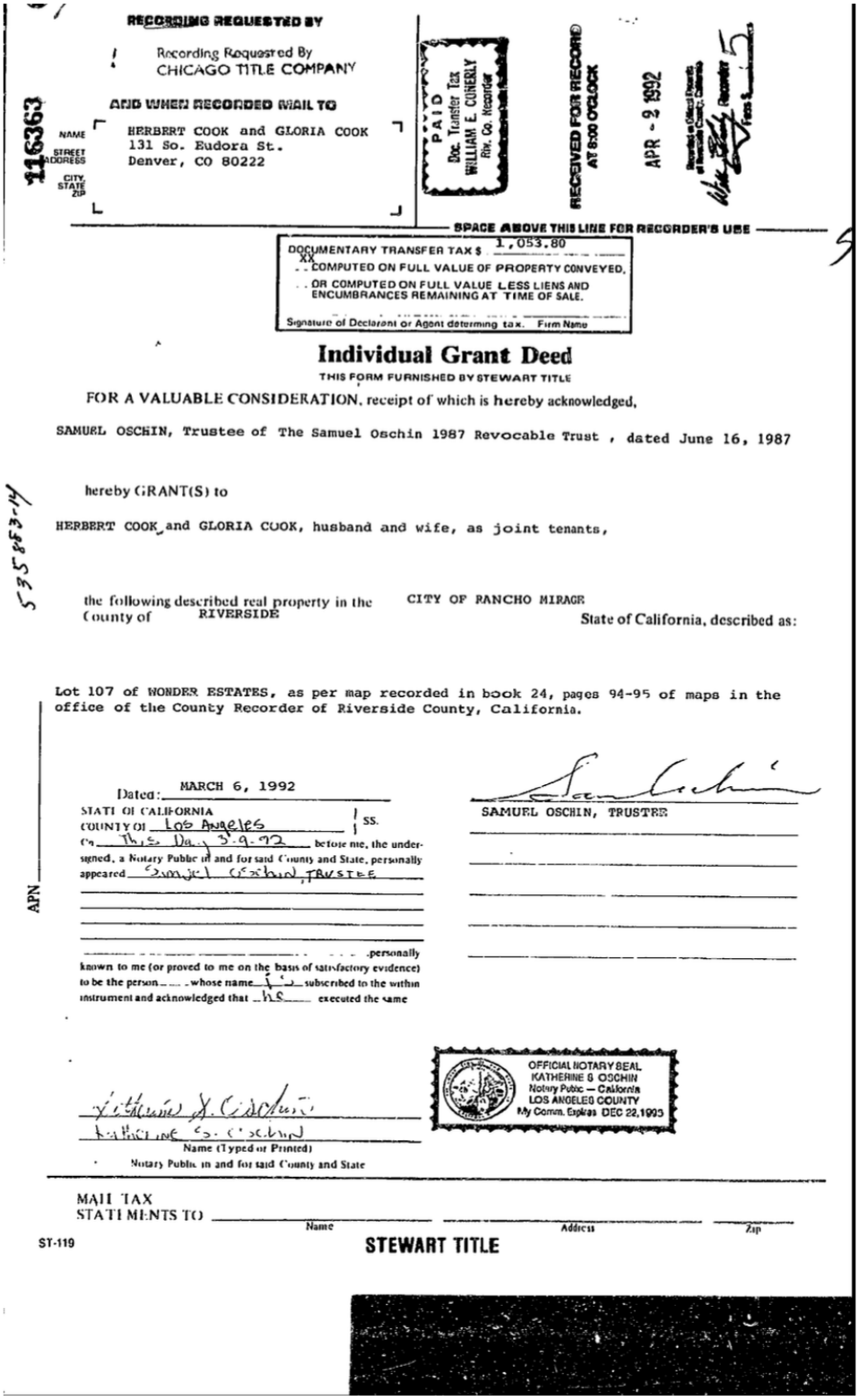
MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

(Name)

(Address - Number, Street, City, State, and Zip Code)

034231 6-77* PB

1983: Bakers sell to Samuel Oschin



RECORDING REQUESTED BY

Recording Requested By
CHICAGO TITLE COMPANY

AND WHEN RECORDED MAIL TO

NAME HERBERT COOK and GLORIA COOK
STREET ADDRESS 131 So. Eudora St.
CITY, STATE ZIP Denver, CO 80222

116363

PAID
Doc. Transfer Tax
WILLIAM E. CONERLY
Riv. Co. Recorder

RECEIVED FOR RECORD AT 8:00 O'CLOCK
APR - 2 1992

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX $ 1,053.80
XX
. . COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,
. . OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE.
Signature of Declarant or Agent determining tax. Firm Name

Individual Grant Deed

THIS FORM FURNISHED BY STEWART TITLE

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

SAMUEL OSCHIN, Trustee of The Samuel Oschin 1987 Revocable Trust , dated June 16, 1987

hereby GRANT(S) to

HERBERT COOK and GLORIA COOK, husband and wife, as joint tenants,

the following described real property in the County of RIVERSIDE CITY OF RANCHO MIRAGE State of California, described as:

Lot 107 of WONDER ESTATES, as per map recorded in book 24, pages 94-95 of maps in the office of the County Recorder of Riverside County, California.

APN

Dated: MARCH 6, 1992

STATE OF CALIFORNIA
COUNTY OF Los Angeles } SS.

On This Day 3-9-92 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Samuel Oschin, TRUSTEE

.personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same

SAMUEL OSCHIN, TRUSTEE

OFFICIAL NOTARY SEAL
KATHERINE G OSCHIN
Notary Public — California
LOS ANGELES COUNTY
My Comm. Expires DEC 22,1995

Katherine G. Oschin
Katherine G. Oschin
Name (Typed or Printed)
Notary Public in and for said County and State

MAIL TAX STATEMENTS TO Name Address Zip

ST-119

STEWART TITLE

1992: Oschins sell to Herbert and Gloria Cook

DOC # 2019-0336604
08/29/2019 04:26 PM Fees: $20.00
Page 1 of 3
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

This document was electronically submitted to the County of Riverside for recording
Receipted by: MARIA #309

RECORDING REQUESTED BY:
Lawyers Title Company

AND WHEN RECORDED MAIL TO:
Mail tax statement to:
Badiha Alwan
723 W. Mariposa Ave
El Segundo, Ca
90245

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 619641759 **Escrow No.:** 009587-KC
AP#: 674-260-005-4 **GRANT DEED** **TRA#** 017-017

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is $1,782.00

[X] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale.
[ ] Unincorporated area [X] City of Rancho Mirage **AND**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Cynthia Ann Farber, Debra Bea Lustig, and Shelly Cook Sapkin, Successor Trustees of The Herbert V. Cook Revocable Trust dated December 14, 1998, as amended and Restated

hereby GRANT(s) to: ~~Badiha Alwan and Pierre Alwan~~
Badiha M. Alwan and Pierre G. Alwan, Husband and Wife as Joint Tenants

the real property in the City of Rancho Mirage, County of Riverside, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: 70641 Tamarisk Lane, Rancho Mirage, CA 92270

DATED: July 15, 2019

Signature Page attached hereto and made a part hereof

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:

2019: Cook Trust sells to Alwans, following Howard Cook's death in 2018

DOC # 2023-0031601
02/02/2023 10:34 AM Fees: $92.00
Page 1 of 2
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

This document was electronically submitted to the County of Riverside for recording
Receipted by: KAREN #277

RECORDING REQUESTED BY:
Old Republic Title Company
Order No. 2607201155-56
Escrow No. **23743-DD**
A.P.N. **674-260-005**
MAIL TAX BILL
AND WHEN RECORDED MAIL TO:
JAMES P. BENNETTE
70641 TAMARISK LANE
RANCHO MIRAGE, CA 92270

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRA: 017-017

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS **$2,612.50**
- ☒ computed on full value of property conveyed, or
- ☐ computed on full value less liens or encumbrances remaining at the time of sale.
- ☐ unincorporated area: City of ☒ **Rancho Mirage**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Badiha M. Alwan, Trustee of The Badiha M. Alwan Survivor's Trust established under the Alwan Family Living Trust**

hereby GRANT(S) to **James P. Bennette and David M. Cowan, husband and husband as community property with rights of survivorship**

the following described real property in the County of **Riverside**, State of California:
See Exhibit "A" attached hereto and made a part hereof.
More commonly known as: **70641 Tamarisk Lane, Rancho Mirage, CA 92270**

Date January 10, 2023

The Badiha M. Alwan Survivor's Trust established
under the Alwan Family Living Trust

Badiha M. Alwan

By: Badiha M. Alwan, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF Los Angeles } S.S.

On January 10th, 2023, before me, Ulises Hernandez, Notary Public, Notary Public, personally appeared **Badiha M. Alwan** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

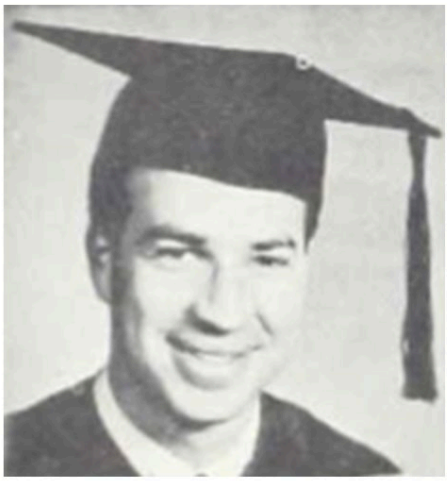
ULISES HERNANDEZ
COMM. #2297877
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires 07/20/2023

Mail Tax Statement to: SAME AS ABOVE or Address Noted Below

2023: Alwan Trust sells to David Cowan, James Bennette

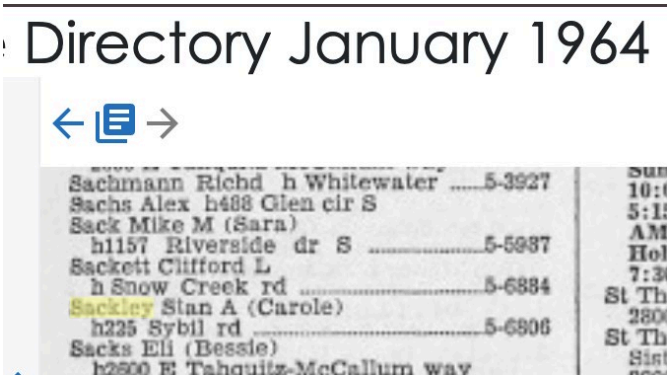
APPENDIX 3

Press cuttings and other
Reference materials



USC graduation portrait of Stan A. Sackley, about age 24, Los Angeles, CA, 1961. From the University of Southern California (USC), El Rodeo Yearbook, 1961, vol. 56, p. 166, accessed 07/25/2025

Source: PCAD via USC Yearbook, 1961.



Stan and Carole Sackley, 1964 Palm Springs phone directory



Pre-War Building to Get Face-Lift
Los Angeles Times (1923-1995); Aug 15, 1965; ProQuest Historical Newspapers: Los Angeles Times
pg. 29

Pre-War Building to Get Face-Lift

Morgan Lupher and Co., Los Angeles contractors, will handle alterations and construction to bring the 41-year-old brick building at 122 E. Washington Blvd. up to standards of modern-day architecture.

When complete, the building will be the 30,000 sq. ft. home of Bardon of Hollywood, importers of men's shirts and knitwear.

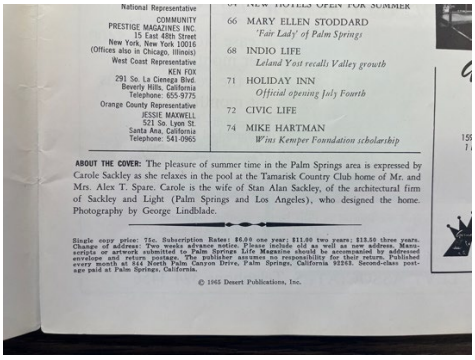
Architects for the $500,000 project are Sackley and Light, with Herman Charles Light in charge.

Light said the project will utilize decorative masonry panels and anodized aluminum on the exterior.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

Los Angeles Times, August 15th 1965 – an early project by Sackley & Light





Carole Sackley on the cover of Palm Springs Life, April 1965 at the home of Mr. and Mrs Alex T. Spare



LOOKING OVER plans for the new Indio Professional Office Building they are working on are Bill Foulke, president of M & F Contractors Supply Company, and Stan Sackley of Sackley & Light, FAIA, Palm Springs architectural firm commissioned to create the structure; M & F is furnishing the hardware. M & F Supply Company, located on 360 N. Palm Canyon Drive, is new in the decorative field, specializing in unusual hardware for residential and commercial use; the firm will custom-design for its clients. Here, too, area residents will find a complete line of commercial hardware, steel doors and frames, bathroom partitions and accessories, and other specialty items in a distinctive and wide choice.

Desert Sun, 30th September 1965. Stan Sackley 'of Palm Springs architectural firm Sackley & Light'. Stan Sackley is shown on right.



19 October 1965

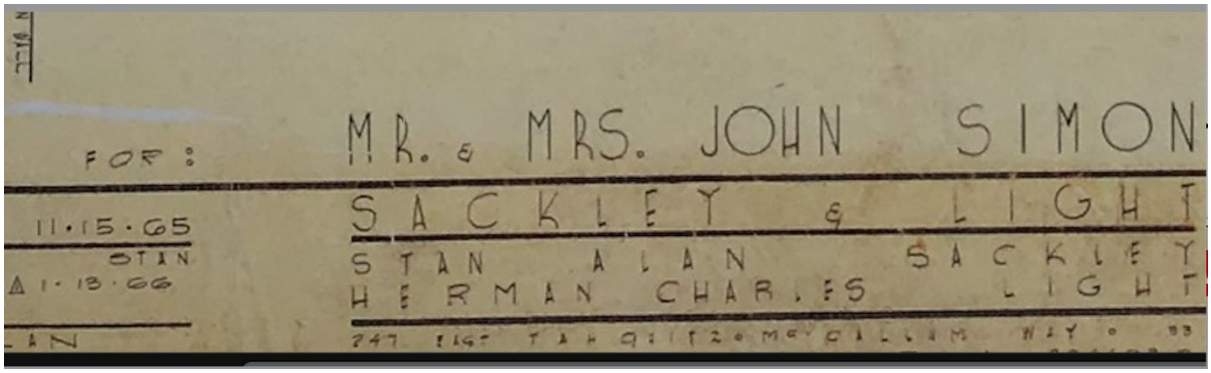
Secretaries Set Meet Tonight

The Palm Springs home of attorney James Hollowell will be the site tonight of the first dinner meeting of the season to be held by the Desert Palm Legal Secretaries Association.

The affair will begin at 7:30 o'clock poolside at 1325 Sagebrush; Mr. Hollowell's tastefully decorated residence was recently photographed for Playboy Magazine, and will appear in the February 1966 issue

A buffet dinner will be served at 8 o'clock for the legal secretaries.

James Hollowell was living in his Sackley-designed home at 1325 Sagebrush, in Palm Springs, by October 1965 as this Desert Sun article shows, from 19th October 1965



Sackley & Light – Palm Springs office address in November 1965 (title block for John Simon Residence) 247 East Tahquitz McCallum Way (now Tahquitz Canyon) – near the corner of Indian Canyon Drive.

modern living

A PLAYBOY PAD: PALM SPRINGS OASIS

a california bachelor
creates his own eminent domain with
wall-to-wall wide-open spaces



Above: At start of the day, James Hallowell pauses outside his mountain-girt Palm Springs pad to scan the morning headlines before hopping into Jaguar for the five-minute spin to his downtown office. At right: Trio of guests chat at poolside in back of his desert digs.

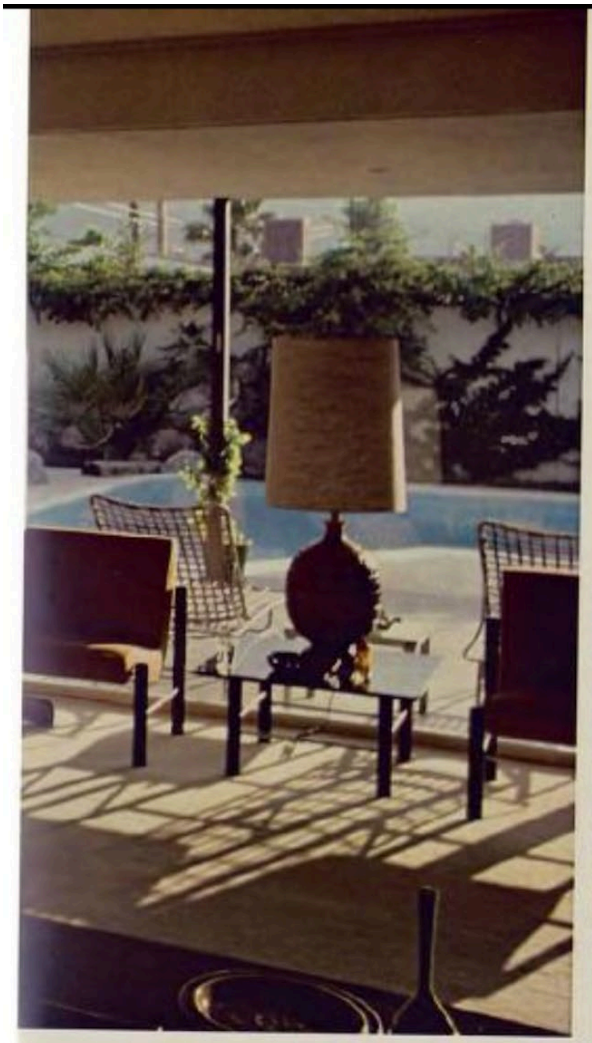




WHEN JAMES HOLLOWELL, a prominent young attorney in the desert city of Palm Springs, California, decided to move from his limited quarters in a posh urban high-rise and build a home in the residential outskirts, he had two requirements: One, that his future pad give him the same privacy he had learned to cherish in his city digs; and two, that while offering sanctuary, his house should offer the indoor-outdoor, pool-and-patio type of life that a place away from the city can more easily provide. A careful search by the busy bachelor turned up the ideal location in Deep Well estates, just a five-minute drive from his Palm Springs office.

His finished house, created by architect friend sam sackley of Sackley and Light in Palm Springs, fit the owner's stipulations to a T square. Done as an ultramodern ranch house, Hollowell's Deep Well domicile is just a jack-rabbit jump from the nearest next-door neighbor, yet (text concluded on page 126)











Above: A visiting girlfriend frolics with Ugly, Hollowell's Boston terrier, in the living room. The dining table is by Knoll and Associates, while the chairs and cocktail table of smoked, bulletproof glass are all by Chairs Unlimited. Left: A cylindrical pressed-aluminum fireplace, with a revolving back screen that can turn the hearth to face either the living room or master bedroom seen in the rear, forms the focus of this spacious pad. Shoji-screen doors can be unfolded to close off the sleeping area entirely. Top right: Built into the headboard of Hollowell's master bed is custom-fitted storage space. A complete collection of PLAYBOY, Hollowell's favorite, is housed above in bound volumes. Over his king-sized bed, Hollowell has posted a sign with the warning, NO ONE UNDER 21 ADMITTED. The back of the freestanding wall section divides the bedroom from the master-bath area and doubles as a multipurpose storage closet and dressing table. Center right: A languorous lady guest relaxes in a terrazzo sunken tub in one corner of bathroom area. A small semiwalled Japanese-style garden outside provides a welcome touch of green to the desert digs. Bottom right: An admiring guest with much to admire eyes her reflection in a theatrical mirror unit built into the back of the functional wall section.







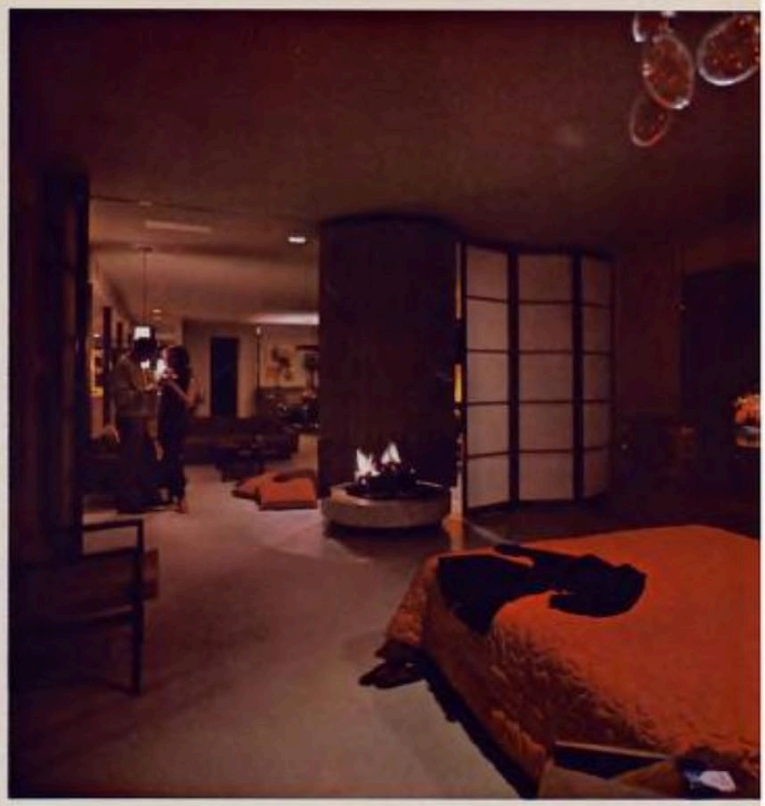
Above left: A busy barrister, Hollowell briefs himself for a day in court in his office-den off the living room. Desk is by Robert John and chair set by Knoll and Associates. The classic Eames lounging chair from Herman Miller sits under an oil painting expressly commissioned to coordinate with his pad's rich color scheme. Above center: An overhead shoulder-level, directional fixture by Design Lite that can be used as a reading light hangs in the living room. Above right: An amateur mixologist's dream, a completely stocked wet bar in the living room, stands ready to dispense potables. Right: After an afternoon swim, a party begins to gather for the sumptuous buffet. Far right: One of a pair of frolicking guests tries out the Jacuzzi whirlpool, a relaxing device built into the shallow end of the pool, while a dedicated sunbather lazes on.











Left. Late in the evening, guests drift outdoors to enjoy the multicolored spectacle erected by lights located under the eaves and built into the sides of the pool. Recessed ceiling fixtures throughout the living-room and bedroom areas are operated on rheostats and can be easily controlled to provide the density of light best suited for any occasion. Above: Hollowell has focused a rooftop spotlight on a romantic fountain in the back-yard patio, which serves as a quiet sentinel outside, while he and his date dance most of the romantic night away. 123

PHOTOGRAPHY BY J. BARRY O'ROURKE



PLAYBO

gives its owner complete privacy.

Hollowell encircled the pool and patio portions of his home with a block wall and then hedged his bid for seclusion with ten-feet-high leafy paracanthia bushes that provide a burst of greenery to his edge-of-the-desert domain. Adding to the intimacy of the setting, a portion of the slightly raked roof extends an extra ten feet over the back patio, forming a shaded area that offers shelter for poolside revelers wishing to escape the ultra-ultraviolet rays of the Palm Springs sun.

To fulfill his personal concept for his home, Hollowell maintains absolute control of the inner spaces throughout his entire domain by utilizing freestanding wall sections, sliding screens and swinging panels instead of traditional interior walls, to adjust the space relationships of his floor plan in accordance with the needs of the moment. With the panels and screens drawn together, the house becomes a comfortable honeycomb, with each room a private and personal sanctuary. Thrown open, the house becomes a baronial 3500-square-foot expanse almost entirely unfettered by restricting walls, doors and entranceways.

Hollowell keyed his home around an outsized rectangular 19 x 39-foot living-dining area with floor-to-ceiling windows and sliding clear-glass doors running its entire length and on into the adjacent master-bedroom area. To divide the living room from the bedroom, Hollowell put up a cylindrical floor-to-ceiling fireplace with a revolving back screen, which gives a cheering blaze to either the living room or the bedroom, depending on the way it's turned.

"When I have overnight guests or don't want the bedroom opened up to a party," Hollowell says, "I can revolve the back screen or just close a pair of sliding shoji-screen doors and seal off the sleeping area completely. But usually I leave it open so my guests can wander around as they please."

Even the master bedroom and Romanesque bath carry out Hollowell's penchant for wide-open spaciousness. The sleeping and grooming chambers are separated by a freestanding black-walnut wall section that doubles as a room divider and as an imperial-sized headboard for his bed, an idea inspired by PLAYBOY in one of our first design features, *Playboy's Penthouse Apartment* (September and October, 1956). Matching walnut panels fitted to either side of the sectional can seal off the bath area when desired. The back of the standing section becomes the main wall of Hollowell's dressing area and is fitted out as an elegant armoire with drawers and cabinetry to provide space for clothing and haberdashery. In the center, Hollowell built in a dressing table featuring a rheostat-operated theatrical make-up mirror ringed with lights. Feminine visitors find the temptation to check their coifs in its multi-bulbed light all but irresistible.

The master bathroom is divided into two separate areas; one houses the john and—thoughtfully for his female guests—a bidet, while the other, directly adjacent to floor-to-ceiling windows that overlook his swimming pool, contains a sunken terrazzo bath.

"I've got the television bug," Hollowell says, "so I had the tub built where I could sit and unwind while I watch the old movies on the set in my bedroom."

In fitting out his palatial pad, Hollowell limited his furniture selections to a few contemporary pieces to keep pace with the open, uncluttered style of the house.

On one side of the living room near the circular fireplace is a sofa, chair and end-table combination surrounding an unusual custom-built cocktail table with a smoked, double-strength, bulletproof-glass top framed in teakwood and stainless-steel tubing. There are also an oval teakwood dining table and a matching sideboard that can be transformed into a large buffet for parties.

"The secret of a successful party," Hollowell claims, "is never to have enough places to sit. That way, everyone keeps moving around."

At even his biggest bashes, Hollowell finds that a variety of giant overstuffed pillows kept scattered about the floor are far more functional, not to mention more portable, than chairs.

A wet bar, located directly to one side of the living-room entrance, has turned out to be a popular spot to rally around at party time. Behind its J-shaped top, Hollowell pursues his predilection for sophisticated saloonery abetted by virtually every bartending accouterment known to bibbing man. On a shelf mounted against the mirror-covered rear wall he keeps a line-up of crystal, ranging from tall tom-collins coolers to superman-sized brandy snifters, set among a series of cut-glass decanters, each with its sterling-silver identification tag. Behind double black-walnut doors is a full-sized, completely stocked bar refrigerator that includes a handy tap that delivers ice-cold draughts for suds-loving friends. Armed with a built-in electric blender for making frozen daiquiris and other cooling concoctions that call for high-speed mixing, Hollowell plays the perfect host. And if liquor doesn't soothe the savage breast quickly enough, there are always the operating built into the back of the bar. A soundly constructed component-part rig pipes high-fidelity music through an extension speaker system to every room in the house and on out into the pool area.

To illuminate this scene of wide-open opulence, Hollowell uses a series of recessed, suspended and mounted lights, most of them operated by rheostats for flick-of-the-finger control. Hollowell can turn off bright living-room beams and bring amber-colored hues into play that fill his home with softened shades conducive to dreamy dancing and dalliance.

Even in Palm Springs, where a swimming pool is practically a requirement of the zoning board, Hollowell's 30-footer is a stylized standout. Surfaced in Kool-deck, which does not absorb heat, the pool area stays comfortable for sunbathing even in the noonday desert. In the shallow end, just around a slight elbow bend, weary waterers can enjoy the built-in Jacuzzi, a below-the-surface bubbling device that creates its own whirlpool. Hollowell finds that after a hard day's night, its rippling rhythm is as refreshing as diving into a pitcher of iced martinis.

Like many a bachelor, Hollowell spends as little time in the kitchen as possible, choosing instead to either whip up a light snack or have a favorite lady fair do the honors in the scullery's ultra-modern, black-walnut-cabineted decor kept simple and utilitarian for easy maintenance.

Although attorney Hollowell's Deep Well ranch house sees its share of entertaining, there are many nights when he spends time preparing for a day in court. He gets the study-conducing atmosphere he needs in his office-den, a 12 x 16-foot area just to one side of the main entranceway. Like the bedroom, it can be separated from the living room by sliding shoji screens.

Should the unexpected, out-of-town visitor drop in for a few days' sojourn, there is no problem for Hollowell, even when pursuing the most tangled of briefs. The guest facilities are in the far corner of the house and provide complete privacy for relaxing or a bit of sunbathing in a separate walled patio adjacent to the room.

For many people, Palm Springs is a resort; a salubrious and refreshing place to get away from it all and just relax in the sun while the commercial world marches on. Hollowell's home offers all the amenities for the good life in the West. But, as befits a successful barrister, Hollowell has created a home and an environmental setting where he can lead a full professional life *and* private life—and always on his own terms.

126

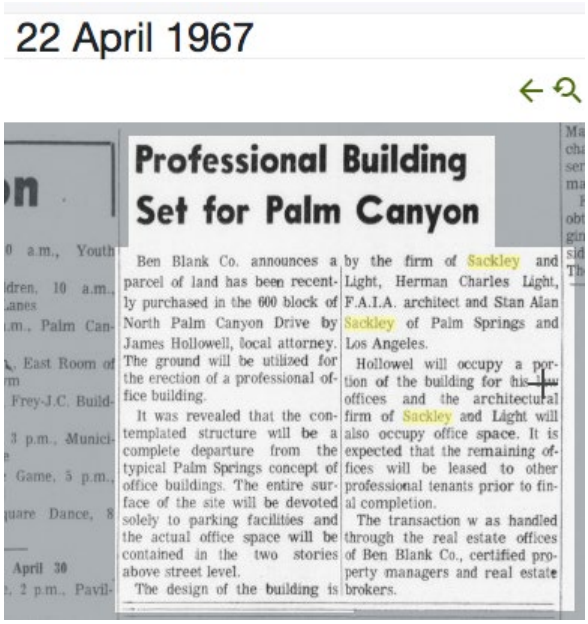
Playboy Magazine article – April 1966 – features Stan Sackley design for James Hollowell home in Palm Springs. The text focuses on the interior lay-out of the house and its suitability for entertaining as well as leading a professional life. At the time of the article, James Hollowell's main source of income was representing the local Agua Caliente Tribe for their business dealings. By 1967-68, his incomes / billings were being questioned for dubious practices. He died in 1990 at the age of 61, having lived in Palm Springs for 34 years. Hollowell's house was featured on an AAUW home tour in 1971 "to feature the latest in architectural design."



1300 Sagebrush, 1966. Designed by Stan Sackley, opposite that of his friend James Hollowell ('Playboy"). Rumored to have been designed for his parents it became his home in Palm Springs. Sackley and Hollowell were both in their early-mid 30s, as was Sackley's other attorney client, John Simon.



Desert Sun, 17th June 1966 – Sackley 'Custom Homes' ad



Desert Sun, 22nd April 1967. Stan Sackley – still practicing as 'Sackley & Light' designed the office building at 655 North Pam Canyon Drive for his attorney friend, James Hollowell, the same client for whom he designed the 'Playboy House' on Sagebrush in Deep Well. The building is still there today.
The ad below explains more about the building and its location.

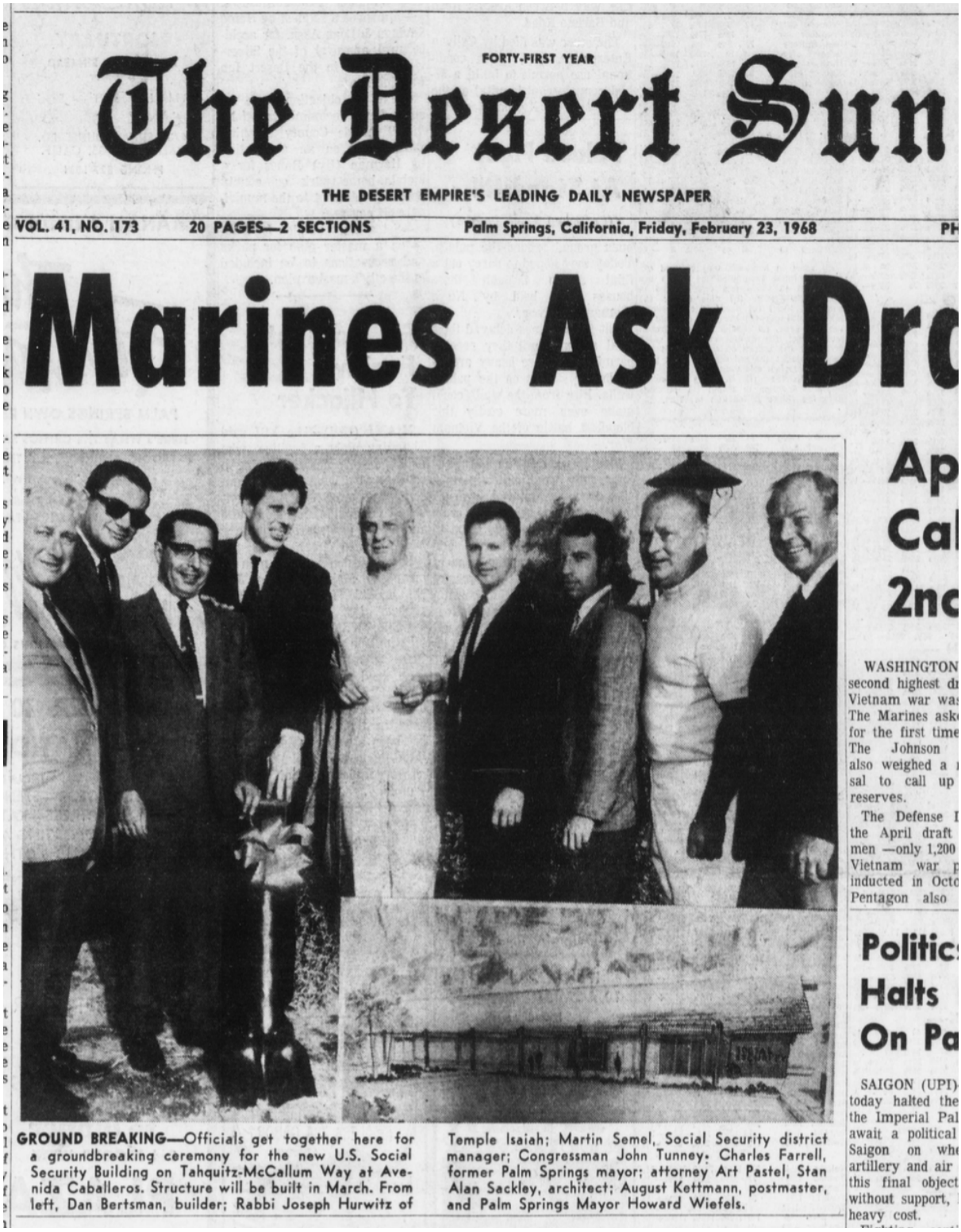
30 April 1971

LAW BUILDING — 655 N. Palm Canyon Drive. Just completed, spacious offices with central secretarial area, desks, filing cabinets and utilities all in flat monthly rental. Law library also included. Need not be attorney. Can partition approximately 2000 feet independent of law offices if desired. Must see to appreciate. Ample free parking. JAMES HOLLOWELL, 325-7272.

Desert Sun, 30th April 1971



655 N. Palm Canyon today (Google image).



FORTY-FIRST YEAR

The Desert Sun

THE DESERT EMPIRE'S LEADING DAILY NEWSPAPER

VOL. 41, NO. 173 20 PAGES—2 SECTIONS Palm Springs, California, Friday, February 23, 1968 PH

Marines Ask Dra

Ap Cal 2nc

WASHINGTON second highest dr Vietnam war was The Marines aske for the first time The Johnson also weighed a sal to call up reserves.

The Defense D the April draft men —only 1,200 Vietnam war p inducted in Octo Pentagon also

Politic Halts On Pa

SAIGON (UPI) today halted the the Imperial Pal await a political Saigon on whe artillery and air this final object without support, heavy cost.

GROUND BREAKING—Officials get together here for a groundbreaking ceremony for the new U.S. Social Security Building on Tahquitz-McCallum Way at Avenida Caballeros. Structure will be built in March. From left, Dan Bertsman, builder; Rabbi Joseph Hurwitz of Temple Isaiah; Martin Semel, Social Security district manager; Congressman John Tunney. Charles Farrell, former Palm Springs mayor; attorney Art Pastel, Stan Alan Sackley, architect; August Kettmann, postmaster, and Palm Springs Mayor Howard Wiefels.

Desert Sun, February 23rd, 1968. Sackley is the named architect for the new US Social Security Building on Tahquitz MacCallum Way (at Avenida Caballeros).



Tuesday, April 16, 1968
Palm Springs, California

The Desert Sun

MINI - SHERIFFS—High Sheriff for the Junior Deputies of Desert Circus, Stan Sackley, is pictured with four of his pretty young aides who are selling badges and immunity buttons. Top row, from left are Patty Canning, Sheriff Sackley and Carol Mockett. In front are Viv Price, left, and Ellen Futterer.

Desert Sun, 16th April, 1968

24 April 1968

Six Plans Submitted For Convention Center

Six groups of architects have submitted proposals to the Convention Center Steering Committee to be considered for construction of a Convention Center.

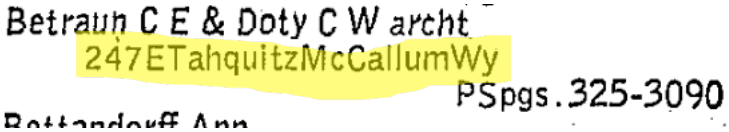
The committee will review the proposals, check into the backgrounds and references of each architect, and interview a representative of each firm during the next 30 days.

Two or three architects will then be recommended for final consideration to the Palm Springs City Council.

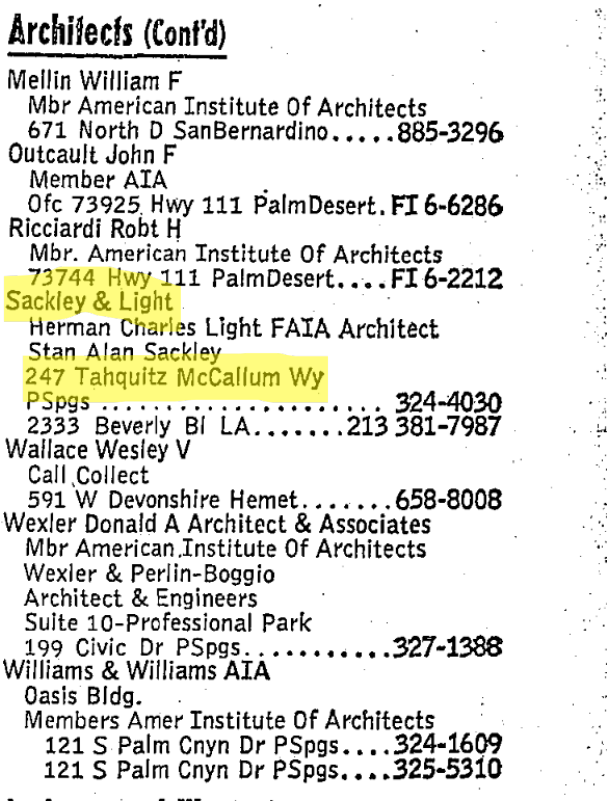
Five of the six architectural groups submitting proposals are from Palm Springs, with two of the local groups working in association with Los Angeles and San Francisco architectural firms.

Those submitting proposals are: Richard Harrison & Associates and Kaptur and Lapham Associates, of Palm Springs; C. E. Betraun and Stan Alan Sackley of Palm Springs; Charles Luckman Associates of Los Angeles; William F. Cody & Associates and William L. Periera & Associates of Los Angeles and Robert Stevens of Fresno; Donald Wexler & Associates of Palm Springs and Adrian Wilson of Los Angeles, and Williams & Williams of Palm Springs and John Porter Clark of Palm Springs, and Skidmore, Owings & Merrill of San Francisco.

Desert Sun, 24th April 1968. Sackley was among six firms of architects to submit plans for the first Palm Springs Convention Center. The list included all the leading Palm Springs architects of the day, as well as Charles Luckman, William Pereira, and Skidmore, Owings & Merrill. For this project, Sackley partnered with architect C. E. Betraun. Charles Edward Betraun, AIA, worked with another local designer, C. W. Doty – in the same building as Sackley: 247 Tahquitz McCallum Way (known then and now as the Welmas Building).



Betraun and Doty architects at 247 E. Tahquitz McCallum Way (phone directory entry, 1966).



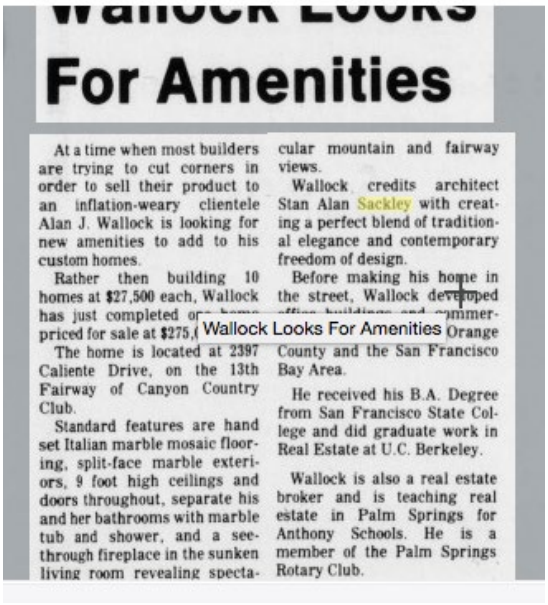
Architects (Cont'd)

Mellin William F
Mbr American Institute Of Architects
671 North D SanBernardino.....885-3296
Outcault John F
Member AIA
Ofc 73925 Hwy 111 PalmDesert. FI 6-6286
Ricciardi Robt H
Mbr. American Institute Of Architects
73744 Hwy 111 PalmDesert....FI 6-2212
Sackley & Light
Herman Charles Light FAIA Architect
Stan Alan Sackley
247 Tahquitz McCallum Wy
PSpgs 324-4030
2333 Beverly Bl LA.....213 381-7987
Wallace Wesley V
Call Collect
591 W Devonshire Hemet.....658-8008
Wexler Donald A Architect & Associates
Mbr American Institute Of Architects
Wexler & Perlin-Boggio
Architect & Engineers
Suite 10-Professional Park
199 Civic Dr PSpgs.....327-1388
Williams & Williams AIA
Oasis Bldg.
Members Amer Institute Of Architects
121 S Palm Cnyn Dr PSpgs....324-1609
121 S Palm Cnyn Dr PSpgs....325-5310

Sackley & Light, phone directory entry 1966



Desert Sun ad 14th July 1972 for 2421 Caliente Drive



For Amenities

At a time when most builders are trying to cut corners in order to sell their product to an inflation-weary clientele Alan J. Wallock is looking for new amenities to add to his custom homes.

Rather then building 10 homes at $27,500 each, Wallock has just completed or[illegible] priced for sale at $275,[illegible]

The home is located at 2397 Caliente Drive, on the 13th Fairway of Canyon Country Club.

Standard features are hand set Italian marble mosaic flooring, split-face marble exteriors, 9 foot high ceilings and doors throughout, separate his and her bathrooms with marble tub and shower, and a see-through fireplace in the sunken living room revealing spectacular mountain and fairway views.

Wallock credits architect Stan Alan Sackley with creating a perfect blend of traditional elegance and contemporary freedom of design.

Before making his home in the street, Wallock developed [illegible] Orange County and the San Francisco Bay Area.

He received his B.A. Degree from San Francisco State College and did graduate work in Real Estate at U.C. Berkeley.

Wallock is also a real estate broker and is teaching real estate in Palm Springs for Anthony Schools. He is a member of the Palm Springs Rotary Club.

Wallock Looks For Amenities

Desert Sun, 24th January 1975 article about 2397 Caliente Drive home.



Desert Sun 18th April 1981

RIDGE MOUNTAIN

Designer selected for Valley project

PALM SPRINGS — Stan Alan Sackley of Sackley and Associates, Ridge Mountain's first-round pick for its All-Star team of architects, will bring 38 years of experience and an international reputation for architecture as an art form to the hillside development.

He served as the design assistant to Oscar Niemeyer in the planning of the city of Brasilia, located in the heart of the Brazil's Amazon jungle in the early 1960s, created a high rise in Hong Kong, villas in Antigua and Mexico, and designed both residential and resort projects in Hawaii and Nassau.

Ridge Mountain

Developer: Hollyhills Development
Location: 2705 S. Palm Canyon Drive, Palm Springs
Information: Telephone on-site sales office at 325-1877

"Ridge Mountain offers a unique opportunity for architecture that takes full advantage of limitless views on the last natural hillside property in the City," he said.

Sackley, in conjunction with Grist, will design three homes for the community. The estates will range in size from 6,500 square feet to 8,000 square feet and feature a blend of indigenous stone, glass and wood in multi-dimensional forms.



SPECIAL TO THE DESERT SUN

Stan Alan Sackley is designing three homes for Ridge Mountain project. He is a USC school of architecture graduate.

No firm prices have been set for the architect's estates for the Ridge Mountain. They are expected to start in the $3-million range.

Desert Sun - July 2nd, 2000

Above and below:
Projects designed by Stan Alan Sackley who returned to desert architecture shortly before he died in 2001.

Article above states that Sackley was 'the design assistant to Oscar Niemeyer in the planning of the city of Brasilia…' Given Brasilia's opening date: 1960 – and Sackley's graduation from USC: 1961, it can be inferred that Sackley perhaps interned with Niemeyer. Herman Charles Light and Niemeyer were contemporaries in seniority, reputation, and age, so this may have been the connection. As for the other international claims, nothing has been verified.

ANDREAS POINTE

Project has four remaining sites

PALM SPRINGS — Andreas Point is nearing sellout with only four fee-land sites still available in the community of estate sites and spec estate homes.

Dan Bailey of Hollyhills Development and the force behind the rapid sellout of one of the few fee-land communities still available in the desert, said both builders and couples ready, willing and eager to build homes in the seven-figure range have been quick to claim prime sites.

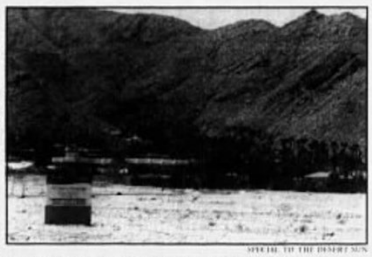
"With all but four of our prime sites sold, we've proven our theory holds true," said Bailey. "We started earlier this year with 29 sites offered. Since that time, 25 sites have been claimed."

Estate sites are offered at prices ranging from the high $200,000s to the mid-$400,000s. Comparable lots in the Indian Canyon area go up to well past the million-dollar mark.

"Our concept has been that the million-dollar view site need not cost a million," said Bailey. "We're able to offer lots in the one-half to three-quarter acre range able to accommodate the large homes new millennium buyers are determined to own."

Some of the Andreas Pointe new owners have a preference for designing and building their own home with the help of their preferred architect.

Others are waiting for Hollyhills Development to start a series of homes the development firm will begin early in the new year.



SPECIAL TO THE DESERT SUN

All but four of the 29 Andreas Pointe homes are claimed.

Andreas Pointe

Developer: Hollyhills Development Inc
Location: Palm Springs
Directions: Take South Palm Canyon Drive to Bogert Trail, cross the bridge and proceed to Avenida Sevilla and the entryway.
Hours: By appointment only
Information: Call Manny Segall of Prudential California Realty at 323-4828

Architect Stan Alan Sackley — design director of Andreas Pointe — has submitted several plans to the city for review.

Once approvals are received, construction will start immediately on one-of-a-kind homes that will be offered at prices somewhere more than $1 million.

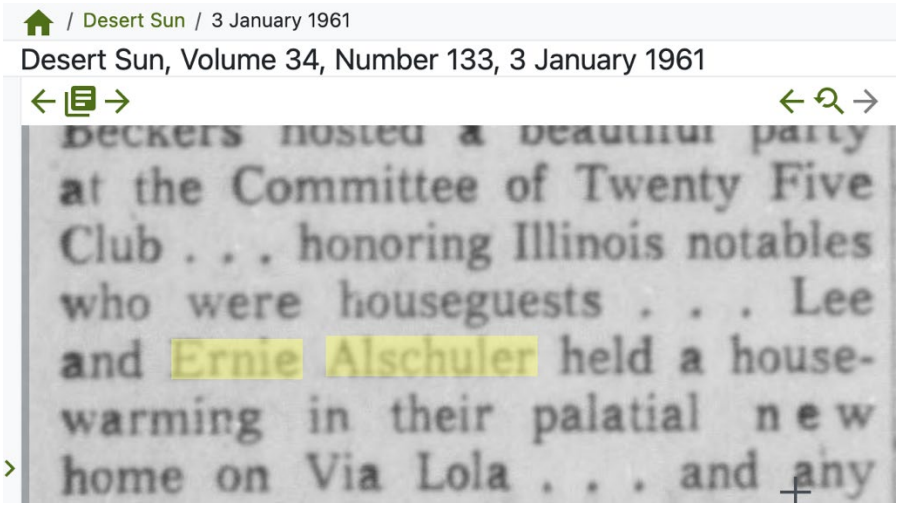
Located in a virtual wind-free zone surrounded by mountain views, Andreas Pointe is located on Bogert Trail and Avenida Sevilla, just off South Palm Canyon Drive in south Palm Springs.

Desert Sun, December 2nd, 2000

Stan Alan Sackley: Palm Springs area project list (known)

1964: Alex Spare Residence (remodel, additions) – 70906 La Paz Road, Rancho Mirage, Tamarisk Country Club.
1965: John Simon Residence – 601 East Avenida Granada, Canyon Country Club, Palm Springs (Sackley & Light)
1965: James Hollowell Residence – 1325 Sagebrush (featured in Playboy magazine, April 1966), Palm Springs
1966: Indio office building (Sackley & Light)
1966: Sackley home, 1300 Sagebrush, Palm Springs.
https://www.redfin.com/CA/Palm-Springs/1300-S-Sagebrush-Rd-92264/home/5695434
1968: Liever Residence, 2250 S. Yosemite, Palm Springs (Canyon Country Club)
1968: U. S. Social Security building, Palm Springs (991 Tahquitz Way)
1969: Sunrise Way apartment building (144 units) for Ted Mandinach and Ed Grush
1969: Mandinach Residence, 2165 Silverado Circle, Palm Springs
1970: 655 N. Palm Canyon – offices for James Hollowell
1971: Americana Garden Apartments for Ted Mandinach and Ed Grush, 400 N. Sunrise Way
1971: 2369 Caliente Drive, Palm Springs
1971: 2421 Caliente Drive, Palm Springs
1972: 2345 Caliente Drive, Palm Springs
1973: 2397 Caliente Drive, Palm Springs
1974: 70641 Tamarisk Lane, Rancho Mirage (Spare-Sackley Residence)
1975: 2354 Caliente Drive, Palm Springs
1975: 2336 Caliente Drive, Palm Springs
1976: 2299 Caliente Drive, Palm Springs: (horizontal bands of pink granite) https://thomboyinc.com/portfolio-item/sackley/ (MW 2015, 2019)
1976: 2277 Caliente Drive, Palm Springs (MW 2025)
1978: 2400 Caliente Drive, Palm Springs
1979: 554 S. La Mirada, Palm Springs https://thomboyinc.com/portfolio-item/la-mirada/
1979- 81 2376 Caliente Drive, Palm Springs https://thomboyinc.com/portfolio-item/caliente-no1/
+ additional Caliente Drive properties at: 2207, 2234, 2288, 2299, 2311, 2328, 2381
1979: 1293 Abrigo Road, Palm Springs
1981: 444 N. Via Las Palmas (Jerry Herman residence, Old Las Palmas, Palm Springs)
1984: 2302 Caliente Drive, Palm Springs
1985: 38681 Bogert Trail
2000: Custom home designs for HollyHill Developments for Andreas Pointe, Andreas Canyon.

Many of Sackley's home designs are owned by well-known contemporary designers who put their own stamp on Sackley's modernist designs. Here's one example: https://www.youtube.com/shorts/c21zSV2lmKc



Ernie Alschuler, 1961 – home on Via Lola. Desert Sun 3rd January 1961



AN AUGUST WEDDING is planned by Penelope Spare, daughter of the Alexander T. Spares of Glencoe and Cathedral City, whose betrothal to Stuart L. Scott of Winnetka, has just been

Daughter's Engagement Announced

Mr. and Mrs. Alexander T. Spare of Glencoe, Ill. and Palm Springs, who make their winter home at 70906 LaPaz, Cathedral City, announce the engagement of their daughter, Penelope, to Stuart L. Scott of Winnetka, Ill.

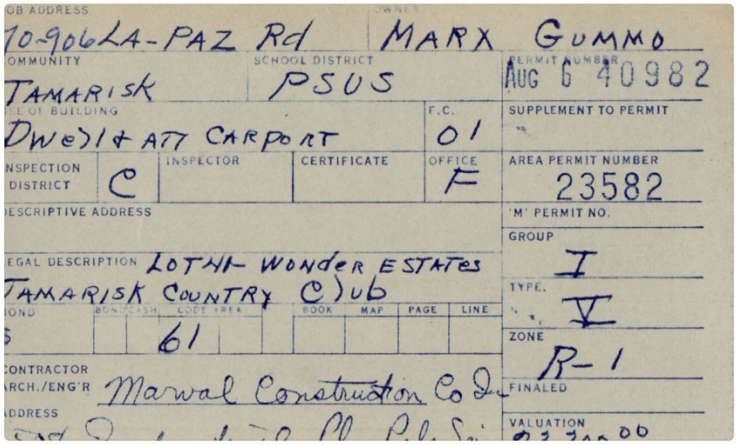
Miss Spare attended the University of Arizona and the Chicago Art Institute.

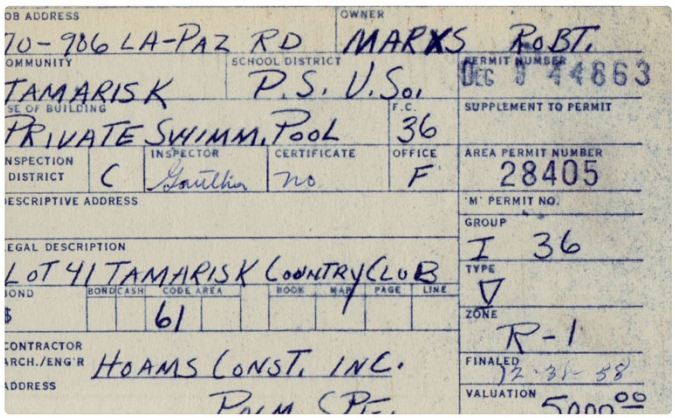
Scott, who is the son of Mr. and Mrs. David G. Scott, will be graduated in June from Hamilton College in Clinton, N. Y.

Returns to College Studies

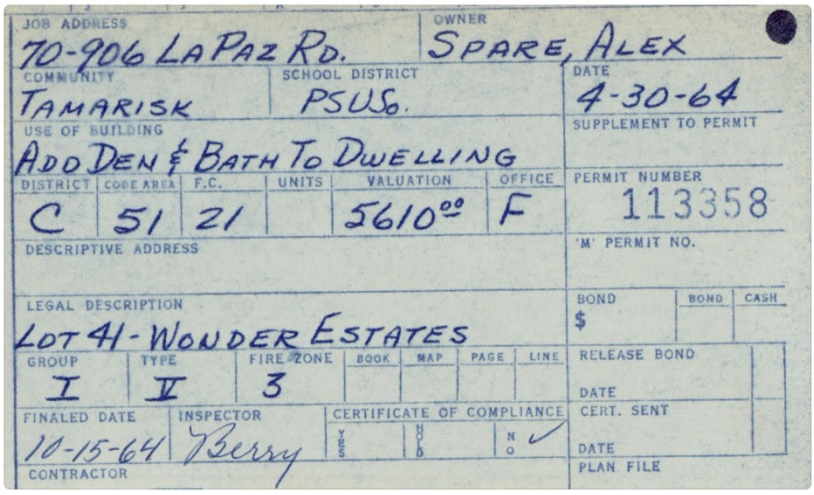
It was "early to bed, early to rise" for Madeleine and Dick Bagdasarian New Year's Eve. They were off early on the first day of the new year to drive their daughter, Judy, into Los Angeles for her trek back to College of the Pacific. While in L. A. they enjoyed the Billie Barnes Revue at the Las Palmas Theatre and saw "Spartacus"

Desert Sun, 4th January 1961, shows that Alex T. Spare was in residence at 70906 La Paz at Tamarisk by January 1961.

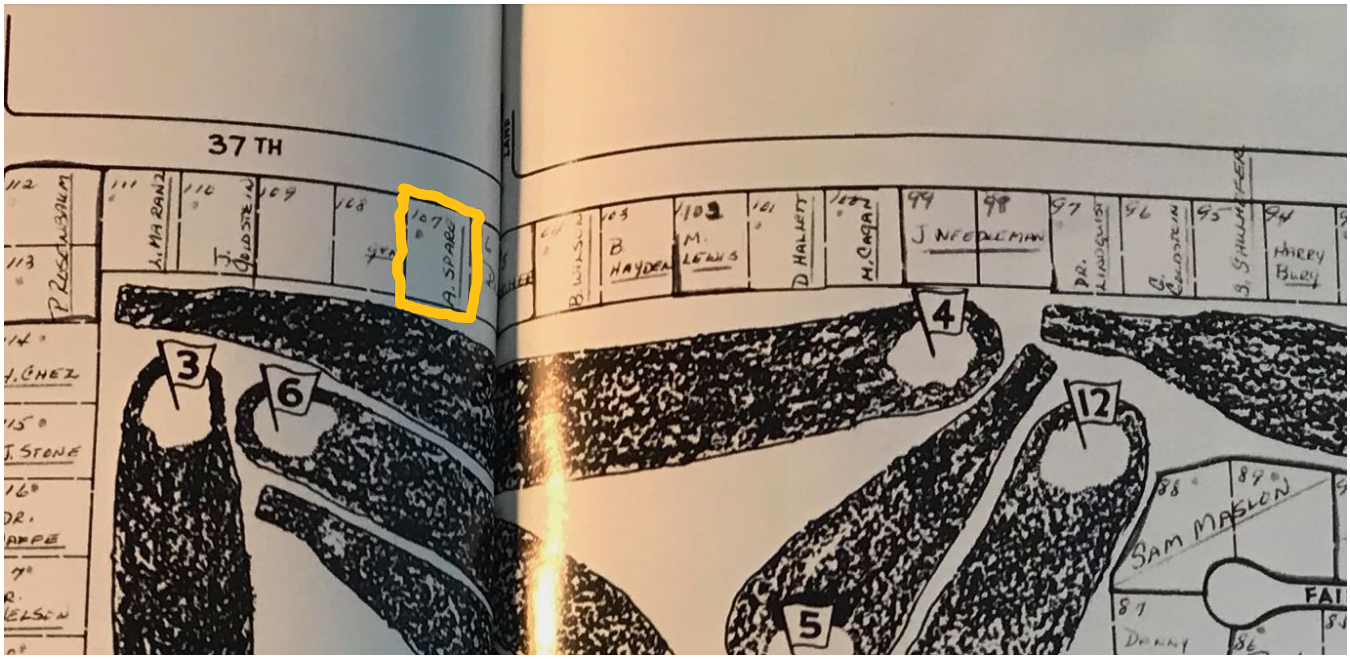

JOB ADDRESS 70-906 LA-PAZ Rd — OWNER MARX GUMMO
COMMUNITY TAMARISK — SCHOOL DISTRICT PSUS — PERMIT NUMBER AUG 6 40982
USE OF BUILDING DWELL & ATT CARPORT — F.C. 01 — SUPPLEMENT TO PERMIT
INSPECTION DISTRICT C — INSPECTOR — CERTIFICATE — OFFICE F — AREA PERMIT NUMBER 23582
DESCRIPTIVE ADDRESS — 'M' PERMIT NO.
LEGAL DESCRIPTION LOT 41- WONDER ESTATES TAMARISK COUNTRY CLUB — GROUP I
BOND $ — BOND/CASH — CODE AREA 61 — BOOK — MAP — PAGE — LINE — TYPE V
CONTRACTOR ARCH./ENG'R Marval Construction Co. — ZONE R-1
ADDRESS — FINALED
VALUATION


JOB ADDRESS 70-906 LA-PAZ RD — OWNER MARXS ROBT.
COMMUNITY TAMARISK — SCHOOL DISTRICT P.S. U.S.01 — PERMIT NUMBER DEC 9 44863
USE OF BUILDING PRIVATE SWIMM. POOL — F.C. 36 — SUPPLEMENT TO PERMIT
INSPECTION DISTRICT C — INSPECTOR Gaulkin — CERTIFICATE no — OFFICE F — AREA PERMIT NUMBER 28405
DESCRIPTIVE ADDRESS — 'M' PERMIT NO.
LEGAL DESCRIPTION LOT 41 TAMARISK COUNTRY CLUB — GROUP I 36
BOND $ — BOND/CASH — CODE AREA 61 — BOOK — MAP — PAGE — LINE — TYPE V
CONTRACTOR ARCH./ENG'R HOAMS CONST. INC. — ZONE R-1
ADDRESS — FINALED 12-31-58
VALUATION 5000.00

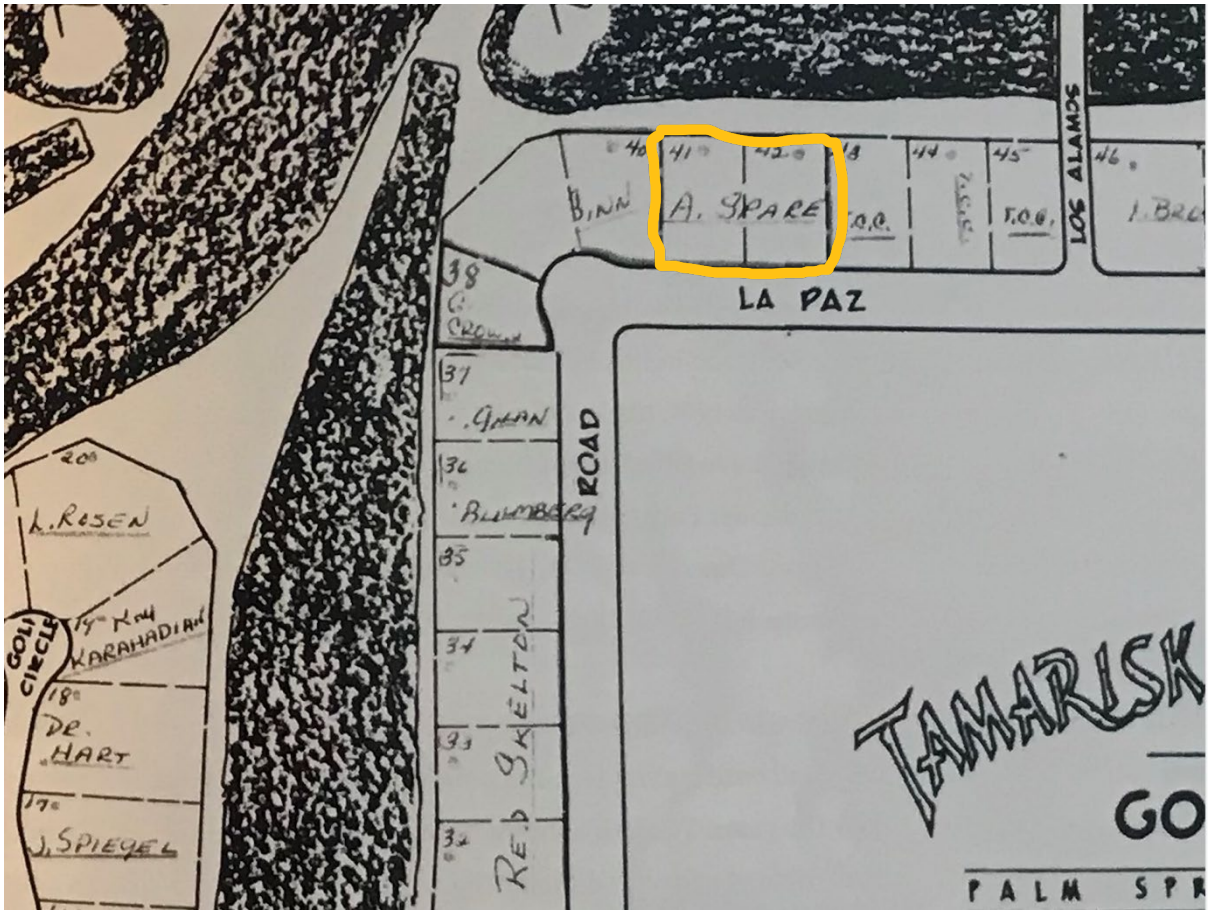
Original permits for home at 70906 La Paz Rd show that it was built by MarVal Construction – i.e. Robert Marx, son of Gummo Marx. The pool permit is finaled in December 1958.


JOB ADDRESS 70-906 LA PAZ RD. — OWNER SPARE, ALEX
COMMUNITY TAMARISK — SCHOOL DISTRICT PSUS. — DATE 4-30-64
USE OF BUILDING ADD DEN & BATH TO DWELLING — SUPPLEMENT TO PERMIT
DISTRICT C — CODE AREA 51 — F.C. 21 — UNITS — VALUATION 5610.00 — OFFICE F — PERMIT NUMBER 113358
DESCRIPTIVE ADDRESS — 'M' PERMIT NO.
LEGAL DESCRIPTION LOT 41- WONDER ESTATES — BOND $ — BOND — CASH
GROUP I — TYPE V — FIRE ZONE 3 — BOOK — MAP — PAGE — LINE — RELEASE BOND DATE
FINALED DATE 10-15-64 — INSPECTOR Berry — CERTIFICATE OF COMPLIANCE YES — NO — N ✓ — CERT. SENT DATE
CONTRACTOR — PLAN FILE

The permit for Alex Spare's remodel by Sackley is dated October 1964.



Alex Spare, owner of Lot 107 – Palm Springs Life December 1973



Alex Spare, owner of Lots 41 & 42 on La Paz Rd, Tamarisk Country Club, Palm Springs Life Dec. 1973

Desert Sun, 12 December 1973

Spare

Funeral services were held at noon today for Alexander Togo Spare, 69, 70906 La Paz, Rancho Mirage.

Spare died Monday at Desert Hospital following a short illness. A native of Chicago, he had been an attorney there before becoming a long-time Rancho Mirage resident.

He is survived by his widow, Rita Spare; a son, Anthony E. Spare of Hillsborough; a daughter, Penny Scott of Riverwoods, Ill.; and a sister, Eva Karp of Chicago.

The service was conducted by Rabbi Joseph Hurwitz of Temple Isaiah at Wiefels And Son Mortuary Chapel. Interment was in Desert Memorial Park.

Desert Sun, 12th December 1973

4 March 1970

OBITUARIES

Richard Sellwood

Rosary will be recited at 8:30 tonight at the Palm Springs Mortuary Chapel and Requiem Mass will be at 10 a.m. Thursday at Our Lady of Solitude Catholic Church for Richard Matthew Sellwood, 40-286 Tonapah St., Thunderbird Country Club.

Sellwood died Sunday at a local hospital following a lengthy illness. He was 68.

A native of Minnesota, he had been a resident of Thunderbird for the past three years. He was an attorney.

Survivors are his widow, Harriette; one son, Richard M. Sellwood III of Connecticut; one daughter, Mrs. Carter Cleveland of Maryland; and seven grandchildren.

Msgr. George Rice, pastor of Our Lady of Solitude, will officiate. Burial will be in Desert Memorial Park.

Sellwood obituary – Desert Sun, 4th March 1970

/ Desert Sun / 30 September 1975

Desert Sun, 30 September 1975

Goodfriend

Private funeral services will be held for Stanley Goodfriend, 63, of 40-286 Tonopah, Rancho Mirage, who died Sunday in Eisenhower Medical Center Hospital.

A native of Chicago, he had spent all but the last three years of his life there. He spent his last three years in California.

Goodfriend is survived by his widow, Jeanne; five children, Joan Ross, James, Lee, Stanley and Kit Goodfriend; and two grandchildren.

He had been president of the real estate firm he founded, Goodfriend, Birer & Immell.

He was a graduate of the University of Illinois, gained a law degree from the University of Chicago, and had been a major in the U.S. Air Force for five years.

He was a past president of the John Howard Association and the Greater North Michigan Avenue Association in Chicago. He had served as president of the Downtown Club of Chicago and was on the mayor's committee for civil rights.

Locally, Goodfriend had served as chairman of the Red Cross and was a director of United Way of the Desert. Additionally, he had taught real estate at College of the Desert and had been a member of Tamarisk Country Club and the Racquet Club.

In lieu of flowers, the family requests donations be made to the Stanley Goodfriend Cancer Research Memorial Fund of Eisenhower Medical Center.

Wiefels and Son Mortuary is in charge of funeral arrangements.

Wasserman

Funeral services will be held at 3 p.m. Wednesday at Hillside Memorial Chapel in Beverly Hills for Isadore Wasserman, 76, of 439 Avenida Granada, who died Sunday in Desert Hospital.

Rabbi Joseph M. Hurwitz of Palm Springs and Rabbi Meyer Heller of Los Angeles will conduct the services.

He is survived by his widow, Mollie Wasserman; a daughter, Rose Lieb of Los Angeles; two sons, Harry and Joe Wasserman of Los Angeles; two sisters in Israel; nine grandchildren and two great-grandchildren.

Murray

Funeral services were held today for Corrine Hitchcock Murray, 80, of 73-771 Larrea, Palm Desert, who died Sunday in Indio Community Hospital.

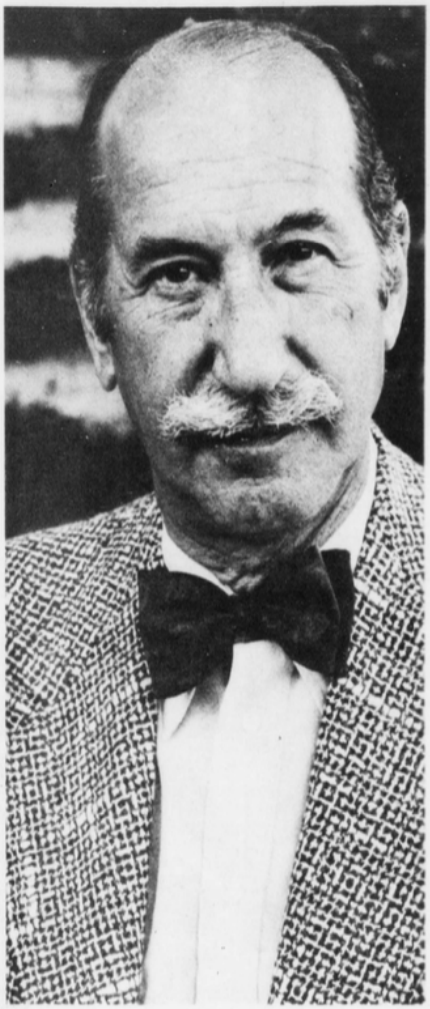
The services were held at Wiefels and Sons Funeral Chapel. Interment was private.

A native of Mulhall, Okla., she had been a resident of Palm Desert for 30 years. For seven years she was manager of The Gates of The Desert Lodge Motel in Palm Desert.

In lieu of flowers it is requested that donations be made

Goodfriend obituary – 30th September 1975

(note: same address)



STANLEY COODFRIEND
Opens Real Estate Office

New Realty Firm Opening In Area

Stanley Goodfriend, formerly vice president of Arthur Rubloff & Co., Chicago, has announced the opening of his new real estate company, at 71-430 Highway 111, Rancho Mirage.

The firm will be active in sales, leasing, management, development, appraisals and counseling.

Widely known in Chicago real estate circles, Goodfriend was vice president of Arthur Rubloff & Co. for 19 years. He is an active member of Palm Desert Board of Realtors, Palm Springs Board of Realtors, the National Institute of Real Estate Brokers, Institute of Real Estate Management, and the Real Estate Securities and Syndication Institute.

In 1971-1972 he served as president of the Greater North Michigan Avenue Association in Chicago, was president of the John Howard Association in 1968-1970, and was president of the Downtown Club of Chicago 1967-1969.

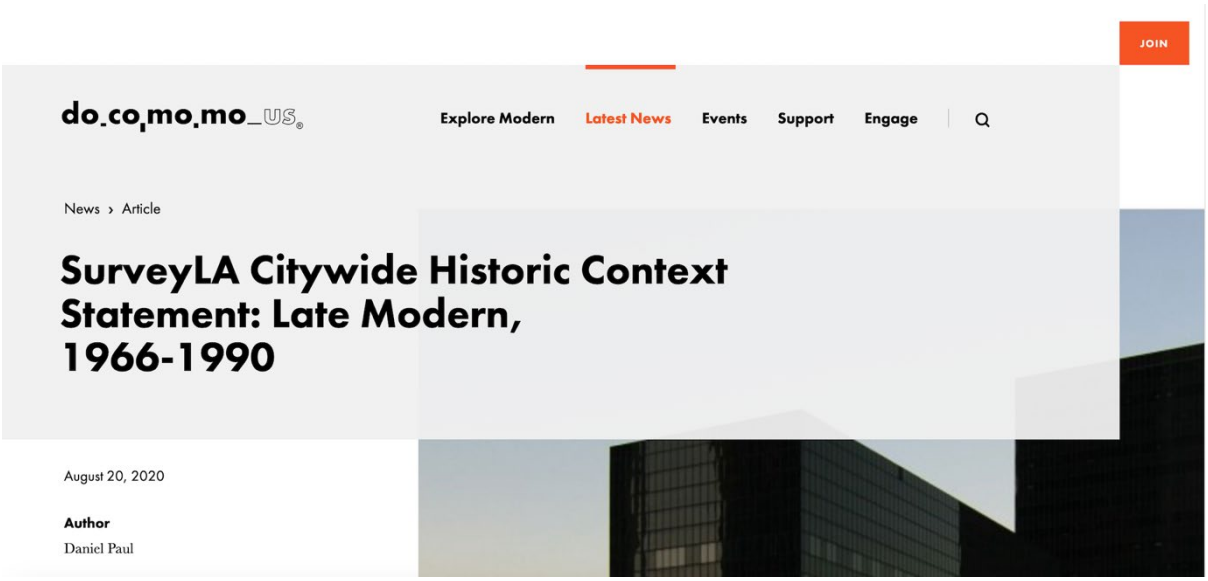
He was a member of the Executive Committee of the Greater Chicago Committee, Chairman of the Red Cross in Glencoe, Ill., and many other civic and charitable organizations.

Goodfriend is a graduate of the University of Illinois and the University of Chicago Law School, and has been a Real Estate Broker in Illinois since 1938.

Western Jets Sold

LOS ANGELES — Western Airlines hss announced it has completed arrangements for the sale of three of its Boeing 720B four-engine jets and has granted the purchaser options to purchase five additional 720B's.

The three aircraft that have been sold are scheduled to be



Docomomo – webpage reference to SurveyLA Historic Context Statement: Late Modern 1966 – 1990.
https://www.docomomo-us.org/news/surveyla-citywide-historic-context-statement-late-modern-1966-1990

State of California □ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

PRIMARY RECORD

Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 **of** 5 ***Resource Name or #:** (Assigned by recorder) Sackley-Spare Residence
P1. Other Identifier:

*P2. **Location:** □ **Not for Publication** □ **Unrestricted**
*a. **County** Riverside **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. **USGS 7.5' Quad** **Date** **T** ; **R** ; □ **of** □ **of Sec** ; **B.M.**
c. Address 70641 Tamarisk Lane City Rancho Mirage Zip 92270
d. UTM: (Give more than one for large and/or linear resources) Zone , mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
Lot 107, Wonder Estates. **APN:** 674260005

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Designed by architect Stan Alan Sackley in 1974, this rectangular single-story Late Modern residence is a significant example of Sackley's design in this era; it has significant integrity in very good original condition. The house is flat-roofed, with the central portion over living areas at a higher elevation than the two adjacent wings. Rear cantilevers and blade walls provide passive cooling. The rectangular house is offset by a garage at a right angle, which allows the main focus of the front elevation to be the main entry doors and adjacent glazing to an interior atrium courtyard. The main entry is flanked by horizontal bands of pink granite, inset into stucco wall finish, repeated on the wall of the garage, one of Sackley's exterior design touches. The 4,902 square feet (living area) plus garage (5,416 square feet total) house comprises four bedrooms and four bathrooms on a 0.440 acre lot. Located on the south side of Tamarisk Lane facing north, the house is positioned parallel to the street and to the golf course on the other side of the house. The driveway features two pony walls on either side that lead the eye to the main entry. Exteriors are clad in white painted stucco. Windows and glazing are mostly metal-framed. Textured block walls are used on the rear elevation and on landscape features.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:** (List attributes and codes) HP2 Single-family property

***P4. Resources Present:** ■ Building □ Structure □ Object □ Site □ District □ Element of District □ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) North elevation, May 2025

***P6. Date Constructed/Age and Source:** ■ Historic □ Prehistoric
1974,Notice of Completion

***P7. Owner and Address:**
David Cowan and James Bennette, 70641 Tamarisk Lane, Rancho Mirage, CA 92270.

***P8. Recorded by:** (Name, affiliation, and address Melissa Riche, local historian, 69711 Camino Pacifico, Rancho Mirage, 92270

***P9. Date Recorded:** August 29th, 2025

***P10. Survey Type:** (Describe)
Intensive survey

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Desert Sun, Los Angeles Times, AIA, Internet archives, US Modernist, City of Los Angeles, Palm Springs, Rancho Mirage surveys, personal interviews, UCSB Frame Finder,et al.

State of California □ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

PRIMARY RECORD

Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 2 **of** 5 ***Resource Name or #:** (Assigned by recorder) Sackley-Spare Residence
P1. Other Identifier:

***Attachments:** □NONE □Location Map ■Continuation Sheet ■Building, Structure, and Object Record
□Archaeological Record □District Record □Linear Feature Record □Milling Station Record □Rock Art Record
□Artifact Record □Photograph Record □ Other (List):

State of California ☐ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) Sackley-Spare Residence ***NRHP Status Code** 5S1
Page 3 **of** 5

B1. Historic Name: Unknown
B2. Common Name: 70461 Tamarisk Lane
B3. Original Use: Single family residence B4. Present Use: Single family residence
***B5. Architectural Style:** Late Modern
***B6. Construction History:** (Construction date, alterations, and date of alterations) Constructed in 1974. No building permits from this era exist in the City of Rancho Mirage.

***B7. Moved?** ■**No** ☐**Yes** ☐**Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:**

None

B9a. Architect: Stan Alan Sackley b. Builder: Unknown
***B10. Significance: Theme** Country Club Era / Cityhood **Area** Rancho Mirage
Period of Significance Cityhood: 1973-Present **Property Type** Single-family residence
Applicable Criteria 1, 4 Local designation (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Constructed in 1974, this property is significant for its elegant interpretation of Late Modern architecture by an architect known for his custom and spec homes, at the peak of his design powers. The Late Modern design elements are reflected in the exaggeration of volume and massing and represent a fine example of a home of this era. Similar to the earlier Desert Modern homes at Tamarisk Country Club, this house reserved its most dynamic elevation for that facing the golf course, while the street elevation was kept relatively subdued and private. The golf course elevation features the deep cantilevered overhangs and blade walls to provide passive shading. The central roof portion appears to 'float' above the adjoining wings, a design element Sackley had used since his earliest projects in Palm Springs in the mid-60s. The era in which the house was designed and completed straddles the 'Country Club Era' and 'Cityhood', reflecting a time of architectural change and significant growth in Rancho Mirage .

Stan Alan Sackley (1937-2001) was born and raised in Los Angeles, California. He attended Fairfax High School, where he met his first wife Carole. They married in 1958. He attended USC School of Architecture, graduating in 1961. By 1964, Stan Sackley was living and working in Palm Springs. By this time, he had formed a partnership with Herman C. Light, FAIA, a senior Los Angeles architect who taught briefly at USC while Sackley was a student there and was on the AIA Judiciary Committee. Light was best known for his civic works including the Los Angeles Hall of Records (1962) where he was the works architect for the project designed by Richard Neutra. Sackley & Light were listed as partner architects until 1967, by which time Sackley had sealed his local reputation as a designer, primarily of custom homes.

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) Sackley-Spare Residence ***NRHP Status Code** 5S1

One of Sackley's first projects was a home remodel at Tamarisk Country Club (1964) for Chicago attorney Alex Spare, the same client as this project at 70641 Tamarisk Lane, 10 years later. Other early homes were for local young attorneys: John Simon and James Hollowell. The house for the latter, located in Deep Well in Palm Springs, was the subject of a 6-page feature article in the April 1966 issue of Playboy Magazine. By the early 1970s Sackley was designing spec and custom homes in the Indian Canyons area of Palm Springs. The house on Tamarisk Lane is the only known original house designed by Sackley in Rancho Mirage. It is an excellent example of a custom home by Sackley, and features many of the signature design elements used by the designer. The property appears to be in very good original condition. Sackley design features include:

- *Flat roofs, long horizontals, often with a central section raised above adjacent wings*
- *Deep cantilevered overhangs*
- *Use of blade walls to shield recessed windows*
- *Private front elevations*
- *Bold forms and planes*
- *Ceiling height windows*
- *Extra high ceilings*
- *Full-height doors (interior and exterior)*
- *Exaggerated volumes*
- *Textured block walls as ornamentation*
- *Glazed exterior walls / outdoor space adjacent to bathrooms*
- *Mitred glass at corners of living spaces / dining areas / primary bedroom*
- *Recessed windows flanked by blade walls that create vertical lines intersecting with the roof's horizontal planes.*
- *Limited ornamentation, such as narrow bands of colored granite as featured at the Sackley-Spare Residence*

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

Accessing the Past: Palm Springs Library
AIA Biographical Archive
City of Los Angeles survey – (via Docomomo)
City of Palm Springs: Architectural Resources Survey
City of Rancho Mirage Historic Resources Survey
Desert Sun – archives (via CDNC)
Stanley Goodfriend Jr.
Cass Graff-Radford
Internet Archive
Late Modern Architecture by Charles Jencks (pub. 1980, Rizzoli)
Los Angeles Times – archives
Los Angeles Public Library
Modernism Week
Michael Ostrow and Roger Stoker
Palm Springs Life magazine
Palm Springs Historical Society
PCAD
SWCA
The Palm Springs School – Desert Modernism, 1934-1975 (author: Alan Hess, pub. 2025, Rizzoli)

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) Sackley-Spare Residence ***NRHP Status Code** 5S1
Page 5 **of** 5

Steve Treinen – author, local historian
UCSB: Frame Finder
USModernist.com

B13. Remarks:

***B14. Evaluator:** Melissa Riche
***Date of Evaluation:** August 29th, 2025

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

City Council Staff Report

Historic Preservation Case No. HP25-0006 – Consideration to Designate the Residential Home Located at 70641 Tamarisk Lane as a Historic Resource

DATE	ITEM #
January 15, 2026	PUBLIC HEARINGS - 6B.
Presented To	**Presented By**
Mayor and City Council	Ben Torres, Planning Manager

RECOMMENDED ACTION

Adopt Resolution No. 2026-(Next-in-Order), Designating the Residential Home Located at 70641 Tamarisk Lane, Rancho Mirage, California (APN 674-260-005) a Historic Resource (Pursuant to Rancho Mirage Municipal Code Chapter 15.27).

DISCUSSION

Property Information

The subject residence was built in 1974 and is situated on a 0.44-acre lot on the south side of Tamarisk Lane. The one-story 5,416 square foot single-family residence, with an attached garage, was designed in the Late Modern style and the home's backyard faces the Tamarisk Country Club golf course. The home has four bedrooms and four bathrooms.

The house is flat-roofed, with the central portion over living areas at a higher elevation than the two adjacent wings. Deep cantilevered overhangs and blade walls provide ample shading along the rear elevation. The main entry is flanked by horizontal bands of pink granite, inset into the stucco wall finish, this is repeated on the walls of the garage. Exteriors are primarily clad in white painted stucco. The subject residence is the only known original house designed by architect Stan Alan Sackley in Rancho Mirage.

Historic Preservation Commission (HPC)

On November 19, 2025, the Historic Preservation Commission was presented with the subject request, which included the homeowner's detailed application packet and pictures of the home. A property tour was not requested by the HPC since they were familiar with this home. The Commission unanimously agreed that the residence met the requirements for designation. No public comments were made or provided at the meeting.

After further discussing the home, the Historic Preservation Commission made the following motion:

> MOVED/SECONDED BY LEIBOWITZ/BRAUN TO RECOMMEND TO THE CITY COUNCIL THE DESIGNATION OF 70641 TAMARISK LANE AS A HISTORIC RESOURCE BASED ON THE CRITERIA DETAILED IN THE STAFF REPORT PURSUANT TO RANCHO MIRAGE MUNICIPAL CODE CHAPTER 15.27.070. MOTION CARRIED 5/0.

Attached to the staff report is the property owner's signed consent (Attachment 5) to designate the residence as a Historic Resource.

Criteria

RMMC Section 15.27.070 (B) provides that the City may find a particular structure to be a historical resource upon finding one or more of the following criteria are met, the following are the applicable criteria based on it being a representative example of a Late Modern residence built by architect Stan Alan Sackley.

1. The subject structure or site is representative of a particular architectural style or reflects special elements of a historical period, type, style or way of life important to the city.
2. The subject structure or site represents the work of a master builder, engineer, designer, artist or architect whose individual genius influenced an era.
3. The subject structure or site embodies elements of outstanding or innovative attention to architectural or engineering design, detail, craftsmanship or use of materials.

Public Noticing

Municipal Code Section 17.74.020, Hearing and notice, requires that all property owners, as shown on the county's latest equalized assessment roll, within a five- hundred-foot radius of the boundaries of the subject parcel be notified of matters requiring a public hearing. If the number of property owners to whom the notice would be mailed is less than twenty-five, then the mailing radius is required to be increased to one thousand feet as measured from the exterior boundaries of the subject parcel. Mailing notices were sent out to thirty-five (35) property owners, within 500-foot radius sixteen days prior to the set public hearing date.

Notice is also required to be published in a local newspaper of general circulation and in public places. The subject notice was published in The Desert Sun on January 4, 2026. The notice was also posted at City Hall, The Rancho Mirage Library & Observatory, and on the City's website on December 30, 2025.

California Environmental Quality Act (CEQA)

This Historic Designation request is categorically exempt pursuant to CEQA Section 15331 for historical resource restoration/rehabilitation.

Program Status

As of this date, the City Council has designated 77 structures as Historic Resources. If this house is designated, it would increase that total by one. In addition, there are two designated Historic Districts in the City - Tamarisk Ranchos I and Cody Court.

Summary

The subject Late Modern residence contains various architectural elements reflective of the historical period when the home was built in 1974. In addition, the home was designed by architect Stan Alan Sackley. These factors make this residence uniquely qualified for designation as a Historic Resource under the criteria described in the City's Historic Preservation Program as set forth in Title 15 of the Municipal Code.

Attachments

Attachment 1 - 11/19/2025 HPC Staff Report
Attachment 2 - Aerial Photo
Attachment 3 - Public Hearing Notice
Attachment 4 - Draft Resolution
Attachment 5 - Homeowner Consent Letter
Attachment 6 - 11/19/2025 HPC Minutes
Attachment 7 - Historic Designation Packet

CITY OF RANCHO MIRAGE ©

STAFF REPORT

TO: Historic Preservation Commission **DATE:** November 19, 2025

FROM: Ben Torres, Planning Manager

SUBJECT: Historic Preservation Case No. HP25-0006 – 70641 Tamarisk Lane

SPECIFIC REQUEST OR RECOMMENDATION

Staff recommends that the Historic Preservation Commission provide direction regarding the Historic Designation request.

ATTACHMENTS:

1. Aerial Photograph
2. Historic Designation Packet

BACKGROUND/REQUEST

The property owners James P. Bennette and David M. Cowan submitted a Historic Designation request for their residence located at 70641 Tamarisk Lane. This property is not listed in the City's 2003 Historic Resources Survey, but it is included in the Draft Historic Resources Survey Update. The architect for this residence is Stan Alan Sackley.

PROPERTY INFORMATION

The subject residence was built in 1974 and is situated on a 0.44-acre lot on the south side of Tamarisk Lane. The one-story 5,416 square foot single-family residence with an attached garage was designed in the Late Modern style and the home's backyard faces the Tamarisk Country Club golf course. The home has four bedrooms and four bathrooms.

The house is flat-roofed, with the central portion over living areas at a higher elevation than the two adjacent wings. Deep cantilevered overhangs and blade walls provide ample shading along the rear elevation. The rectangular house is offset by a side loading garage, which allows the focus of the front elevation to be the main entry doors and adjacent glazing to an interior atrium courtyard. The main entry is flanked by horizontal bands of pink granite, inset into the stucco wall finish, this is repeated on the walls of the garage. Exteriors are primarily clad in white painted stucco. Windows and glazing are mostly metal-framed. Textured block walls are present on the rear elevation and on landscape features. The subject residence is the only known original house designed by architect Stan Alan Sackley in Rancho Mirage

JUSTIFICATION OR INFORMATION CONTINUED:

HISTORIC DESIGNATION CRITERIA

Section 15.27.070 of the Rancho Mirage Municipal Code establishes a list of criteria for a residence to potentially qualify as a Historic Resource. The homeowner is requesting that the home be considered under the following three criteria due to the home being a representative example of a Late Modern residence built by architect Stan Alan Sackley.

1. The subject structure or site is representative of a particular architectural style or reflects special elements of a historical period, type, style or way of life important to the city.
2. The subject structure or site represents the work of a master builder, engineer, designer, artist or architect whose individual genius influenced an era.
3. The subject structure or site embodies elements of outstanding or innovative attention to architectural or engineering design, detail, craftsmanship or use of materials.

In the attached Historic Designation Packet, exhibits and picture elevations from all sides of the home are provided. In addition, a detailed history of the home, architect, DPR Report, and historical significance is provided.

ATTACHMENT 2

70641 Tamarisk Lane



ATTACHMENT 3

CITY OF RANCHO MIRAGE

Planning Division
69-825 Highway 111
Rancho Mirage, CA 92270
Planning@RanchoMirageCA.gov
(760) 328-2266

PUBLIC HEARING NOTICE

CITY COUNCIL MEETING
Thursday, January 15, 2026 – 1:00 p.m.

Historic Preservation Case No. HP25-0006

Applicant: James P. Bennette and David Cowan

Request: Designation of the residence located at 70641 Tamarisk Lane for placement on the City of Rancho Mirage Register of Historic Resources as a structure important to the cultural, archaeological, social, economic, architectural, and/or political history of Rancho Mirage for the purpose of encouraging the preservation, improvement and/or promotion of such structure. The Historic Preservation Commission recommended approval on November 19, 2025.

Location: 70641 Tamarisk Lane (APN: 674-260-005)

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City of Rancho Mirage City Council regarding consideration of the above referenced application, pursuant to Rancho Mirage Municipal Code Title 15, Chapter 15.27 *"Historic Preservation Program"* under the *"Buildings and Construction"* Section. This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15331 Class 31 (Historical Resource Restoration/Rehabilitation).

The Public Hearing will be held on Thursday, January 15, 2026, at 1:00 p.m., in the Council Chamber, 69-825 Highway 111, Rancho Mirage, California, at which time and place pertinent testimony will be heard. The file, including all environmental information, is available for public inspection at City Hall, Monday through Friday, between 8 a.m. and 5:00 p.m., and will be posted on the City's website with the publication of the City Council Agenda, to be posted at least 72 hours prior to the meeting.

Written testimony may be submitted to the City Clerk via email to CityClerk@RanchoMirageCA.gov, or mailed to City of Rancho Mirage, ATTN: City Clerk, 69-825 Highway 111, Rancho Mirage, CA 92270. Written testimony must be received no later than 10:00 a.m. on the day of the meeting to be considered by the City Council.

GOVERNMENT CODE § 65009 NOTICE: If you challenge this proposed activity in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Council sufficiently prior to the Public Hearing to enable its consideration by them.

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City of Rancho Mirage
Attn: City Clerk
69-825 Highway 111
Rancho Mirage, California 92270

APN: 674-260-005

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)

(Exempt from recording fees pursuant to Government Code Sections 6103 and 27383)

RESOLUTION NO. ____

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO MIRAGE DESIGNATING THE RESIDENTIAL HOME LOCATED AT 70641 TAMARISK LANE, RANCHO MIRAGE, CALIFORNIA (ASSESSOR PARCEL NUMBER 674-260-005) A HISTORIC RESOURCE

WHEREAS, pursuant to Rancho Mirage Municipal Code ("RMMC") Section 15.27.050 "Historic resource – Nominations," the Rancho Mirage Historic Preservation Commission ("Commission"), after an open public meeting, caused the issuance of a written recommendation in support of the designation of the house ("Subject Property") located at 70641 Tamarisk Lane, Rancho Mirage, California (Assessor Parcel Number 674-260-005) as a Historic Resource; and

WHEREAS, the Subject Property is owned by James P. Bennette and David Cowan and has a legal description of .44 acres Lot 107 MB 024/094 Wonder Estates, Rancho Mirage; and

WHEREAS, the Commission determined that the Subject Property meets the requisite criteria set forth in RMMC Section 15.27.070 "Historic resource – Criteria" to qualify as a designated Historic Resource; and

WHEREAS, pursuant to RMMC Section 15.27.050 "Historic resource – Nominations," the Rancho Mirage City Council considered the Commission's recommendation at a duly noticed public hearing.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO MIRAGE, CALIFORNIA DOES HEREBAY RESOLVE AS FOLLOWS:

SECTION 1. RECITALS AND EXHIBITS.

That the recitals set forth above are true and correct.

SECTION 2. HISTORIC RESOURCE DESIGNATION.

That the house located at 70641 Tamarisk Lane, Rancho Mirage, California (Assessor Parcel Number 674-260-005) is hereby designated as a Historic Resource, subject to all of the applicable provisions set forth in RMMC Chapter 15.27 "Historic Preservation Program," attached hereto and incorporated herein by this reference as Exhibit "A," as such provisions may be subsequently amended from time to time.

SECTION 3. SEVERABILITY.

That the City Council declares that, should any provision, section, paragraph, sentence or word of this Resolution be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this Resolution as hereby adopted shall remain in full force and effect.

SECTION 4. REPEAL OF CONFLICTING PROVISIONS.

That all the provisions heretofore adopted by the City or the City Council that are in conflict with the provisions of this Resolution are hereby repealed.

SECTION 5. EFFECTIVE DATE.

That this Resolution shall take effect upon its adoption.

SECTION 6. CERTIFICATION.

That the City Clerk shall certify as to the adoption of this Resolution and shall cause the same to be processed in the manner required by law.

SECTION 7. RECORDATION.

That the City Clerk, pursuant to RMMC Section 15.27.050(J), record this Resolution with the Riverside County Recorder's Office.

[THE REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK]

PASSED, APPROVED AND ADOPTED this 15th day of January 2026.

Lynn Mallotto, Mayor

ATTEST:

Kristie Ramos, CMC, City Clerk

APPROVED AS TO FORM:

Colin Kirkpatrick, City Attorney

EXHIBIT "A"

Rancho Mirage Municipal Code
Chapter 15.27 "Historic Preservation Program"

[See Attached]

Title 15. Buildings and Construction

Chapter 15.27. HISTORIC PRESERVATION PROGRAM

§ 15.27.010. Intent.

The intent of this chapter is to provide a mechanism for identifying certain structures, sites and districts which represent eras, events, or persons important in the city's cultural, archaeological, social, economic, architectural, and/or political history for the purpose of encouraging the preservation, improvement and/or promotion of such structures and sites without forcing private property owners to sell their properties through the use of the city's power of eminent domain.
(Ord. 833 § 4, 2003; Ord. 943 § 2, 2006; Ord. 1119 § 2, 2017; Ord. 1219, 7/18/2024)

§ 15.27.020. Definitions.

"Architectural" means the architectural elements embodying style, design, general arrangements and components of all of the outer surfaces of any improvements, including, but not limited to, the kind, color and texture of the building materials and the style and type of windows, doors, lights, signs, and other fixtures appurtenant to a structure.

"Demolition" means the destruction or removal of a structure, or parts of a structure substantially equivalent to the whole.

"Exterior alteration" means any modification to the exterior of a structure.

"Feasible" means capable of being accomplished in a successful manner within a reasonable period of time taking into account economic, environmental, legal, social and technological factors.

"Historic preservation commission" means the historic preservation commission as established by city council resolution.

"Historic preservation professional" means an individual meeting the minimum professional qualification standard required by the Secretary of the Interior as specified in the Code of Federal Regulations, 36 CFR Part **61**, who specializes in archeology, architectural history, architecture, historic architecture, or history.

"Historic resource" means a site, improvement, appurtenance, natural feature or other object that has been designated as such pursuant to this chapter, including those found to qualify for listing in the National Register of Historic Places.

"Interior alteration" means any modification to the interior structure for which a building permit is required.

"Inventory" means the official Rancho Mirage Register of Historic Places, which contains sites or structures that have been designated as historic resources by the city council.

"Major alterations" means a modification of any architectural feature(s) or natural feature(s) of a historic resource that will have a substantial effect on the defining features or character such as adding to an existing structure, constructing a new structure, changing exterior building materials, modifying the grade or topography.

"Minor alteration" means a modification of any architectural feature(s) or natural feature(s) that will have a minimum effect on the defining character and/or architectural style of a historic resource.

"Natural feature" means any tree, plant life, habitat, geographical or geological site or feature.

"Reservation" shall mean the Indian lands as defined by the Indian Gaming Regulatory Act of 1988 (P.L. 100-497, codified at 25 U.S.C. Section **2701** et seq., and 18 U.S.C. Sections **1166** through **1168**) (IGRA), and any successor statute or amendments, or lands otherwise held in trust for the Agua Caliente Band of Cahuilla Indians Tribe by the United States within the jurisdictional boundaries of the city of Rancho Mirage.

"Site" means the geographic location and its environs, of any proposed or currently designated historic resource that is under the prospective or current review and consideration pursuant to the provisions set forth in this chapter by staff, the historic preservation commission or the city council.

"Survey" means the most current version of the City's Historic Resources Survey.
(Ord. 833 § 4, 2003; Ord. 1119 § 2, 2017; Ord. 1219, 7/18/2024)

§ 15.27.030. Tax abatement incentive—Contracts.

The city may enter into Mills Act contracts, as set forth in California Government Code Section **50280** et seq., with a property owner or association of property owners, as may be permitted under the Mills Act, to abate (reduce) the taxes on the property under their respective control that has been designated a historic resource or historic district in return for the owner's or owners' association's binding commitment to maintain the physical integrity and character of the historic resource or historic district in a manner consistent with state law and the provisions set forth in this chapter.
(Ord. 833 § 4, 2003; Ord. 943 § 2, 2006; Ord. 1119 § 2, 2017; Ord. 1219, 7/18/2024)

§ 15.27.040. Survey/inventory—Historic structures and sites.

A. The city shall maintain a survey and/or inventory of those structures and sites within the city which: (1) represent an era, event, or person important in the city's cultural, archaeological, social, economic, architectural, and/or political history; and (2) those structures and sites that potentially qualify to be placed or have been placed on the National Register of Historic Places.

B. The survey and/or inventory and any amendments thereto shall include appropriate written findings and photographs or other visual depictions of the subject structure or site which demonstrate that the structure or site does in fact represent an era, event, or person important in the city's cultural, archaeological, social, economic, architectural, and/or political history.

C. Any survey and/or inventory prepared or amended pursuant to this section shall be presented to the historic preservation commission for its review and recommendation to the city council. The survey shall be updated every 10 years unless the city manager or designee determines that an update is not required.

D. The city council shall conduct a duly noticed public hearing to determine which structures and sites should be added to or removed from the survey or inventory. Only the structures and sites contained within the inventory shall be deemed historic resources for purposes of this chapter. The city shall provide notice of the city council public hearing pursuant to Section **17.74.020(B)** of this code.

E. The city council's decision shall be memorialized by a written resolution of the city council.

F. If the city council's decision does not involve a remand to the historic preservation commission, then it shall be deemed a final decision that is not subject to any further administrative review by the city.

(Ord. 833 § 4, 2003; Ord. 1119 § 2, 2017; Ord. 1219, 7/18/2024)

§ 15.27.050. Historic resource—Nominations.

A. The city council or the city manager, or designee, may nominate any structure or site to be a historic resource pursuant to the criteria set forth in this chapter.

B. Within 10 days after the city's nomination application is deemed complete, the city shall provide written notice to the record owner of the nomination of the subject structure or site. Said notice shall include: (1) whether the owner(s) consents or objects to the nomination; (2) an explanation of the nomination process; (3) the criteria that will be considered by the city when considering the nomination; and (4) an explanation of the rights and benefits afforded to the owner of a city-designated historic resource, subject to the following:

   1. The record owner of a nominated site or structure shall have up to 30 days of receipt of the nomination notice to inform the city in writing of whether the owner consents or objects to the nomination.

   2. Nominated structures or sites which do not have the record owner's consent or objection shall be treated as follows:

      a. If the city manager or designee determines that the nominated structure or site qualifies for listing in the National Register of Historic Places, up to three attempts to obtain the record owners consent or objection shall be made, if consent is obtained the nomination shall be presented to the historic preservation commission for its review and consideration pursuant to the procedures set forth in this chapter.

      b. If the city manager or designee determines that within five years of the date of the nomination the nominated structure or site will be at least 50 years old and meet the criteria for listing in the National Register of Historic Places, one additional attempt to obtain the record owners consent or objection shall be made, if consent is obtained the nomination shall be presented to the historic preservation commission for its review and consideration pursuant to the procedures set forth in this chapter.

C. A property owner may submit a nomination application to the city manager or designee for a structure or site owned by the property owner. If the subject structure or site is not listed on the city's survey/inventory, then the application must include a bona fide historical analysis or report prepared by a qualified historic preservation professional retained by the property owner at his or her own expense that demonstrates the nominated structure or site qualifies as a historic resource pursuant to the criteria set forth in this chapter. The application must be submitted with the payment of an application fee in the amount set by the current fee schedule.

D. If the city manager or designee determines that the structure or site does not qualify for listing in the National Register of Historic Places, and the owner objects to the nomination, no further action shall be taken on the nomination.

E. If the city manager or designee determines that a nomination warrants being processed pursuant to the provisions of this chapter, each member of the historic preservation commission shall be required to visit or view the location of the nominated structure or site at the time and in the manner established by the city manager or designee.

F. After each member of the historic preservation commission visits or views the location of the nominated structure or site, the historic preservation commission shall review and consider the nomination application pursuant the terms and criteria set forth in this chapter in an open public meeting. This meeting shall be scheduled within 30 days after the nomination application has been deemed complete.

G. If the historic preservation commission finds and determines that the nominated structure or site does not qualify for listing in the National Register of Historic Places at the current time or within five years of the date of the nomination, the nomination shall proceed no further unless such a

determination is appealed to the city council with the owner's consent, subject to payment of the requisite appeal fee as set forth by city council resolution.

H. If the historic preservation commission finds and determines that the nominated structure or site qualifies as a historic resource pursuant to the terms and criteria of this chapter, the nomination shall be presented to the city council in the context of a duly noticed public hearing with the written recommendation of the historic preservation commission.

I. If the city council finds and determines after a duly noticed public hearing that the nominated structure or site qualifies as a historic resource pursuant to the terms and criteria of this chapter, the city council shall memorialize its action by a written resolution of the city council, which shall be duly recorded by the city clerk with the Riverside County recorder's office.

J. If the city council's action does not involve a remand to the historic preservation commission, then its action shall be deemed a final decision that is not subject to any further administrative or appellate review by the city.

K. In the event the city council decides to designate a nominated structure or site a historic resource pursuant to this chapter, the city shall notify the owner(s) of such designation via certified mail return receipt requested within 10 days of the city council's final decision.

L. Following designation of a property as a historic resource by the city council, the property owner shall be offered a historic resource plaque for placement at the location of the historic resource. In no case shall any historic resource plaque be placed on private property without the record owner's or owners' written consent.

M. Following designation of a property as a historic resource by the city council, the property owner shall be offered an opportunity to participate in the Mills Act Property Tax Abatement Program.

(Ord. 833 § 4, 2003; Ord. 998 § 1, 2010; Ord. 1119 § 2, 2017; Ord. 1219, 7/18/2024)

§ 15.27.060. Nomination—Pending building permit applications.

A. No building permit shall be issued for major alteration or modification, construction, or demolition regarding any nominated structure or site while the nomination is actively pending review by the historic preservation commission and/or the city council, unless it is to prevent an undue hardship or to comply with an applicable law or ordinance or the city's chief building official or fire marshal determines in writing that certain facts and circumstances exist that require the issuance of a permit in order to prevent or abate an immediate threat to public health and safety.

B. In no event shall any building permit be withheld under this section for a period exceeding 90 days. This subsection shall not apply to any minor alteration, major alteration or demolition building permit application pending appeal before the city council at the time of the effective date of the ordinance codified in this chapter.

(Ord. 833 § 4, 2003; Ord. 1119 § 2, 2017; Ord. 1219, 7/18/2024)

§ 15.27.070. Historic resource—Criteria.

A. The city may determine whether a particular structure or site qualifies for listing with the National Register of Historic Places upon a finding that the structure or site is at least 50 years of age and the following criteria are met:

1. The quality of significance in American history, architecture, archeology, engineering, and cultures is present in sites, buildings, structures and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association; and

2. That are associated with events that have made a significant contribution to the broad patterns of our history; or

3. That are associated with the lives of persons significant in our past; or

4. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

5. That have yielded or may be likely to yield, information important in prehistory or history.

6. In determining whether a particular structure or site qualifies for listing with the National Register of Historic Places, the city manager or designee, the historic preservation commission and the city council may consider as probative any bona fide historical analysis or report prepared by a qualified historic preservation professional.

B. The city may find a particular structure or site to be a historic resource upon finding that one or more of the following criteria are met:

1. The subject structure or site is representative of a particular architectural style or reflects special elements of a historical period, type, style or way of life important to the city;

2. The subject structure or site is associated with a business or use which was once common but is now rare or non-existent within the city;

3. The subject structure or site is representative of the evolution or development or associated with the cultural, religious, educational, political, social or economic growth of the city, county, state or nation;

4. The subject structure or site represents the work of a master builder, engineer, designer, artist or architect whose individual genius influenced an era;

5. The subject structure or site signifies an historic event or is associated with persons or events that have made a meaningful contribution to the city, state or nation;

6. The subject structure or site has a high potential for yielding information or archaeological interest;

7. The subject structure or site embodies elements of outstanding or innovative attention to architectural or engineering design, detail, craftsmanship or use of materials; or

8. The subject site contains an unusual natural feature.

C. In the absence of a showing that a famous or well-known individual has made significant contributions to the city, state or nation, a former residence of such famous or well-known individual should not qualify as a historic resource, unless the structure itself qualifies under the criteria set forth in this section.

D. A structure or site may qualify as a historic resource upon a finding that facts and circumstances exist that meet the criteria for placing the structure or site on the National Register of Historic Places and/or the California Register of Historical Places.

(Ord. 833 § 4, 2003; Ord. 1119 § 2, 2017; Ord. 1219, 7/18/2024)

§ 15.27.080. Tolling.

The time requirements set forth in this chapter shall automatically be tolled during the course of any public hearing conducted pursuant to this chapter.

(Ord. 833 § 4, 2003; Ord. 1119 § 2, 2017; Ord. 1219, 7/18/2024)

§ 15.27.090. Historic resource—Regulations.

All historic resources shall be subject to the regulations set forth in this chapter and any amendments to it.
(Ord. 833 § 4, 2003; Ord. 1119 § 2, 2017; Ord. 1219, 7/18/2024)

§ 15.27.100. Historic resource—Maintenance.

The owner of a historic resource shall keep and maintain a historic resource consistent with all applicable standards and regulations set forth in this code.
(Ord. 833 § 4, 2003; Ord. 1119 § 2, 2017; Ord. 1219, 7/18/2024)

§ 15.27.110. Historic district.

A. The city council on its own or at the recommendation of the commission may without the owner's consent designate any defined geographic area within the city a historic district provided that the city council determines that the structures or sites within the proposed historic district share a similar history, related significance and common architectural identity with one another. Absent the owners' consent, the city shall not impose any special standards upon the maintenance, preservation or rehabilitation of any of the structures or sites situated within such a designated district.

B. If a majority of the total number of structures within a defined geographic area have been deemed to be historic resources pursuant to this chapter and a majority of the property owners within the defined geographic area provide their written consent, then that area may be designated a historic district at the request of the subject property owners or their bona fide representative(s), provided that the city council determines that the structures within the proposed historic district share a similar history, related significance and common architectural identity with one another and a majority of the subject property owners agree to adopt special standards via recordable conditions, covenants, restrictions or any other similar recordable instruments relating to the preservation and/or rehabilitation of the common areas that have been identified by the city to contribute to the overall integrity or character of the proposed historic district. Any request submitted for historic district designation by the owners or on behalf of the owners shall be presented to the city manager or designee for the historic preservation commission's review and recommendation to the city council.

(Ord. 943 § 2, 2006; Ord. 1119 § 2, 2017; Ord. 1219, 7/18/2024)

§ 15.27.120. Applications—Minor alterations.

A. Applications for minor alterations, as that term is described in this chapter, to the exterior of a historic resource or a structure under consideration by the historic preservation commission or city council for designation as a historic resource, shall be submitted on a form prescribed by the city to the city manager or designee for his or her review.

B. Upon receipt of a complete application which shall include the payment of the requisite application fee, the city manager or designee shall commence review of the subject application to determine whether the requested alteration may result in a modification of an architectural feature(s) or natural feature(s) that will have a detrimental effect on the defining character and/or architectural style of the exterior of the subject historic resource or one currently in the nomination process.

C. If the city manager or designee determines that the requested alteration will detrimentally affect a defining character and/or architectural style of the exterior of the subject historic resource, or one within the nomination process, then the city manager or designee may order up to a 21-day stay on further processing of the subject permit application unless it is to prevent an undue hardship or to comply with an applicable law or ordinance or the city's chief building official or fire marshal determines in writing that certain facts and circumstances exist that require the issuance of the

permit in order to prevent or abate an immediate threat to public health and safety. The stay order shall not prevent or preclude the issuance of any other permits the chief building official or fire marshal have determined in writing are necessary to mitigate or abate a situation that poses an immediate threat to public health and safety.

D. During any such stay ordered by the city manager or designee, the city manager or designee may consult with the historic preservation commission to recommend to the applicant feasible alternatives to the proposed alteration.

E. If the applicant declines the alternatives recommended by the city manager or designee, the applicant may then appeal the city manager or designee's recommendation to the city council.

F. Within 21 days after receipt of the appeal, the city council shall conduct a noticed public hearing on the appeal. The city shall provide notice of the appeal hearing pursuant to Section **17.74.020(B)** of this code.

G. The city council may extend the stay period an additional 21 days for further consideration or ratify, modify or reject the city manager or designee's recommendation.

H. Nothing in this chapter shall permit the city to deny a building permit application for a minor alteration to a historic resource, nor one within the nomination process, despite any alternatives recommended by the city. The city, however, reserves the right to deny a building permit application for a minor alteration based on other applicable provisions of this code not set forth in this chapter.

(Ord. 833 § 4, 2003; Ord. 1119 § 2, 2017; Ord. 1219, 7/18/2024)

§ 15.27.130. Applications—Major alterations.

A. Applications for major alterations, as that term is described in this chapter, to the exterior of a historic resource or a structure under consideration by the historic preservation commission or city council for designation as a historic resource, shall be submitted to the city manager or designee on a form prescribed by the city.

B. Within 30 days of receipt of a complete application which shall include the payment of the requisite application fee, the city manager or designee shall meet with the applicant, conduct a site visit, and determine if the major alteration requires the preparation of a staff report regarding the subject application for the historic preservation commission to review and make a determination.

C. Prior to the historic preservation commission meeting at which the application will be reviewed and considered, each member of the historic preservation commission shall be required to visit or view the location of the nominated structure or site at the time and in the manner established by the city manager or designee.

D. The historic preservation commission shall review the subject application to determine whether the requested alteration may result in a modification of an architectural feature(s) or natural feature(s) that will have a detrimental effect on the defining character and/or architectural style of the exterior of the subject historic resource, or one in the nomination process.

E. If the historic preservation commission determines that the requested alteration will detrimentally affect a defining character and/or architectural style of the exterior of the subject historic resource, or one in the nomination process, then the commission with the consent of the city manager or designee may order up to a 21-day stay on further processing of the subject permit application unless it is to prevent undue hardship or to comply with an applicable law or ordinance or the city's chief building official or fire marshal determines in writing that certain facts and circumstances exist that require the issuance of the permit in order to prevent or abate an immediate threat to public health and safety. The stay order shall not prevent or preclude the issuance of any other permits the chief building official or fire marshal have determined in writing are necessary to mitigate or abate a situation that poses an immediate threat to public health and safety.

F. During any such stay ordered by the historic preservation commission, with the consent of the city manager or designee, the commission after conferring with pertinent staff shall recommend to the applicant feasible alternatives.

G. If the applicant objects to the alternatives recommended by the historic preservation commission, then the applicant may appeal the commission's recommendation to the city council.

H. Within 21 days of receipt of the appeal, the city council shall conduct a public hearing on the appeal. The city shall provide notice of the appeal hearing pursuant to Section **17.74.020(B)** of this code.

I. The city council may extend the stay period an additional 21 days for further consideration or ratify, modify or reject the historic preservation commission's recommendation.

J. Nothing in this chapter shall permit the city to deny a building permit application for a major alteration to a historic resource despite any alternatives recommended by the city. The city. The city, however, reserves the right to deny a building permit application for a major alteration based on other applicable provisions on this code not set forth in this chapter.

(Ord. 833 § 4, 2003; Ord. 1119 § 2, 2017; Ord. 1219, 7/18/2024)

§ 15.27.140. Building permit applications—Demolition.

A. Building permit applications for demolition, as that term is described in this chapter, involving a historic resource, or one in the nomination process, shall be submitted to the city manager or designee on a form prescribed by the city.

B. All building permit applications for demolition involving a historic resource, or one in the nomination process, shall be subject to an automatic 21-day stay which shall commence upon the receipt of a complete application which shall include the payment of the requisite application fee. The 21-day stay shall be waived if the city's chief building official or fire marshal determines in writing that certain facts and circumstances exist that require the issuance of the permit in order to prevent undue hardship or to comply with an applicable law or ordinance or to prevent or abate an immediate threat to public health and safety. The stay order shall not prevent or preclude the issuance of any other permits the chief building official or fire marshal have determined in writing are necessary to mitigate or abate a situation that poses an immediate threat to public health and safety.

C. Within 30 days after receipt of a complete application which shall include the payment of the requisite application fee, the city manager or designee shall cause the preparation of a staff report regarding the subject application and submit the staff report to the historic preservation commission for its review and recommendation to the city council.

D. The historic preservation commission with the consent of the city manager or designee and after conferring with pertinent staff shall recommend to the applicant feasible alternatives to the proposed demolition.

E. After the historic preservation commission meeting, the commission shall submit its recommendation to the city council which shall conduct a noticed public hearing on the subject application.

F. The city council may extend the stay period an additional 21 days for further consideration or ratify, modify or reject the historic preservation commission's recommendation.

G. The city council may order the immediate issuance of the demolition permit to prevent undue hardship or to comply with an applicable law or ordinance or to prevent or abate an immediate threat to public health and safety. The stay order shall not prevent or preclude the issuance of any other permits the chief building official or fire marshal have determined in writing are necessary to

mitigate or abate a situation that poses an immediate threat to public health and safety. The city council shall prepare written findings that justify and support any such determination.

H. Nothing in this chapter shall permit the city to deny a building permit application for demolition of a historic resource, or one in the nomination process, despite any alternatives recommended by the city, other than the city's agreement to relocate the historic resource as set forth herein. The city also reserves the right to deny demolition based on other applicable provisions on this code not set forth in the chapter.

I. The city reserves the right to relocate any property within the city as an alternative to granting the owner a demolition permit. The exercise of this option shall be done with or without the owners sharing the expense, and shall be done expeditiously.

(Ord. 833 § 4, 2003; Ord. 1119 § 2, 2017; Ord. 1219, 7/18/2024)

§ 15.27.145. Reservation land—Tribal consent required.

The written consent of the Aqua Caliente Band of Cahuilla Indians Tribe shall be required before the application or enforcement of any of the provisions of this chapter to lands located within the Reservation.

(Ord. 1119 § 2, 2017; Ord. 1219, 7/18/2024)

§ 15.27.150. Enforcement.

A. Any violation of the provisions of this chapter by any member of the public responsible for committing, causing or maintaining such violation shall constitute a public nuisance.

B. Any violation of the provisions of this chapter by any member of the public responsible for committing, causing or maintaining such violation shall constitute an infraction violation.

C. Any violation of the provisions of this chapter by any member of the public responsible for committing, causing or maintaining such violation shall constitute grounds for modification, suspension and/or revocation of any permit or license issued for any use or activity in or on the subject property.

D. The city reserves the right to seek additional remedies against any member of the public responsible for committing, causing or maintaining any violation of the provisions of this chapter such as, but not limited to, denying or revoking certificates of occupancy, issuing stop work orders and seeking injunctive relief.

(Ord. 833 § 4, 2003; Ord. 1119 § 2, 2017; Ord. 1219, 7/18/2024)

ATTACHMENT 5

CITY OF RANCHO MIRAGE

11/19/2025 Via Email

James P. Bennette and David M. Cowan
70641 Tamarisk Lane
Rancho Mirage, CA 92270

RE: Historic Preservation Case No. HP25-0006 – 70641 Tamarisk Lane

Dear Mr. Bennette and Mr. Cowan:

The Historic Preservation Commission is of the opinion that you have done a wonderful job in providing detailed documentation on your homes historical significance. I am pleased to inform you that the Commission voted to recommend designation of your home as a Historic Resource to the City Council, and that it meets the criteria pursuant to our local Historic Preservation Program.

The City's Historic Preservation Program requires that the City obtain the property owner's consent to the nomination. The nomination process requires a public hearing before the City Council. Please indicate the property owners consent as to the requested nomination:

JAMES P. BENNETTE, DAVID M. COWAN
Property Owner(s) Name(s)

David M. Cowan — NOV. 20 / 2025
Signature(s) Date

We will schedule your request for the next available City Council meeting once we receive a notification package. Per City requirements, you will receive notification of the public hearing approximately 15-days in advance of the scheduled meeting.

If you have any questions, please feel free to contact me at (760) 328-2266.

Sincerely,

Ben Torres

Ben Torres
Planning Manager

CITY OF RANCHO MIRAGE

HISTORIC PRESERVATION COMMISSION MEETING

WEDNESDAY, NOVEMBER 19, 2025

9:00 A.M.

MINUTES

Meeting Location:
City of Rancho Mirage
City Hall – Conference Room #3
69-825 Highway 111
Rancho Mirage, CA 92270

CALL TO ORDER – 9:00 A.M.

Roll Call of Regular Commission Members:
Present: Chair Traupane, Vice Chair Leibowitz, Commissioner Braun, Commissioner Lopez, Commissioner Penn.

Roll Call of Ex-Officio Members:
Present: Council Member Downs, Council Member O'Keefe.
Absent: Mayor Weill, Mayor Pro Tem Mallotto, Council Member Fromberg Edelstein.

NON-AGENDA PUBLIC COMMENTS – None

APPROVAL OF MINUTES - July 30, 2025, Regular Meeting.

MOVED/SECONDED BY LEIBOWITZ/LOPEZ TO APPROVE THE JULY 30, 2025, REGULAR MEETING MINUTES. MOTION CARRIED 5/0.

ACTION ITEMS

1. Historic Preservation Case No. HP25-0007 - Request from Dr. Timothy Jochen and Lee Erwin (Property Owners) for exterior modifications at 37380 Marx Road.

   Ben Torres, Planning Manager, presented the staff report.

   David Prest, the architect representing the property owners, further elaborated on the proposed exterior modifications.

   The following individuals provided public comments: Jane Janiqer.

   A discussion ensued.

MOVED/SECONDED BY PENN/LOPEZ TO APPROVE EXTERIOR MODIFICATION AT 37380 MARX ROAD AS DETAILED IN THE STAFF REPORT. MOTION CARRIED 3/1 (WITH CHAIR TRAUPANE RECUSED).

2. Historic Preservation Case No. HP25-0006 - Request from James P. Bennette and David Cowan (Property Owners) of designation for the residence located at 70641 Tamarisk

Lane. The property is not listed on the 2003 Historic Resources Survey (1974, Architect: Stan Alan Sackley).

Ben Torres, Planning Manager, presented the staff report.

No public testimony was provided.

A discussion ensued.

MOVED/SECONDED BY LEIBOWITZ/BRAUN TO RECOMMEND TO THE CITY COUNCIL THE DESIGNATION OF 70641 TAMARISK LANE AS A HISTORIC RESOURCE BASED ON THE CRITERIA DETAILED IN THE STAFF REPORT PURSUANT TO RANCHO MIRAGE MUNICIPAL CODE CHAPTER 15.27.070. MOTION CARRIED 5/0.

3. Historic Resources Survey Update.

   Ben Torres, Planning Manager, presented the staff report.

   John Hyche, Urbana Preservation & Planning, provided an overview of the Historic Resources Survey Update.

   The following individuals provided public comments: Richard A. Sherwood, Michael Stern, Mia Cottet, Susanne Callahan, and Jane Janiqer.

   A discussion ensued.

MOVED/SECONDED BY TRAUPANE/LEIBOWITZ TO TABLE THE ITEM TO A FUTURE MEETING. MOTION CARRIED 5/0.

COMMISSIONER COMMENTS –

Vice Chair Leibowitz requested a summary of properties listed in the Draft Historic Resources Survey Update.

ADJOURNMENT

The Historic Preservation Commission meeting was adjourned at 9:51 a.m.

Prepared by: Deanna Mendoza, Development Services Technician

Date Approved by Historic Preservation Commission: 12-17-2025

SACKLEY-SPARE RESIDENCE

Historic Site Nomination for
70641 TAMARISK LANE - TAMARISK COUNTRY CLUB
1974 - Architect: Stan Alan Sackley



Street elevation (north facing)



Rear elevation (south facing)

SACKLEY-SPARE Residence
Architect: Stan Alan Sackley
Year: 1974
70641 Tamarisk Lane, Rancho Mirage, CA. 92270
Lot size: 19,166 sq ft, 0.440 acres
Living area: 4,902 sq ft
Actual area: 5,416 sq ft (includes garage)
APN: 674260005
Building type: Modern single family residence (1950-1990), 4-bed, 4-bath.
Legal description: LOT 107 MB 024/094 WONDER ESTATES

SACKLEY-SPARE RESIDENCE
Historic Site Nomination for
70641 Tamarisk Lane, Rancho Mirage
1974 - Architect: Stan Alan Sackley

TABLE OF CONTENTS

Statement of Significance – page 4

Background / Historic context – page 6

Owners – page 9

Architect – page 15

Architecture – page 18

Criteria – page 20

Integrity Analysis – page 22

APPENDICES

Appendix 1: Maps, site plans, photos

Appendix 2: Grant deeds

Appendix 3: Press cuttings, other research

RESEARCH SOURCES

Accessing the Past: Palm Springs Library
AIA Biographical Archive
City of Los Angeles survey – (via Docomomo)
City of Palm Springs: Architectural Resources Survey
City of Rancho Mirage Historic Resources Survey
Desert Sun – archives (via CDNC)
Stanley Goodfriend Jr.
Cass Graff-Radford
Internet Archive
Late Modern Architecture by Charles Jencks (pub. 1980, Rizzoli)
Los Angeles Times – archives
Los Angeles Public Library
Modernism Week
Michael Ostrow and Roger Stoker
Palm Springs Life magazine
Palm Springs Historical Society
PCAD
SWCA
The Palm Springs School – Desert Modernism, 1934-1975 (author: Alan Hess, pub. 2025, Rizzoli)
Steve Treinen – author, local historian
UCSB: Frame Finder
USModernist.com

STATEMENT OF SIGNIFICANCE:

The Sackley-Spare Residence was designed in a powerful Late Modern style by Palm Springs architect Stan Alan Sackley, commissioned in 1973, it was completed in August 1974. It was a custom 'spec' home, for the owner of Lot 107: Alexander T. Spare, a retired Chicago attorney. Spare owned another home at Tamarisk Country Club, remodelled in the early 1960s by Sackley. The Sackley-Spare Residence at 70641 Tamarisk Lane was one of the later homes to be built along Tamarisk Lane (then called Avenue 37), with Lot 107 changing hands several times before it was finally developed. Sackley's re-design of Spare's Tamarisk Country Club home at 70906 La Paz Road gained local recognition when the cover of Palm Springs Life magazine in July 1965 featured Sackley's wife Carole floating in the pool of the Spare home on La Paz Road, with a caption that described Sackley as the designer of Spare's first Tamarisk home.

By 1974, Stan Sackley had made a name for himself as a custom home designer in Palm Springs. Following his graduation from the USC School of Architecture in 1961, Sackley formed a partnership with Los Angeles architect Herman C. Light, FAIA[1], who taught at USC from 1959-1960 and was the project architect for Neutra's renowned Hall of Records building in Los Angeles (1962). The senior architect greatly helped Sackley in his early career. As Sackley & Light, they designed commercial projects in Los Angeles and Palm Springs. Within a short time, Sackley was happy to promote himself as a designer of custom homes and set up his own practice, Stan Sackley & Associates, while he continued his association with Herman C. Light at least through 1967. A 1966 Playboy magazine article about the James Hollowell Residence in Palm Springs, designed by Sackley, enhanced Sackley's reputation.

After Sackley designed this house on Tamarisk Lane, he designed homes in a similar style in Palm Springs, notably several on Caliente Drive in the Indian Canyons district. They featured Sackley's hallmark design elements, a floating central roof line, decorative details at entry, such as horizontal bands of pink granite, skylights punctuating the eaves around the house, high ceilings, mitred corners of glass in living areas, and more. Today, Stan Sackley is recognized as a significant modernist architect, in the same vein as his contemporaries Hugh Kaptur and Donald Wexler. His homes are highly sought-after by design aficionados and are frequently featured on Modernism Week tours. Sackley deserves his place in the pantheon of noted desert modernist designers; accordingly, he is listed in the 2025 publication: "*The Palm Springs School – Desert Modernism 1934 – 1975," as well as the City of Palm Springs Architectural Resources Survey (2016).*

The Sackley-Spare house was developed in partnership with local real estate agent, Stanley Goodfriend. At the time, Goodfriend had been in the desert for only a couple of years, after a long career in real estate in the Chicago area. The 'Notice of Completion' for the home names Sackley and Goodfriend as the 'GS Partnership.' Of the subsequent owners, the most significant was Samuel Oschin, a Los Angeles entrepreneur and philanthropist whose name

[1] https://aiahistoricaldirectory.atlassian.net/wiki/spaces/AHDAA/pages/36948361/ahd1026622?preview=/36948361/2201419789/LightHermanC.pdf

graces the Samuel Oschin Air and Space Center at Los Angeles' California Science Center which, when completed in 2025/26 will be the permanent home of the Endeavor Space Shuttle. Thereafter, Herbert and Gloria Cook owned the house for 30 years, until 2014. People familiar with the house from the early days, including Stanley Goodfriend Jr. and local realtor Cass Graff-Radford confirm that the property has not been altered.

BACKGROUND – HISTORIC CONTEXT:

When Thunderbird and Tamarisk Country Clubs opened in the early 1950s, the concept of building homes alongside fairways was launched. The success of these two clubs quickly transformed greater Palm Springs into the 'Winter Golf Capital of the World,' attracting celebrities and captains of industry, who built custom homes at both clubs.

The 2003 City of Rancho Mirage Historic Resources Survey states:
"Tamarisk Country Club opened on the former Harry Taylor ranch, purchased from San Francisco real estate and theater magnate Joseph Blumenfeld in 1952. Incorporated in 1951 by a group of 65 investors, including Hollywood notables Jack Benny, George Burns, Danny Kaye, Sol Lessor, and the Marx Brothers, Tamarisk attracted many members from the Hillcrest Country Club in Los Angeles. It also offered home sites along the fairways as a means of financing club improvements. The club opened in 1952, with a golf course designed by William Bell and renowned golfer Ben Hogan as the golf pro. With these beginnings, Rancho Mirage became the leader in the development of the Coachella Valley as the "golf capital of the world." Attracting attention initially because of their well-heeled membership from the corporate and entertainment spheres, Thunderbird and Tamarisk focused the limelight by hosting tournaments such as the Women's Invitational, the Ryder Cup, and the first Bob Hope Classic."

While homebuilding at Thunderbird took off quickly, things moved at a slower pace at Tamarisk Country Club. Lots that were purchased by early members - as a benefit of membership and to help fund the building of the golf course- often changed hands for several years until an owner felt the time was right to build, as was the case with Lot 107. The aerial views of Tamarisk Country Club shown on the next page, from 1964, show that 12 years after the club had opened, only 9 homes had been built along Avenue 37 / Tamarisk Lane. By 1983, shown in the second aerial image, this number had grown significantly, reflecting the 1970s era building boom and the city's growth following the incorporation of the City of Rancho Mirage in 1973.

From the 2003 City of Rancho Mirage survey:
"The construction of the country clubs and the associated residences coincided with another development that had profound implications for the character of the Rancho Mirage built environment: the evolution of a "Desert Modern" style of architecture. The Desert Modern style was in many ways a domestication and refinement of the avant garde International Style of the 1920s and 1930s, and grew out of local architects' desire to adapt modern materials, techniques, and floor plans to the unique requirements of desert living. Characteristics include large expanses of floor-to-ceiling glass sheltered by deep overhangs extending from flat roofs and flowing interior floor plans that merged imperceptibly with the outdoors. Oriented to the rear, Desert Modern houses in Rancho Mirage embrace desert, swimming pool, and golf course views and outdoor access while front elevations are often shielded for privacy, with only clerestories and obscured glass panels adjacent to the entries providing light. Desert Modern houses appear light, with roofs floating above the glass walls and clerestories, and ceilings supported by thin steel or wood posts. In addition to glass, exterior materials include stucco, wood, slumpstone, and natural rock."



This 1964 aerial view of Tamarisk Country Club shows Tamarisk Lane / avenue 37 to the immediate north of the club, running left to right horizontally, ending at Los Reyes. The chevron-shape roof of the Maranz House is at the far left. (Image: USGS, via Frame Finder / UCSB)



The 1983 aerial view of the club shown here, illustrates how many homes were built in the period between 1964 and 1983 at Tamarisk Country Club. Lot 107 is now built, the fifth house from the (left) corner of Palm View and Tamarisk Lane. (Image: USGS, via Frame Finder / UCSB).

Using the 2003 City of Rancho Mirage Historic Resources Survey as reference, the Sackley-Spare Residence, Lot 107 purchased by Alexander Spare, for a house designed by Sackley in 1973 and completed in 1974, falls right on the cusp of the '*Country Club Era: 1951-1973'* and '*Cityhood: 1973 – Present'.* Its design is true to the ethos of the 'Country Club era,' with its private street elevation, and its dynamic and dramatic golf-course-facing rear elevation. Late Modern homes used the same ideas as earlier modernist homes with many of the same materials, but with greater structural massing, increased volumes, expanded horizontal and vertical lines.

From the 2003 City of Rancho Mirage survey: '3.5 Cityhood: 1973 to Present':
"When the neighboring communities of Cathedral City and Palm Desert began to show interest in expanding their spheres of influence to encompass the new medical center, a movement to incorporate Rancho Mirage as a city was initiated. An election was held in which 85 percent of the voters favored incorporation, and on August 3, 1973, Rancho Mirage became the sixteenth city in Riverside County.

The mid-1970s witnessed a building boom, with 5,000 dwelling units reported in progress in 1974. Several municipal improvements were undertaken, including the construction of Fire Station #1 on Highway 111 in 1976, the opening of Whitewater Park in 1981, and the creation of the Bighorn Sheep Preserve in the hills. The development of country clubs, initiated with Thunderbird and Tamarisk, continued unabated, with the groundbreaking for the Sunrise and Rancho Las Palmas clubs. Commercial growth accelerated along Highway 111…"

This section of the 2003 survey concludes:
"Because resources constructed during this period are substantially less than forty-five to fifty years old, the usually accepted threshold for historic resources, and are not examples of the mid-century modern style that characterized Rancho Mirage during the Country Club era, evaluation of their historic significance in most cases will await further passage of time."

Recently submitted updates to the City of Rancho Mirage Historic Resources Survey will explain how this period of architecture and city development evolved. With the passage of time, the 50-year mark for 1970s homes has been reached, and the consideration of significant architecture from this era is now even more relevant. For a further summary of evaluating Late Modern historical resources, the national 20th Century historic preservation organization Docomomo provides a useful reference, based on the SurveyLA historic research survey.[2]

[2] https://docomomo-us.org/news/surveyla-citywide-historic-context-statement-late-modern-1966-1990

OWNERS – (Lot 107, and house)

1. Ernie Alschuler, lot owner: 1956 – 1961

Lot 107 of Wonder Estates, where this home was built in 1974, was originally owned by Tamarisk Country Club member Ernie Alschuler. Alschuler was a Chicago businessman whose company, Sentinel, manufactured radios in the 1930s and 40s, then televisions in the post-war era. He owned a home in Palm Springs. He and his wife were described in the Desert Sun as 'tireless civic workers'; he was on the board of directors for the first iteration of the Palm Springs Hospital in the late 1940s, then for the Palm Springs Museum. By the early 1960s, they had built themselves a '*palatial new home on Via Lola*' (425 Via Lola) in Palm Springs, according to the Desert Sun (*see Appendix 3)*, which eventually became the Sidney Sheldon Estate. Their final Palm Springs home was at Seven Lakes Country Club. Lot 107 at Tamarisk Country Club was left unbuilt, sold to Doris Hoffman in 1961.

2. Doris Hoffman: 1961 – 1969

Hoffman was a Tamarisk Country Club member and successful amateur golfer.

3. Stanley Goodfriend: 1969-1972

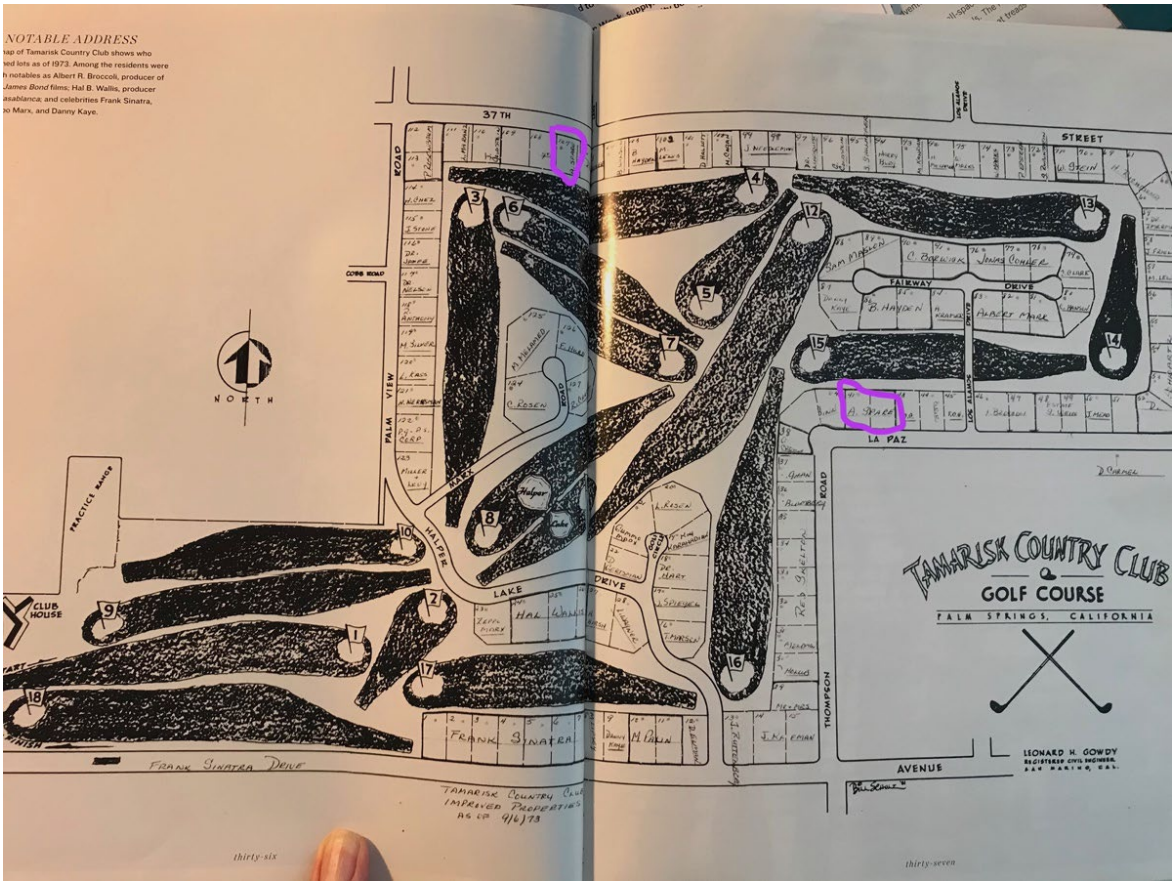
Grant deeds for the property show that Chicago-based real estate developer Stanley Goodfriend and his wife Jeanne purchased the lot in 1969. They sold Lot 107 of Wonder Estates to Harriette Allen Sellwood in 1972.

4. Harriette Allen Sellwood: 1972-1973

Her husband, Richard Sellwood, was an attorney and an officer of First National Bank, who died in 1970. When Richard Sellwood died, his address was listed as 40286 Tonopah Road (Thunderbird Heights). Apparently, Stanley Goodfriend later purchased this home from Harriette Sellwood, as Goodfriend's address from 1972 until he died in 1975 was one and the same. (*See Appendix 3).* She sold Lot 107 to Alexander T. Spare in January 1973.

5. Alexander T. Spare: 1973 - first owner to commission a home for Lot 107

According to a vintage map of Tamarisk Country Club owners '*as of 1973*,' published in Palm Springs Life in December 1973 (see below and *see Appendix 1*), and also according to the deed of ownership (*Appendix 2)*, the next owner was Alexander (Alex) T. Spare. Alex Spare already owned a home at Tamarisk Country Club (Lots 41 & 42), at 70906 La Paz Road.



1973 map of Tamarisk Country Club homeowners, reproduced in Palm Springs Life in December 1973
Alex Spare's ownership of Lot 107 (top left) and lots for his home on La Paz Road are highlighted.

A 'leading Chicago attorney' according to the Desert Sun in 1966, Alexander T. Spare was also the 'registered agent' for numerous Chicago companies, based on the 1963 certified list of domestic and foreign companies[3], with most of the companies registered to his office address at 33 N. LaSalle in Chicago. Businesses were as diverse as Johnson Kiddie Rides and the Lake Tower Motel Corporation (which he still owned at the time of his death)[4], coffee companies, the Long Realty Co., Mark Realty & Investment Co., Midland Building Corp., National Design Center, Quality House Inc., a company in his wife's name: R. H. S. Corp., and Spare Realty Inc. Clearly his main preoccupation was with commercial property.

Alex and Rita Spare started coming to the desert in the early 1960s. By 1961 they owned a house at 70906 La Paz Road, at Tamarisk Country Club, mentioned in the 1966 Desert Sun announcement of their daughter's engagement (*See Appendix 3)*. The house appears to have been pre-existing, according to permits, built in 1958 by Marval Construction / Robert Marx, son of Gummo Marx, who also built the house next door. A building permit for a den and a bathroom addition were to be added by owner 'Spare,' completed in October 1964. The home's pool was featured on the cover of Palm Springs Life in July 1965 and Sackley and Light were named as the home's designers in the caption. (That magazine cover is now also

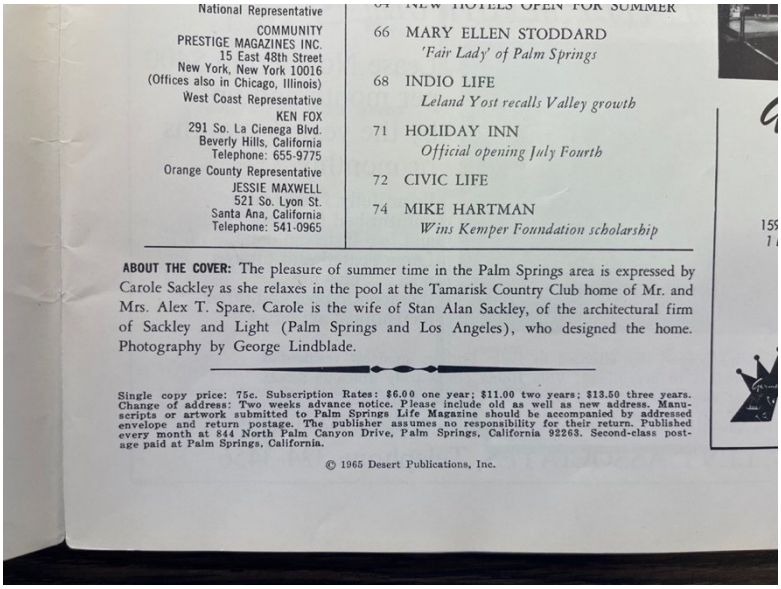
[3] Certified List of Domestic and Foreign Corporations for the year 1963:
https://archive.org/details/certifiedlistofd1963unse/mode/2up?q=%22Alexander+T.+Spare%22

[4] http://forgottenchicago.com/features/chicagos-shoreline-motels-central/

featured on a Palm Springs Life mug). Sackley's work on the house appears to be a remodel with additions, according to permits (*see Appendix 1*).



Palm Springs Life – July 1965. Carole Sackley relaxes in the pool of the Alex Spare home at Tamarisk Country Club (70906 La Paz Road), redesigned by Sackley in 1964.


National Representative
COMMUNITY
PRESTIGE MAGAZINES INC.
15 East 48th Street
New York, New York 10016
(Offices also in Chicago, Illinois)
West Coast Representative
KEN FOX
291 So. La Cienega Blvd.
Beverly Hills, California
Telephone: 655-9775
Orange County Representative
JESSIE MAXWELL
521 So. Lyon St.
Santa Ana, California
Telephone: 541-0965

64 NEW HOTELS OPEN FOR SUMMER
66 MARY ELLEN STODDARD
'Fair Lady' of Palm Springs
68 INDIO LIFE
Leland Yost recalls Valley growth
71 HOLIDAY INN
Official opening July Fourth
72 CIVIC LIFE
74 MIKE HARTMAN
Wins Kemper Foundation scholarship

ABOUT THE COVER: The pleasure of summer time in the Palm Springs area is expressed by Carole Sackley as she relaxes in the pool at the Tamarisk Country Club home of Mr. and Mrs. Alex T. Spare. Carole is the wife of Stan Alan Sackley, of the architectural firm of Sackley and Light (Palm Springs and Los Angeles), who designed the home. Photography by George Lindblade.

Single copy price: 75c. Subscription Rates: $6.00 one year; $11.00 two years; $13.50 three years. Change of address: Two weeks advance notice. Please include old as well as new address. Manuscripts or artwork submitted to Palm Springs Life Magazine should be accompanied by addressed envelope and return postage. The publisher assumes no responsibility for their return. Published every month at 844 North Palm Canyon Drive, Palm Springs, California 92263. Second-class postage paid at Palm Springs, California.

© 1965 Desert Publications, Inc.

Palm Springs Life magazine, caption for front cover – July 1965

In December 1973, Alex Spare died suddenly after a short illness. He was 69. However, his name is listed as co-title holder on the 'Notice of Completion' document for the new house at 70641 Tamarisk Lane, signed by Stan Sackley in August 1974 *(See Appendix 2)*. Spare knew Sackley, as demonstrated by Spare's commissioning Sackley for his other Tamarisk home, in 1964. Sackley was designing speculative and custom homes during this era of the early 1970s; it is likely that Spare saw the new Tamarisk property as a good investment.

Stanley Goodfriend, realtor, is also named on the 'Notice of Completion' for the property. The August 1974 Notice of Completion lists the owners as the G. S. Partnership – also as S.G.S. Partnership (on the same document): Goodfriend and Sackley = Stanley and Stanley Goodfriend and Sackley. Although Stanley Goodfriend lived in the desert full time for only two years before he died, he had been a member at Tamarisk Country Club since the mid 1960s. He and his wife had initially purchased Lot 107 in 1969, before selling it in 1972. Goodfriend and his wife Jeanne eventually moved to the desert full-time in 1972 from Chicago, choosing their desert home on Tonopah Road in Thunderbird Heights (previously owned by the Sellwoods, subsequent owners of Lot 107). It is likely that they already knew Alex Spare through their real estate connections in that city. Goodfriend was subsequently involved in the sale of several large homes in Rancho Mirage, both at Tamarisk and Thunderbird Country Clubs. According to his son, Stanley Goodfriend Jr., in an email exchange with this document's author, from May 2025:

"My father was an attorney and he received his degree from the prestigious U. of Chicago Law School. He did not practice law very much but was the right-hand man and VP of Arthur Rubloff, a big time commercial real estate developer and owner of Arthur Rubloff & Co., which was the 2nd largest real estate firm in the country in the '60s and early '70s. My father was instrumental in the development of a number of large apartment and commercial projects in Chicago, most notably Carl Sandburg Village, a 10,000-unit apartment development that opened in the early-mid '60s and became condos in early '80s.

I bring this to your attention as my recollection is that the development of the property (*at 70641 Tamarisk Lane)* was driven by my father due to his aforementioned expertise and connections through Tamarisk, which had a large Chicago membership. He and Stan Sackley were good friends and it was very much a joint project. My father put together the investors and determined the feasibility of the project as well as its development finance and construction. I remember this very clearly, so I'd like him to get some credit for being the driving force behind it…I was in graduate school at UCR and finished my degree in late '75, two months after he passed away. He spoke about the project often. He was much more sophisticated than the run of the mill residential realtor. I say this with my own career knowledge as an owner of a successful commercial and residential mortgage firm.

Hope this helps. So much fun seeing this house as it was cutting edge at the time."

Indeed, most owners of the lot were from Chicago: from the Alschulers to Doris and Sol Hoffman, to the Goodfriends and Alex Spare. Goodfriend died in September 1975, at the age of 63. According to his obituary, he had lived in the desert since 1972. The '*G.S. Partnership'* was listed on the 'Notice of Completion' as owner, but the deed listed Alex Spare as owner; he was presumably the finance behind the home's development. Alex Spare's wife was executor of his will and was responsible for the subsequent sale of the home. *(See Deeds, Appendix 2)*

The house appears to have gone on to the open market following Alex Spare's death. In March 1974, the Desert Sun advertised a house offered for sale by Stanley Goodfriend. It matches the location and description, as well as its status as 'just being completed.'



/ Desert Sun / 9 March 1974

Desert Sun, 9 March 1974

R.A. GREENE, Realty 328-5512 or 328-7884

Tamarisk Country Club

On The Golf Course

NEW HOME — JUST BEING COMPLETED

4 Bedrooms, 4 Baths. Large living room, formal dining room, breakfast room. Fully equipped Island Kitchen. Paneled Den with bar. Utility room. His and Her Master Baths, sauna in his. 2 car garage, golf cart garage. Large pool & Jacuzzi. 4650 sq. ft. Fully landscaped. Lot 120' by 160'. $265,000.

OPEN HOUSE SATURDAY & SUNDAY

11 A.M. To 4 P.M.

DIRECTIONS: Hwy. 111 to Frank Sinatra Drive. Turn on DaVall to Chappel. Turn Left onto Palm View to 37th Street. Turn right and go 200 yards to home.

STANLEY GOODFRIEND, REALTOR

71-430 Highway 111 Rancho Mirage 346-0501

Desert Sun, 9th March 1974

In June 1974, Rita Spare, Alex Spare's widow, sold the property to Solomon R. and Rebecca D. Baker, just one month before the house was actually completed. (*See Appendix 2, Deeds)*

6. Solomon R. Baker and Rebecca D. Baker: 1974 – 1983

He was a successful Los Angeles industrialist, owner of Baker Industries. As major philanthropists, their foundation donated substantial sums to Cedars Sinai Hospital and Jewish organizations. According to the grant deed signed on July 1974, (*See Appendix 2),* Mr. and Mrs. Solomon R. Baker paid the sum of $237,500 to Spare's widow, Rita Spare, for the house purchase.

7. Samuel Oschin: 1983-1992

Oschin was a Los Angeles-based entrepreneur, real estate developer, banker, philanthropist and world traveller. Among his many interests were medicine, the arts, astronomy and several Jewish charities. The 48-inch Schmidt telescope at the Palomar Observatory is named for him, as is the planetarium at the Griffith Observatory in Los Angeles. The Space Shuttle 'Endeavor' will be based at the Samuel Oschin Air and Space Center upon its completion (2026) (https://californiasciencecenter.org/about-us/samuel-oschin-air-and-space-center). The Comprehensive Cancer Institute at Cedars-Sinai also bears his name. [5]

8. Herbert & Gloria Cook: 1992 – 2019

Originally from Denver, Colorado, where they owned one of the state's largest sporting goods chains, Cook Sporting Goods, Herbert Cook became good friends with Gerald Ford,

[5] https://en.wikipedia.org/wiki/Samuel_Oschin, and https://www.legacy.com/us/obituaries/latimes/name/samuel-oschin-obituary?id=9792563

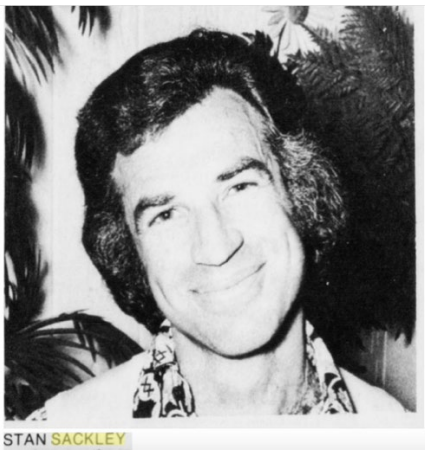
often playing golf with the former President. By the late 80s, he left the sporting goods business to start a real estate investment firm. His wife was also an avid golfer, she died in 2014. According to his 2018 obituary in the Denver Post, "Off the fairway, one of his great joys was spending time with his friends and family at his home in Cherry Creek and the Tamarisk Country Club in Palm Springs."[6]

9. **Badiha and Pierre Alwan / Alwan Family Living Trust:** 2019 – 2023

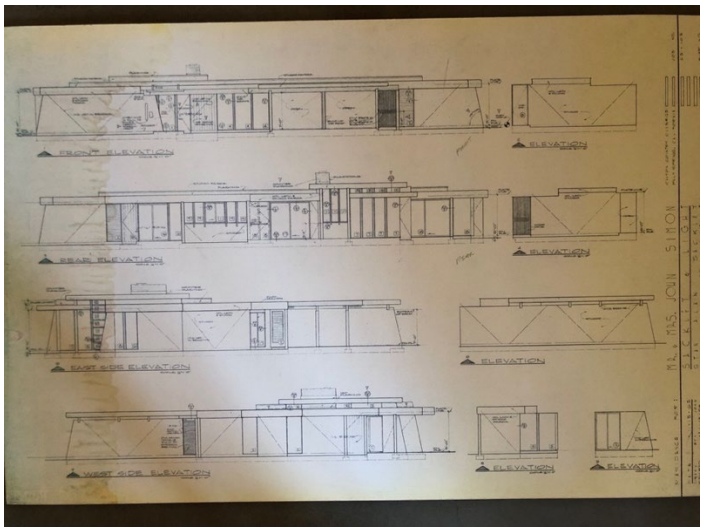
10. **James Bennette & David Cowan:** 2023 – today

[6] https://www.denverpost.com/2018/07/11/herbert-cook-colorado-real-estate-investor-dies/.

ARCHITECT: STAN SACKLEY (1937 – 2001)



Born in Los Angeles in 1938, the son of Robert and Rose Sackley who moved from New York to California before he was born. Not much is known about Sackley's early life, however he appears in the Palm Springs High School student alumnus 1988 reunion book, so he may have spent some of his youth in Palm Springs. His father owned a manufacturing company and there seems to have been family wealth in Sackley's background. Records show that he graduated from USC School of Architecture in 1961.[7] By 1964, he appears in the Palm Springs telephone directory, married to Carole, and living on Sybil Road in Palm Springs. One of his first jobs – a remodel for a Tamarisk Country Club homeowner, Alex Spare, appears to have been undertaken in 1964. The first record of a custom home designed by Sackley is for the 1965 John Simon Residence at 601 Avenida Granada[8], at the Canyon Country Club in Palm Springs, the original drawings for that home give Stan Sackley the lead credit and name him as the draftsman on behalf of 'Sackley & Light'. This was one of several homes that he designed in this neighborhood; the home was included in the Signature Home Tour during Modernism Week 2024.



One of the elevation drawings for the John Simon Residence in Palm Springs (1965) shows 'Sackley & Light' as architects with Stan Alan Sackley as designer

[7] https://pcad.lib.washington.edu/person/9915/

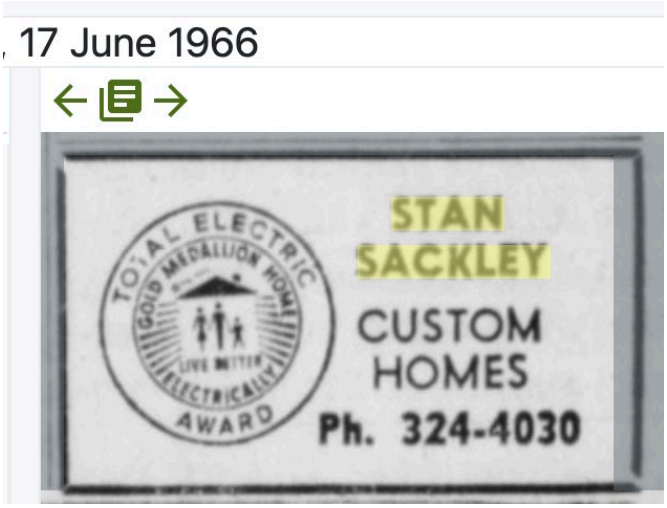
[8] https://hundredmilehouse.co/granada-1 (A detailed description of the 1965 John Simon Residence, written by this document's author for the 2024 Modernism Week home tour.)

A 1965 Desert Sun article shows Stan Sackley 'looking over plans' for an office building in Indio, as architect with 'Sackley & Light'. Sackley received high-profile media coverage in Playboy magazine when the Palm Springs home he designed for his attorney friend, James Hollowell, was featured as a 'Playboy Pad' in the April 1966 issued of the magazine. *(See Appendix 3).* Sackley also completed his own home, right opposite Hollowell's, at 1300 Sagebrush, in 1966. Both homes are post and beam construction and considered to be fine examples of Sackley's modernist designs. By 1967, Hollowell had purchased a lot on North Palm Canyon and commissioned Sackley & Light to design the office building at 655 N. Palm Canyon, completed in 1970.



Stan Sackley, second from right – vintage 1966 photograph from Canyon Country Club.

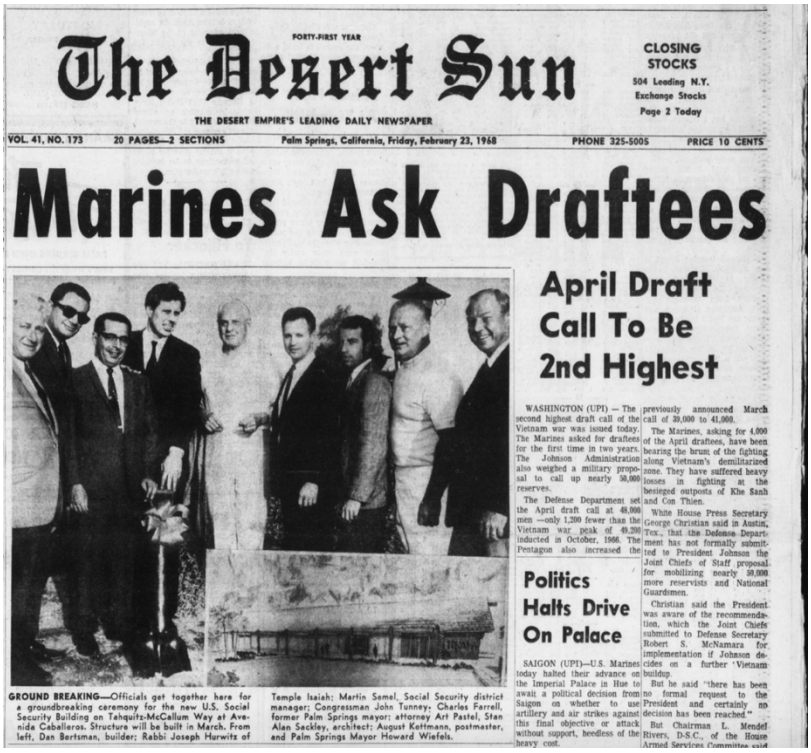
While he was affiliated with Herman C. Light, Sackley felt sufficiently confident about his abilities as a home designer, helped by the article in Playboy Magazine in April, to put an ad in the Desert Sun in June 1966 promoting himself as a designer of custom homes. (*See below*).



Desert Sun ad, 17th June 1966

As previously noted, Stan Sackley's early career was given a boost by his partnership with his USC professor, mentor, and Fellow of the AIA, Herman Charles Light. Following Sackley's graduation from the USC School of Architecture, the two partnered as 'Sackley & Light.'

Sackley never registered with the AIA, but as a partner with Herman Light, Sackley was able to bid for projects that required AIA affiliation. This was particularly important for earlier, commercial or city projects such as the office building in Indio (1965) and the US Social Security Building on Tahquitz-McCallum Way, which made the front page of the Desert Sun in February 1968 and featured Sackley in the line-up. (See below).



FORTY-FIRST YEAR

The Desert Sun

THE DESERT EMPIRE'S LEADING DAILY NEWSPAPER

CLOSING STOCKS
504 Leading N.Y. Exchange Stocks
Page 2 Today

VOL. 41, NO. 173 | 20 PAGES—2 SECTIONS | Palm Springs, California, Friday, February 23, 1968 | PHONE 325-5005 | PRICE 10 CENTS

Marines Ask Draftees

April Draft Call To Be 2nd Highest

WASHINGTON (UPI) — The second highest draft call of the Vietnam war was issued today. The Marines asked for draftees for the first time in two years. The Johnson Administration also weighed a military proposal to call up nearly 50,000 reserves.

The Defense Department set the April draft call at 48,000 men —only 1,200 fewer than the Vietnam war peak of 49,200 inducted in October, 1966. The Pentagon also increased the previously announced March call of 30,000 to 41,000.

The Marines, asking for 4,000 of the April draftees, have been bearing the brunt of the fighting along Vietnam's demilitarized zone. They have suffered heavy losses in fighting at the besieged outposts of Khe Sanh and Con Thien.

White House Press Secretary George Christian said in Austin, Tex., that the Defense Department has not formally submitted to President Johnson the Joint Chiefs of Staff proposal for mobilizing nearly 50,000 more reservists and National Guardsmen.

Christian said the President was aware of the recommendation, which the Joint Chiefs submitted to Defense Secretary Robert S. McNamara for implementation if Johnson decides on a further Vietnam buildup.

But he said "there has been no formal request to the President and certainly no decision has been reached."

But Chairman L. Mendel Rivers, D-S.C., of the House Armed Services Committee said

Politics Halts Drive On Palace

SAIGON (UPI)—U.S. Marines today halted their advance on the Imperial Palace in Hue to await a political decision from Saigon on whether to use artillery and air strikes against this final objective or attack without support, heedless of the heavy cost.

GROUND BREAKING—Officials get together here for a groundbreaking ceremony for the new U.S. Social Security Building on Tahquitz-McCallum Way at Avenida Caballeros. Structure will be built in March. From left, Dan Bertsman, builder; Rabbi Joseph Horwitz of Temple Isaiah; Martin Samel, Social Security district manager; Congressman John Tunney, Charles Farrell, former Palm Springs mayor; attorney Art Pastel, Stan Alan Sackley, architect; August Kettmann, postmaster, and Palm Springs Mayor Howard Wiefels.

Desert Sun, February 23rd, 1968

By the early 1970s, Stan Sackley's career as a custom home designer in the Palm Springs area was well established. He increased his public profile by becoming a director for the city's annual Desert Circus. His best-known homes are from the 1970s, many on lots that he purchased on Caliente Drive in the Indian Canyons area of Palm Springs. These are now sought-after examples of 'late modern' design and often featured on Modernism Week tours. Sackley's work in the desert appears to have continued until 1985. Local records show that Sackley subsequently moved to Beverly Hills. A Los Angeles Times article from 1986 quotes Sackley as a 'retired architect.' He amassed an important collection of classic cars, later sold at auction through Christie's after Sackley passed away.

More recent research has revealed that Sackley returned to work on desert area projects shortly before he died. Two press cuttings from the Desert Sun, from July and December 2000 (*see Appendix 3)* record that Sackley & Associates had been retained to design a new development in Andreas Hills, and even include a captioned photograph of Sackley at the development site. One of these later articles describes Sackley as having worked with Oscar Niemeyer on the design of Brasilia (perhaps as a student intern, given the city was completed before Sackley graduated!). Other claims made in the article are similarly difficult to prove. A list of known Sackley projects is attached in *Appendix 3*; the Palm Springs Historic Site Preservation Board's survey includes Stan Alan Sackley as a local modernist architect.

ARCHITECTURE

The architecture of the Sackley-Spare Residence can be described as 'Late Modern.' This means that significant elements of Modernist architecture and 'Desert Modern' exist as they did in the 1950s and 1960s, but from the late 1960s Late Modern (1968 – 1980) design took on more sculptural forms, increased massing, greater volumes, and expanded / exaggerated horizontal and vertical planes. The Sackley-Spare Residence is not only typical of Sackley's designs in this era, but it is arguably his most experimental and successful. It occupies a 10,000 square foot site, comprises four bedrooms and four bathrooms in nearly 5,000 square feet of living space (5,416 square feet including the garage) in a mostly rectangular shape. The front elevation is defined by its glazed entry flanked by stucco, windowless walls, with the only decoration being the distinctive horizontal bands of pink granite.

Sackley was using many 'Late Modern' elements in his designs from the mid-1960s onwards, with sculptural forms in evidence in the John Simon Residence (1965, Palm Springs) as well as the Hollowell Residence (1965, Palm Springs). As his style evolved in the 1970s, the volumes and massing increased, but one sees repetition of design devices and details by Sackley that make his homes easy to recognize both externally and internally. Indeed, this being one of his earlier 70s homes, and one of the largest of this era, the Sackley-Spare Residence was arguably the style guide for all the Late Modern homes that he subsequently designed. The design features below are distinctively 'Sackley' and all the elements listed are represented in the Sackley-Spare Residence.

- Flat roofs, long horizontals, often with a central section raised above adjacent wings
- Deep cantilevered overhangs
- Use of blade walls to shield recessed windows
- Private front elevations
- Bold forms and planes
- Ceiling height windows
- Extra high ceilings
- Full-height doors (interior and exterior)
- Exaggerated volumes
- Textured block walls as ornamentation
- Glazed exterior walls / outdoor space adjacent to bathrooms
- Mitred glass at corners of living spaces / dining areas / primary bedroom
- Recessed windows flanked by blade walls that create vertical lines intersecting with the roof's horizontal planes.
- Limited ornamentation, such as narrow bands of colored granite as featured at the Sackley-Spare Residence

An additional feature for some Sackley homes was the offset garage that obscures the garage door from the street view and allows for a semi-circle driveway or forecourt, as it does at the Sackley-Spare Residence. The front (street elevation) is notable for the horizontal bands of pink granite interspersed with stucco that punctuate the main elevation and flank the garage entry. The unusually wide area of glazing to the main entry creates an inviting front atrium or entry court. To the rear of the house, the south elevation is one of

Sackley's most dramatic, with the central living room windows forming a ceiling-height bay window, while the adjacent living area ceiling-height windows are substantially recessed under deep eaves providing drama and shade. This elevation is further enhanced by the long, low horizontal steps leading down to the pool, flanking a textured brick planter wall.

The homes that Sackley designed along Caliente Drive in Palm Springs bear similarities in use of materials like bands of granite, textured block walls, cut-outs in roof overhangs, mitred glass, and bathrooms adjacent to light wells. Most were in the region of 3,000 + square feet and followed a rectangular plan that Sackley provided on the larger, custom homes like the Sackley-Spare residence or the later 1981 Jerry Herman residence (*See photos in Appendix 1*).

A further evaluation of Sackley's work in Palm Springs can be found at the US Modernist archival website, which features Sackley's projects here:
https://usmodernist.org/sackley.htm
(At the time of writing, there were errors in this list of his work, which names him as FAIA (he wasn't, but Herman C. Light was), and the residence on Pequeno Drive has since been identified as being by architect John Walling. US Modernist has been advised.)

The following website presents a useful description for 'Late Modernism' with relation to historic preservation. https://www.swca.com/news/2017/08/what-late-modernism-means-for-historic-preservation

One extract: "*What qualifies as "Late Modernism?" A few of the architectural features contributing toward that classification include a horizontally oriented building plan, ribbon windows, flat or shed roof, use of industrial materials like concrete, and very little exterior ornamentation.*"

There is also useful information on the Docomomo website which refers to Late Modernism in Los Angeles. https://docomomo-us.org/news/surveyla-citywide-historic-context-statement-late-modern-1966-1990

Of particular note, the quote from author Charles Jencks book entitled, 'Late-Modern Architecture,' (pub.1980, Rizzoli) *"There are many ways to characterize Late-Modern architecture and most of them can be reduced to the single notion of exaggeration. Late-Modernism takes Modern architecture to an extreme in order to overcome its monotony and the public's boredom with it."*

In 1986, according to Docomomo, "*Jencks articulated his original definition, stating that "Late-Modernism is mostly "late" because it is still committed to the tradition of the new," and unlike Postmodernism, "does not have a complex relation to the past, or pluralism, or the transformation of Western culture – a concern with meaning, continuity, and symbolism." Ultimately, according to Jencks, "Late-Modernism" is "pragmatic and technocratic in its social ideology and from about 1960 takes many of the stylistic ideas and values of modernism to an extreme in order to resuscitate a dull (or clichéd) language."*

CRITERIA:

Criterion 1: Events: *The resource is associated with events that have made a meaningful contribution to the nation, state or community.* The Sackley-Spare Residence is not associated with any meaningful events.

Criterion 2: People: *This criterion recognizes properties associated with the lives of persons who made meaningful contributions to national, state or local history.* The Sackley-Spare Residence is not associated with anyone who made a meaningful contribution to history.

Criterion 3: History. *The resource reflects or exemplifies a particular period of national, state or local history.* The Sackley-Spare Residence exemplifies a custom residence of the Late Modern era in Rancho Mirage, at the time of the city's incorporation, and on the cusp of the city's mid-70s expansion. *The Sackley-Spare Residence therefore exemplifies a particular period of local history.*

Criterion 4: Construction. *The resource embodies the distinctive characteristics of a type, period, or method of construction.* The Sackley-Spare Residence includes the distinctive Sackley characteristics: narrow, horizontal roof profile and deep cantilevers achieved by the use of steel in the construction. The innovative placement of the HVAC in the slab instead of the roof also helped to achieve the very narrow horizontal roof profile. *Therefore, it qualifies under this criterion 4.*

Criterion 5: High Artistic Value. *The resource presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age, or that possesses high artistic value.* Graduate of the renowned USC School of Architecture, Stan Alan Sackley's career was set on a successful path by his partnership with senior Los Angeles architect and USC professor, Herman Charles Light, FAIA. This partnership secured Sackley's future. By the time Sackley's house for James Hollowell was published in Playboy Magazine in April 1966, Sackley was a confident designer of modernist architecture in the Palm Springs area. Success continued throughout the 1970s, when his designs developed into Late Modern, this era represents his most significant contribution to the architectural legacy of Palm Springs. His Late Modern homes have become instantly recognizable and highly sought-after, through features shared by many of his custom and spec home designs:

- Flat roofs, long horizontals, often with a central section raised above adjacent wings
- Deep cantilevered overhangs
- Use of blade walls to shield recessed windows
- Private front elevations
- Bold forms and planes
- Ceiling height windows
- Extra high ceilings
- Full-height doors (interior and exterior)
- Exaggerated volumes
- Glazed exterior walls / outdoor space adjacent to bathrooms
- Mitred glass at corners of living spaces / dining areas / primary bedroom

- Recessed windows flanked by blade walls that create vertical lines intersecting with the roof's horizontal planes.
- Limited ornamentation, such as narrow bands of colored granite as featured at the Sackley-Spare Residence

Homes by Sackley from the 1970s are frequently featured on Modernism Week tours. The Sackley-Spare Residence is the only known house by Sackley in Rancho Mirage and represents an architect at the height of his design powers, using all the elements of Late Modern design that he went on to use for his Palm Springs home designs. *Therefore, it qualifies under this criterion.*

Criteria 6 and 7 re: historic district attributes and pre-history do not apply.

Integrity Analysis (using U.S. Secretary of Interior Standards)

INTEGRITY

Integrity is the ability of a property to convey its significance. To be listed in the local registry, a property must not only be shown to be significant under the criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance. Historic properties either retain integrity (that is, convey their significance) or they do not. The definition of integrity includes seven aspects or qualities. To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining which of these aspects are most important to a particular property requires knowing why, where, and when the property is significant. The following sections define the seven aspects and explain how they combine to produce integrity.

LOCATION

Location is the place where an historic property was constructed or the place where an historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved. **The Sackley-Spare Residence remains in its original location and therefore qualifies under this aspect.**

DESIGN

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing. The Sackley-Spare residence's essential characteristics of form, plan, space, structure, and style have survived intact. The structural system; massing; arrangement of spaces; and original details such as the horizontal bands of pink granite flanking the entry, remain in place. Fenestration patterns are consistent with those used by Sackley on similar projects in the Greater Palm Springs area at this time. Vertical shallow blade walls provide shade to tall, narrow windows. **The design of the Sackley-Spare Residence remains as it was and is typical of Sackley's designs of this era.**

SETTING

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built, or an event occurred, setting refers to the character of the place in which the property played its historical role. It involves how, not just where, the property is situated and its relationship to surrounding features and open

space. Setting often reflects the basic physical conditions under which a property was built and the functions it was intended to serve. In addition, the way in which a property is positioned in its environment can reflect the designer's concept of nature and aesthetic preferences. The house is set back from the road by a deep driveway and motor court. Low pony walls on either side of the driveway near the street are believed to be original and help guide one's view towards the front of the house. The low pony wall to the right of the driveway also serves to ground the house, while creating the illusion of privacy from the street. **The setting of the Sackley-Spare Residence continues to reflect the designer's original intent in its relationship of site and structure.**

MATERIALS

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveals the preferences of those who created the property and indicate the availability of particular types of materials and technologies. The Sackley-Spare Residence exterior surface materials: stucco finish, lack of fenestration to front elevation; glazed entry with central door opening to entry court; bands of horizontal pink granite at entry; intersecting horizontal and vertical planes, offset garage and semi-circle motor court, stacked brick work, blade walls to shelter tall vertical windows, high walls of glass to rear elevation to embrace golf course and mountain views. **The materials continue to express the physical elements designed during the building's period of significance; the pattern and configuration that forms the residence survive intact.**

WORKMANSHIP

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques. Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles. Examples of workmanship in historic buildings include tooling, carving, painting, graining, turning, and joinery. **The workmanship of the Sackley-Spare Residence is consistent with housebuilding workmanship of the era.**

FEELING

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. For example, a rural historic district retaining original design, materials, workmanship, and setting will relate the feeling of agricultural life in the 19th century. The Sackley-Spare Residence continues to express the desirable and recognizable aesthetic of a Late Modern home. **Accordingly, the residence retains its original integrity of feeling.**

ASSOCIATION

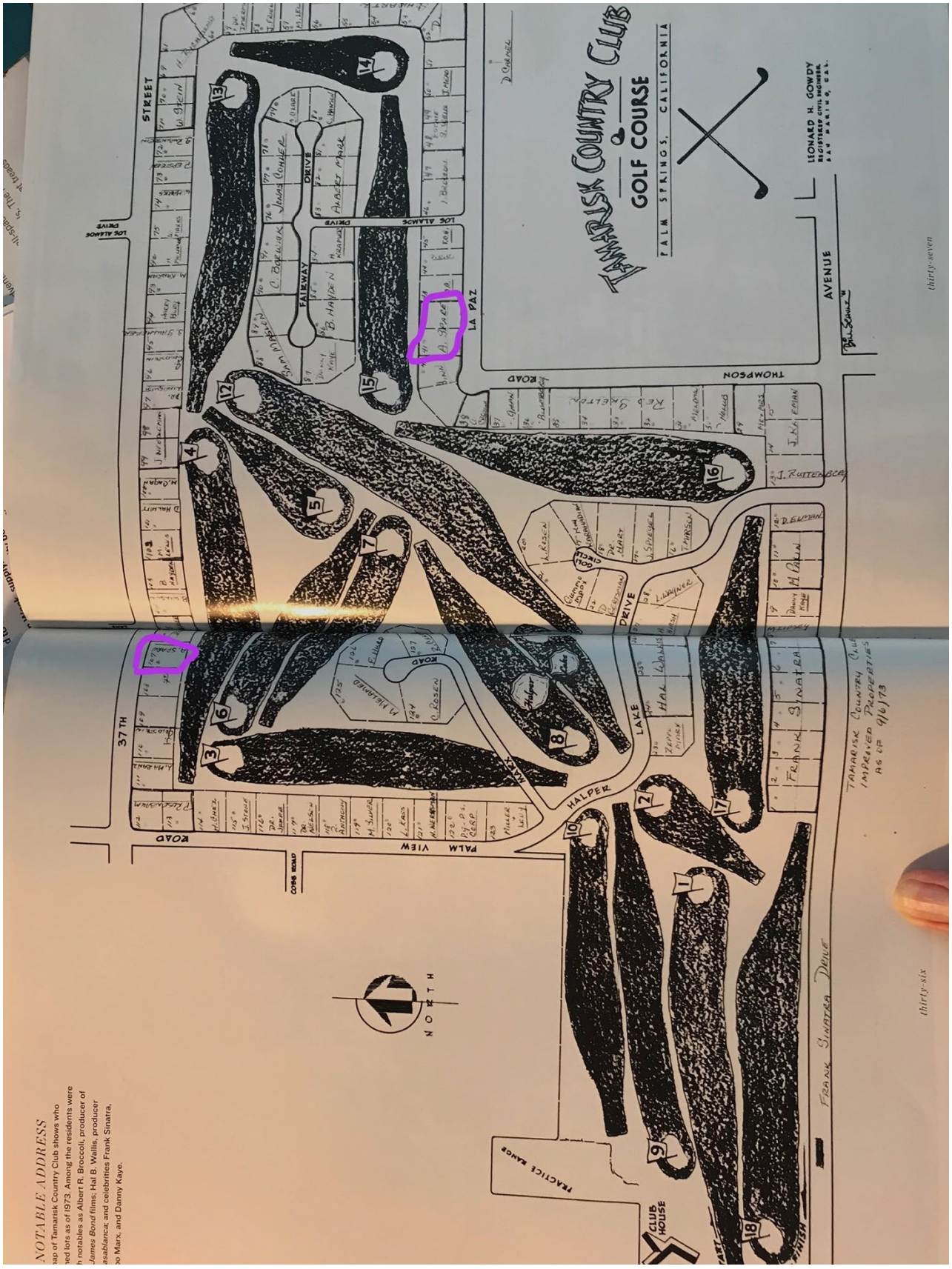
Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. For example, a Revolutionary War battlefield whose natural and man-made elements have remained intact since the 18th century will retain its quality of association with the battle. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register. **The Sackley-Spare Residence is an important example of a Late Modern custom desert home; it is the only known original house by Sackley in Rancho Mirage.**

INTEGRITY SUMMARY: The Sackley-Spare Residence appears to be in excellent condition and continues to fully represent the original design intent of architect Stan Alan Sackley. This integrity analysis confirms that the building and site of the Sackley-Spare Residence still possess all seven aspects of integrity. The original footprint of the Sackley-Spare Residence remains intact. In summary, the residence still possesses a sufficiently high degree of integrity to qualify for historic designation.

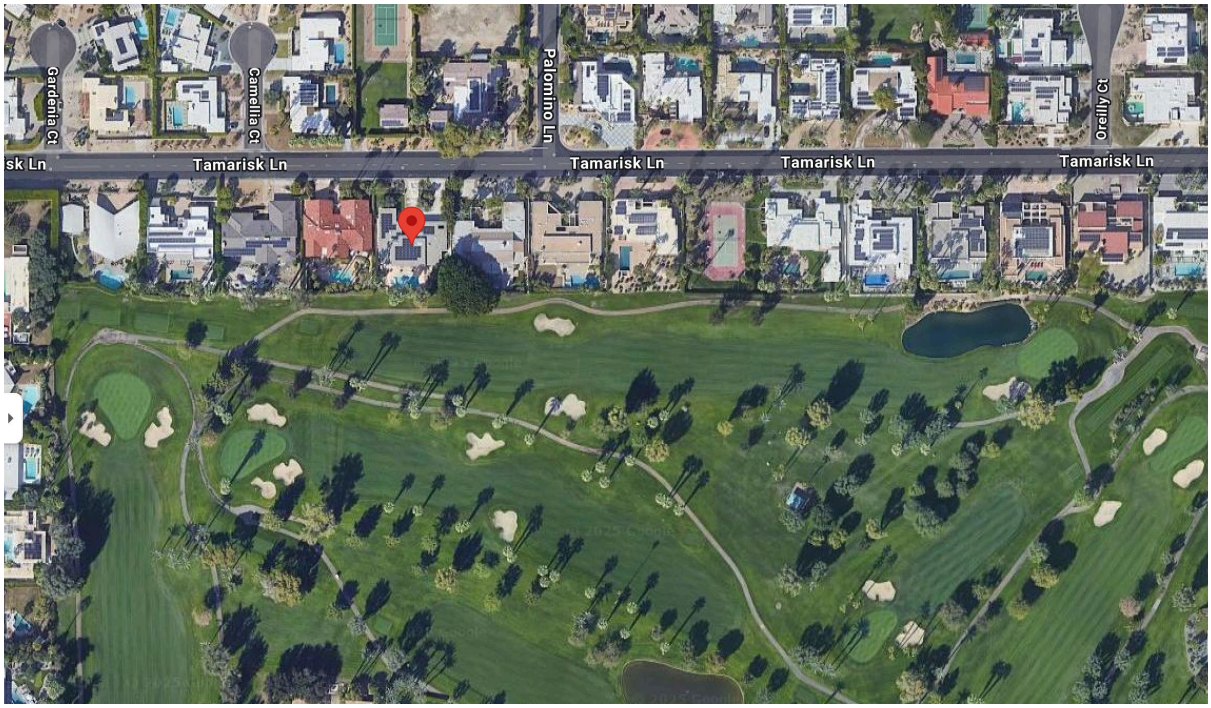
SUMMARY: This evaluation finds the Sackley-Spare Residence eligible for listing as a City of Rancho Mirage Historic Site.

APPENDIX 1

Maps, site plans, photos



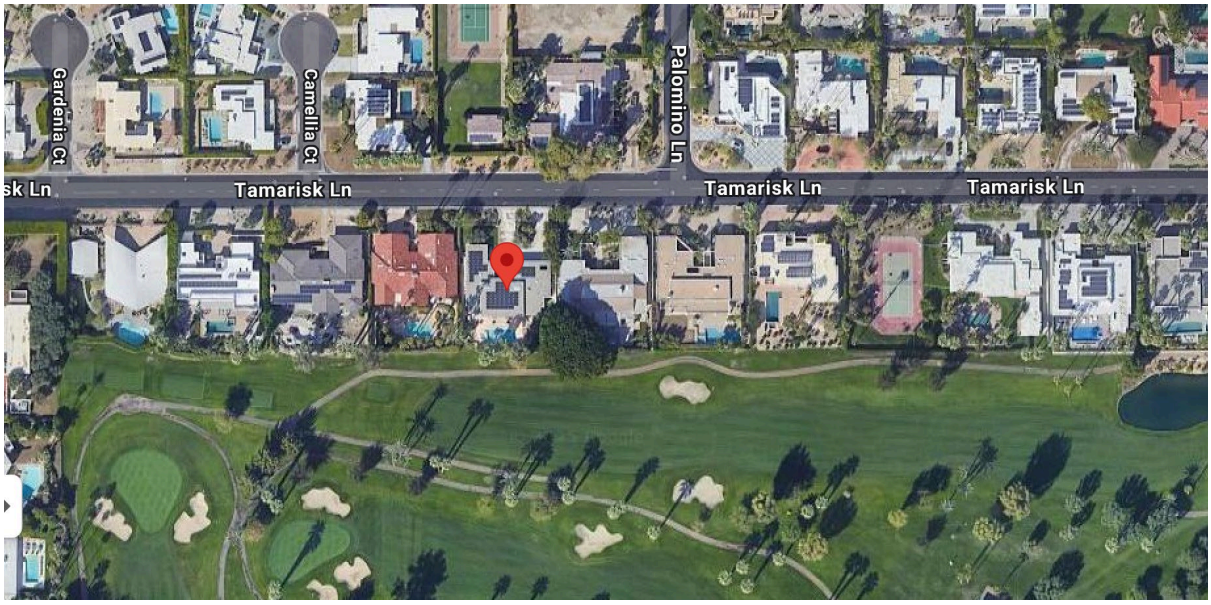
Map of Tamarisk Country Club lots and owners, 1973. Reproduced in Palm Springs Life magazine December 1973.



Google Earth aerial view of property location for 70641 Tamarisk Lane, indicated by red marker.



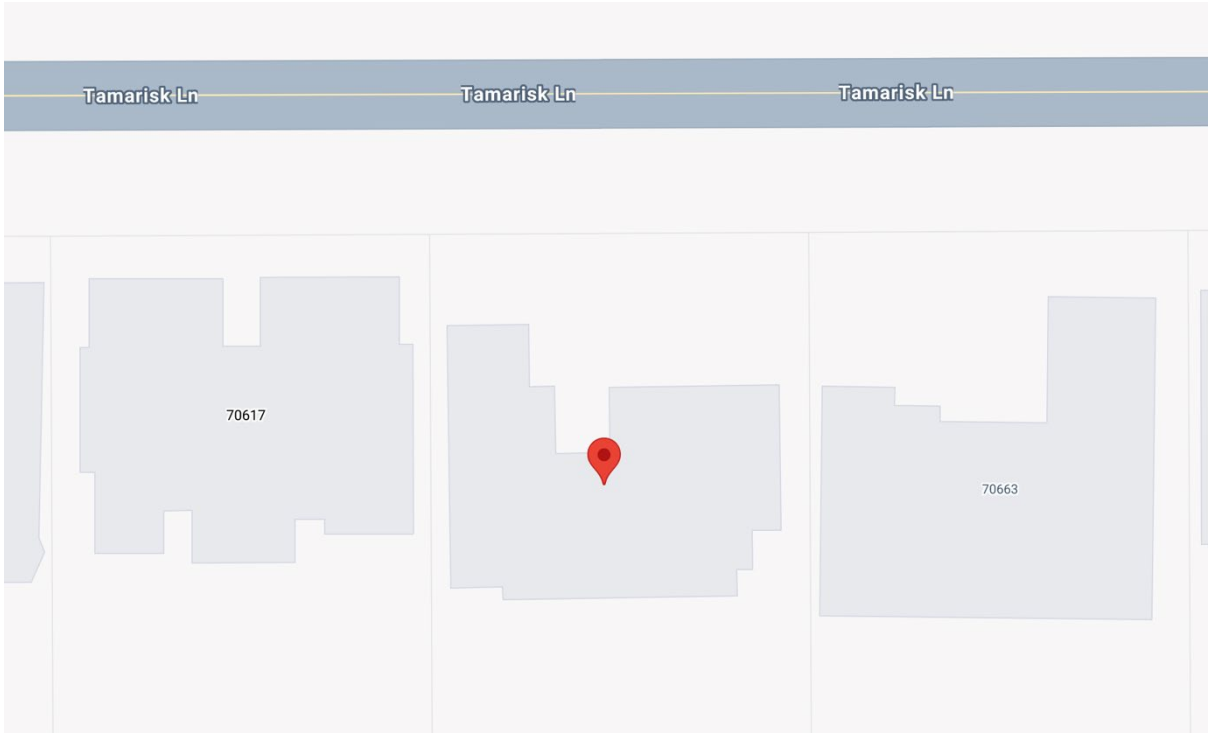
1983 Aerial view of Tamarisk Country Club shows 70641 Tamarisk Lane – highlighted in yellow. (Source: FrameFinder, UCSB)



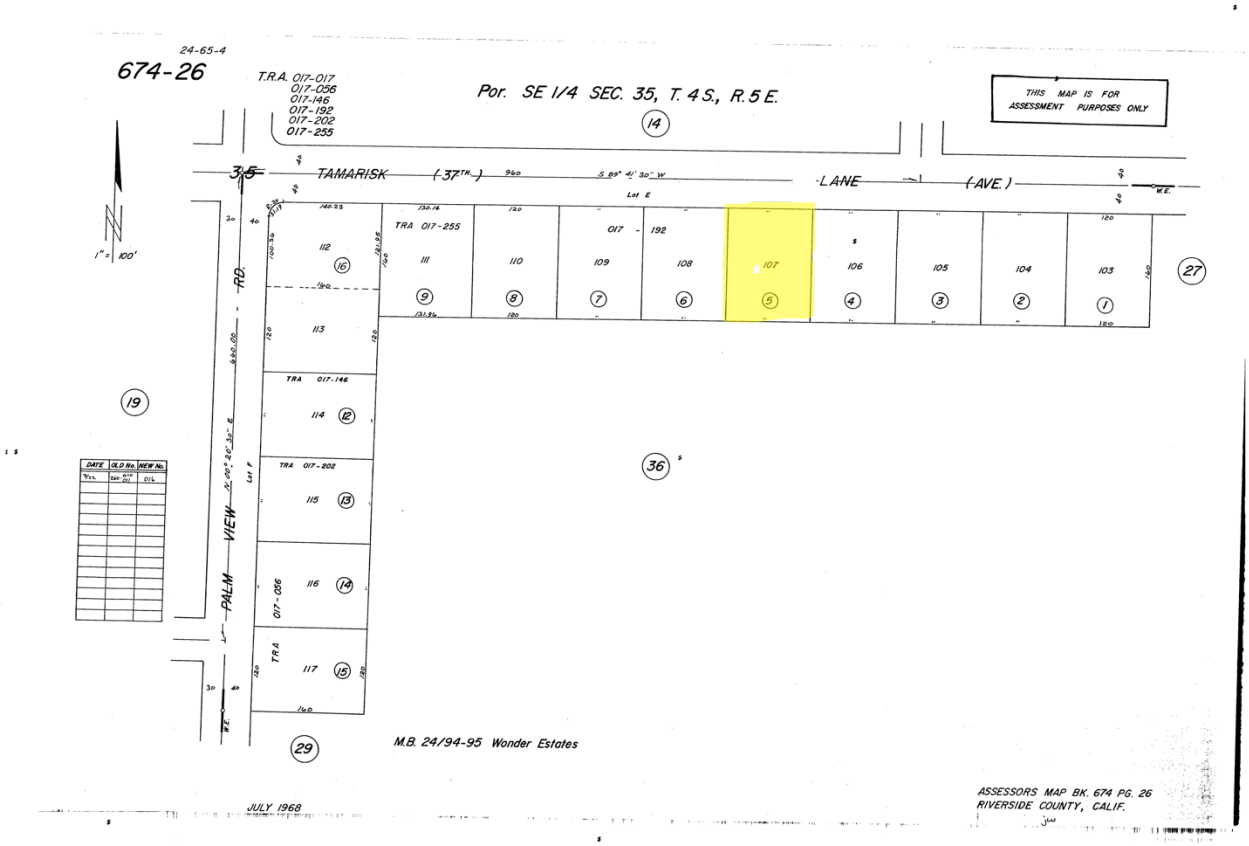
Google Earth 2025 aerial view of property location for 70641 Tamarisk Lane, indicated by red marker.



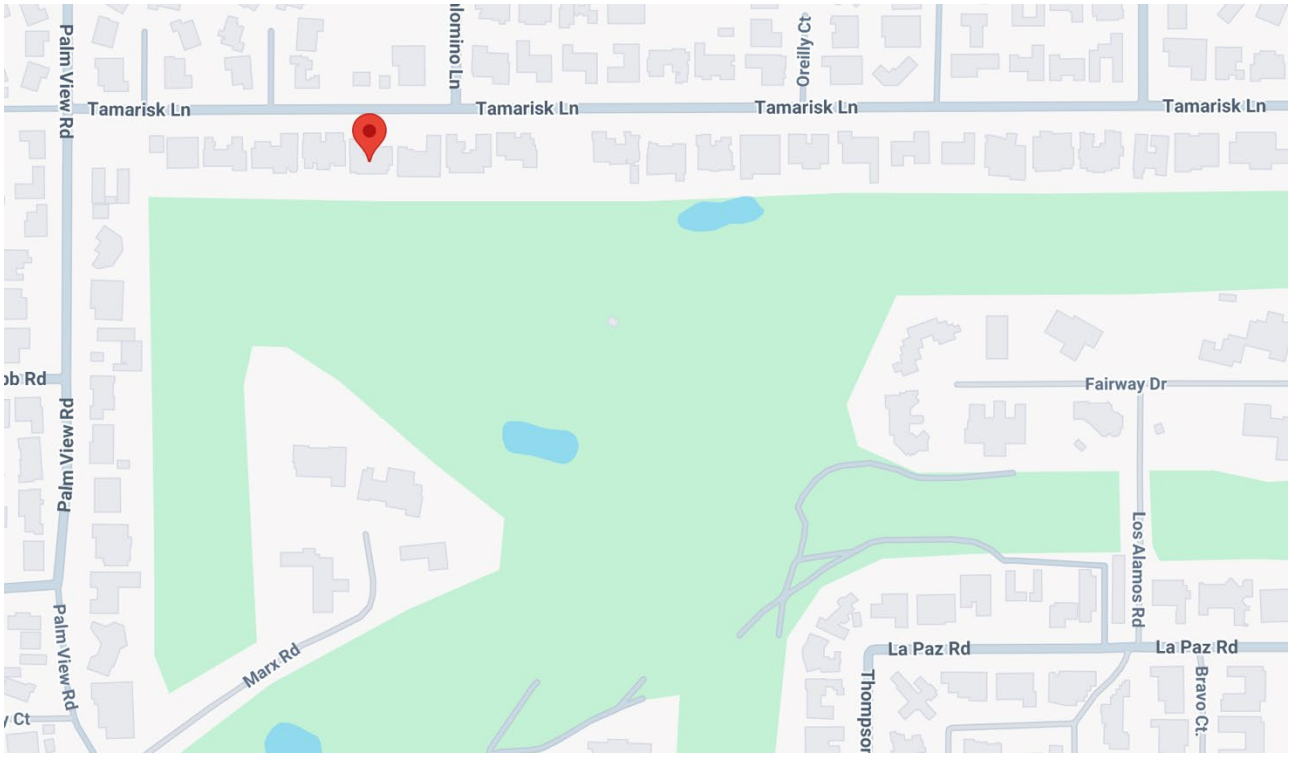
1983 Aerial view of Tamarisk Country Club shows 70641 Tamarisk Lane – highlighted in yellow. (Source: FrameFinder, UCSB)



Google Maps: outline of 70641 Tamarisk Lane



Riverside County Assessor Map, July 1968 for Lot 107, Wonder Estates. M.B. 24/94-95. Lot 107 highlighted in yellow.



Google Maps – 70641 Tamarisk Lane indicated by red marker.

Contemporary photos of 70641 Tamarisk Lane. All photos are from 2025 unless otherwise noted. Note: Lengthy research via numerous sources has not uncovered any vintage photographs of the home other than vintage aerial views shown above. However, photos of other Sackley homes are included for reference purposes.



Front (north) elevation.



Front (north) elevation, entry and garage.



Garage, north west corner.



Front elevation (north) and entry courtyard.



Front (north) elevation and entry detail, looking east.



North east corner, looking north. Skylight / roof cut-out detail.



East elevation, north east corner.



East elevation, looking south. Block privacy wall here may have been added after home completion.



East elevation, looking north.



South east corner looking west



Rear (south) elevation, looking north.



Rear (south) elevation, showing detail of stacked brick window separations to living room bay. Planter wall and low steps down to pool deck.



Rear (south) elevation, showing south east corner. Details include mitred glass for kitchen eating area, blade wall that provides shade as well as privacy from main kitchen to outdoor dining area; skylight / cut-out detail at roof corner. Height differences in central horizontal plane and adjacent wings. Textured brick walls used for decorative accents in central planter wall and adjacent outdoor walls around pool area.



Rear (south) elevation, looking north west. Details include the textured brick wall separation to living room bay windows, illustrating the detail of the wall also continuing inside the living area (also illustrated in 2023 interior shot below); mitred glass at each side of the living room bay. Also well illustrated: the variation in roof horizontal planes and the design detail of the drop down to pool area with wall and steps detailed.



2023 image (real estate listing) shows textured, stacked brick walls dividing windows continue inside.



Rear (south) elevation, looking north east. Details: mitred glass, elevation changes to house and to site,
Wall details around pool. Deep cantilevered overhangs shown here and below provide passive shading to living areas.



Kitchen – dining corner with skylight cut-out in cantilevered overhangs, and mitred glass corner windows.



West elevation looking north, shows roof cut-outs / skylights, mitred glass at corner, blade walls providing privacy and shading windows.



Southwest corner looking south. Kitchen windows (above countertops, sink, etc.) Cut-out details in roof eaves.



NOTE: This image shows the similar kitchen-dining elevation of the 'Sackley Chase' house on Caliente Drive on the 2025 MW tour; it is included here to show the similarities between the two houses, with mitred glass in kitchen-dining area, and corner roof cut-out. The blade walls on the Sackley-Spare Residence are deeper allowing for greater shade.



West elevation looking north shows recessed access to kitchen via full height sliding glass doors.



West elevation looking south, golf cart garage and utility door.



Rear of garage, north west corner.

Comparable homes by Stan Alan Sackley in Palm Springs:

Jerry Herman Residence by Stan Sackley, 1981. Palm Springs



Front entry, Jerry Herman Residence



Rear elevation, Jerry Herman residence, Palm Springs.



We're about halfway through Modernism Week 2015, but there is still plenty of time to check out home tours and other fun events! We are particularly excited about the Stan Sackley Showcase events happening on Friday, Feb. 20 and Saturday, Feb. 21. During the 1970s, architect Stan Sackley designed a number of stunning homes along Caliente Drive in Palm Springs, featuring his trademark flat roofs, strong horizontal and vertical lines, and courtyard entries. On Friday evening, you can enjoy cocktails, hors d'oeuvres and 70s music by the Gand Band at the 1976 Stan Sackley residence recently renovated by Thomboy Properties. On Saturday, tour five Sackley-designed homes, including one that was his personal residence. Both events benefit Modernism Week (a 501(c)(3) charity).

2015 Modernism Week event features several Stan Sackley designed homes. The home featured above at 2299 Caliente Drive features the same horizontal bands of granite at the entry as those at the Sackley-Spare Residence. Also shown below in a 2025 photo.



2299 Caliente Drive, by Stan Sackley. 1976. Photograph: 2025.



2336 Caliente Drive, Indian Canyons, Palm Springs. 1975 by Stan Sackley. Opened during Modernism Week 2021. Previously owned by Michael Ostrow and Roger Stoker of Grace Home Furnishings. Textured block walls are a decorative feature.



2277 Caliente Drive, Indian Canyons, Palm Springs. 1976 by Stan Sackley. Rear elevation. Opened during Modernism Week 2025. Owned by Michael Ostrow and Roger Stoker of Grace Home Furnishings. Additional images shown below from the same property.



'Exterior' entry atrium / hallway provides an inviting, shaded space between double doors from driveway to double doors at home's entry, as at Sackley-Spare Residence, where this is a more pronounced space.



Narrow vertical windows, and varying roof heights at 2277 Caliente Drive.



Rear elevation, 2277 Caliente Drive.



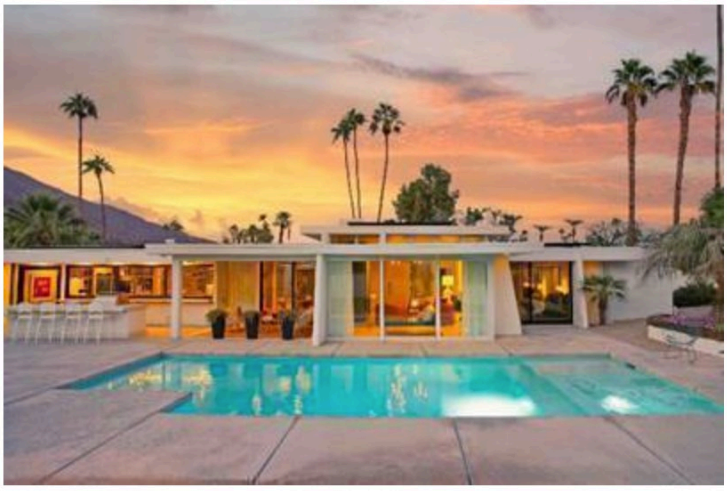


Rear elevation, 2277 Caliente Drive, shows central roof floating above two adjacent wings.



Side elevation of house shows skylights in roof, recessed windows, mitred corners at 2277 Caliente Dr.

John Simon Residence, 1965, Stan Sackley – the earliest known of his residential designs



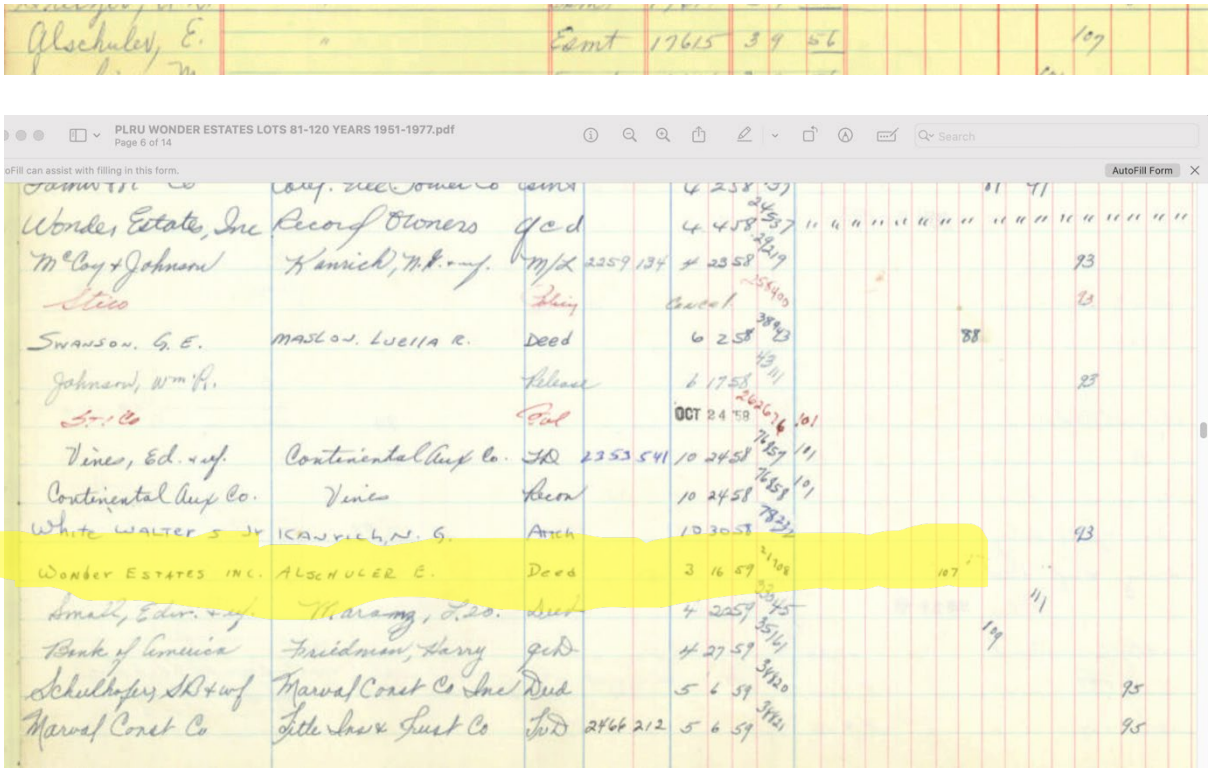
Rear elevation shows how Sackley raised the roof of the living area and recessed adjacent living or bedroom wings, using blade walls for privacy. Vintage photograph, approx. 1968.



John Simon Residence: 2024 photograph.

APPENDIX 2

Notice of Completion
Grant Deeds



Above details appear in Wonder Estates documents re: Lots 81 -120, 1951 – 1977 and show Alschuler's ownership in the 1950s.

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

SOL A. HOFFMAN
33 South Clark Street
Chicago 3, Illinois

RECEIVED FOR RECORD
AUG 24 1961
-12 Min. Past
Riverside Abstract Co. of
Recorded in Official Records
Ex. Sec., Records of Riverside County, California
FEES $

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THIS INDENTURE, made the 21st day of July, 19 61

BETWEEN ERNEST ALSCHULER and LEONORE O. ALSCHULER, husband and wife,

, the part ies of the first part

AND DORIS HOFFMAN

, the part y of the second part,

WITNESSETH: That the said part ies of the first part, for and in consideration of the sum of Ten and no/100---------- Dollars, lawful money of the United States of America, to them in hand paid by the said part y of the second part, the receipt whereof is hereby acknowledged, do hereby by these presents, GRANT unto the said part y of the second part, and to her heirs and assigns forever, all that certain lot piece or parcel of land, situate, lying and being in the Wonder Estates County of Riverside and State of California, and bounded and particularly described as follows, to-wit:

Lot 107 of Wonder Estates, as shown by map on file in Book 24, pages 94 and 95 of Maps, records of Riverside County, California.

SUBJECT TO:

1. Covenants, conditions, restrictions, reservations, easements, rights and rights of way of record.
2. Taxes of record.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto the said part y of the second part, and to her heirs and assigns forever.

IN WITNESS WHEREOF, the said part ies of the first part have hereunto set their hand s and seal s the day and year first above written.

Ernest Alschuler

Leonore O. Alschuler

STATE OF ILLINOIS
County of COOK } ss.

On 25th day July, 1961, before me, the undersigned, a Notary Public in and for said County and State, personally appeared ERNEST ALSCHULER and LEONORE O. ALSCHULER, husband and wife,

known to me to be the person s whose name s subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

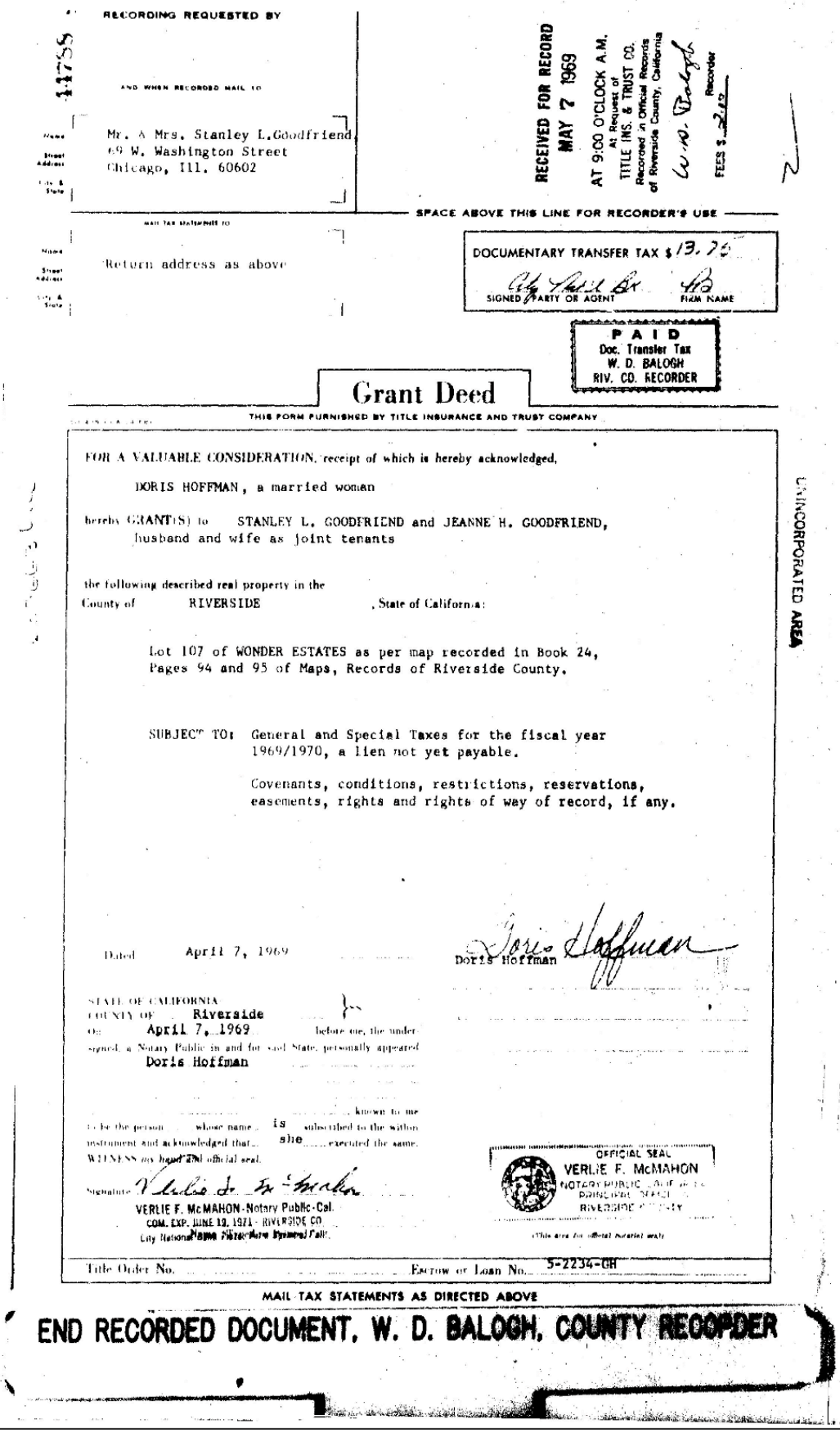
Pauline Schwartz
NAME (TYPED OR PRINTED)

Title Order No.

Escrow or Loan No.

No. 72619
AUG 24 1961

1961 Deed: Alschulers sell to Doris Hoffman



RECORDING REQUESTED BY

11755

AND WHEN RECORDED MAIL TO

Mr. & Mrs. Stanley L.Goodfriend
69 W. Washington Street
Chicago, Ill. 60602

RECEIVED FOR RECORD
MAY 7 1969
AT 9:00 O'CLOCK A.M.
At Request of
TITLE INS. & TRUST CO.
Recorded in Official Records
of Riverside County, California
W. D. Balogh
Recorder
FEES $ 2.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

Return address as above

DOCUMENTARY TRANSFER TAX $13.75

SIGNED PARTY OR AGENT

FIRM NAME

PAID
Doc. Transfer Tax
W. D. BALOGH
RIV. CO. RECORDER

Grant Deed

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

DORIS HOFFMAN, a married woman

hereby GRANT(S) to STANLEY L. GOODFRIEND and JEANNE H. GOODFRIEND, husband and wife as joint tenants

the following described real property in the County of RIVERSIDE, State of California:

Lot 107 of WONDER ESTATES as per map recorded in Book 24, Pages 94 and 95 of Maps, Records of Riverside County.

SUBJECT TO: General and Special Taxes for the fiscal year 1969/1970, a lien not yet payable.

Covenants, conditions, restrictions, reservations, easements, rights and rights of way of record, if any.

UNINCORPORATED AREA

Dated April 7, 1969

Doris Hoffman

STATE OF CALIFORNIA
COUNTY OF Riverside
On April 7, 1969 before me, the undersigned, a Notary Public in and for said State, personally appeared Doris Hoffman

known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.

WITNESS my hand and official seal.

Signature

VERLIE F. McMAHON-Notary Public-Cal.
COM. EXP. JUNE 13, 1971 - RIVERSIDE CO.

OFFICIAL SEAL
VERLIE F. McMAHON
NOTARY PUBLIC
PRINCIPAL OFFICE
RIVERSIDE COUNTY

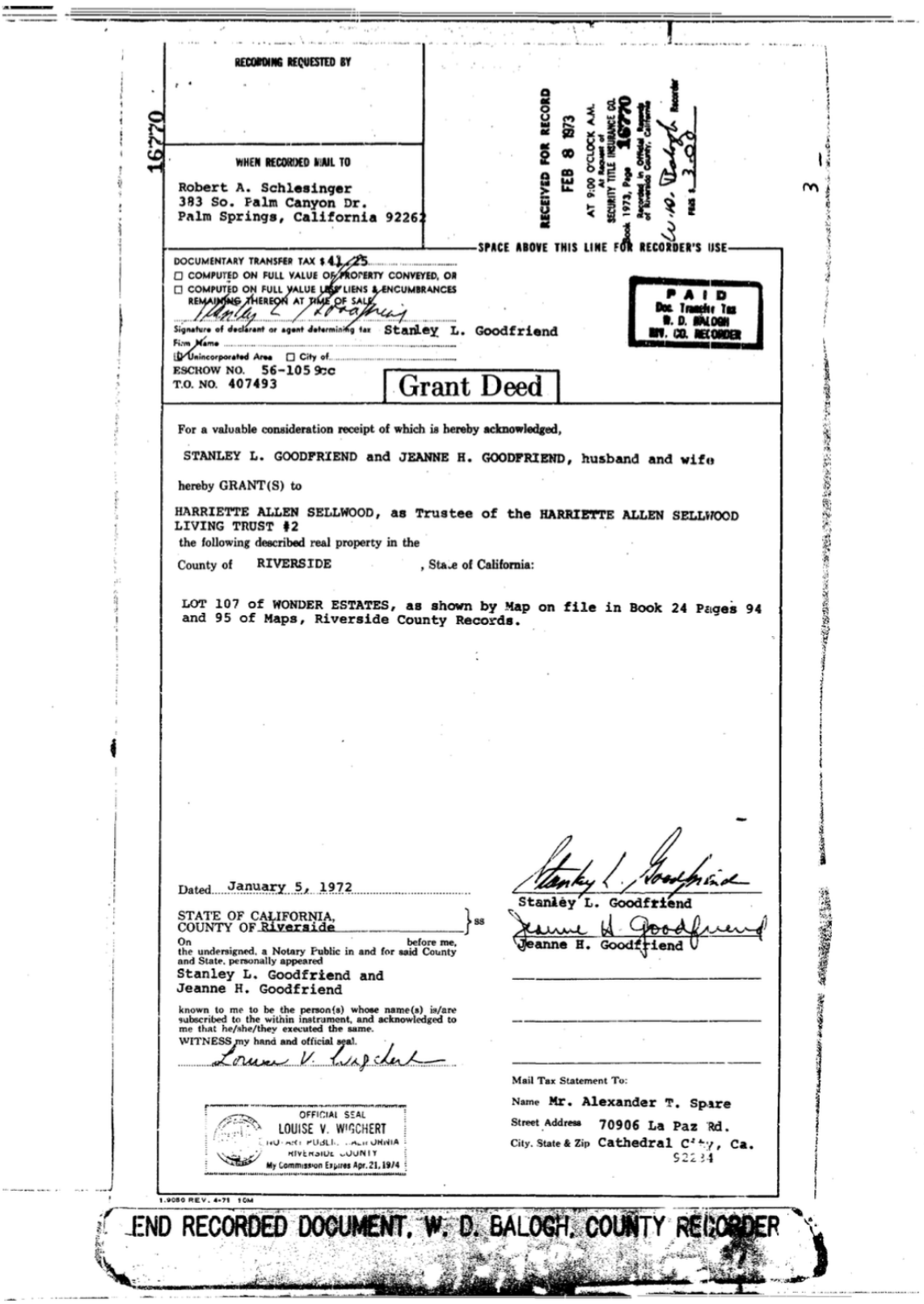
(This area for official notarial seal)

Title Order No. Escrow or Loan No. 5-2234-CH

MAIL TAX STATEMENTS AS DIRECTED ABOVE

END RECORDED DOCUMENT, W. D. BALOGH, COUNTY RECORDER

1969: Doris Hoffman sells to Stanley and Jeanne Goodfriend



RECORDING REQUESTED BY

16770

WHEN RECORDED MAIL TO

Robert A. Schlesinger
383 So. Palm Canyon Dr.
Palm Springs, California 92262

RECEIVED FOR RECORD
FEB 8 1973
AT 9:00 O'CLOCK A.M.
At Request of
SECURITY TITLE INSURANCE CO.
Book 1973, Page 16770
Records of Riverside County, California
W. D. Balogh Recorder
Fee $ 3.00

3 -

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX $ 41.25
☐ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
☐ COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES REMAINING THEREON AT TIME OF SALE

Stanley L. Goodfriend
Signature of declarant or agent determining tax
Firm Name

☐ Unincorporated Area ☐ City of

PAID
Doc. Transfer Tax
W. D. BALOGH
RIV. CO. RECORDER

ESCROW NO. 56-105 9cc
T.O. NO. 407493

Grant Deed

For a valuable consideration receipt of which is hereby acknowledged,

STANLEY L. GOODFRIEND and JEANNE H. GOODFRIEND, husband and wife

hereby GRANT(S) to

HARRIETTE ALLEN SELLWOOD, as Trustee of the HARRIETTE ALLEN SELLWOOD LIVING TRUST #2

the following described real property in the

County of RIVERSIDE , State of California:

LOT 107 of WONDER ESTATES, as shown by Map on file in Book 24 Pages 94 and 95 of Maps, Riverside County Records.

Dated January 5, 1972

Stanley L. Goodfriend
Stanley L. Goodfriend

Jeanne H. Goodfriend
Jeanne H. Goodfriend

STATE OF CALIFORNIA,
COUNTY OF Riverside } ss

On before me, the undersigned, a Notary Public in and for said County and State, personally appeared

Stanley L. Goodfriend and
Jeanne H. Goodfriend

known to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Louise V. Wigchert

OFFICIAL SEAL
LOUISE V. WIGCHERT
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
My Commission Expires Apr. 21, 1974

Mail Tax Statement To:

Name Mr. Alexander T. Spare
Street Address 70906 La Paz Rd.
City, State & Zip Cathedral City, Ca. 92234

1.9080 REV. 4-71 10M

END RECORDED DOCUMENT, W. D. BALOGH, COUNTY RECORDER

1972: Goodfriends sell to Harriette Sellwood

Wonder Estates

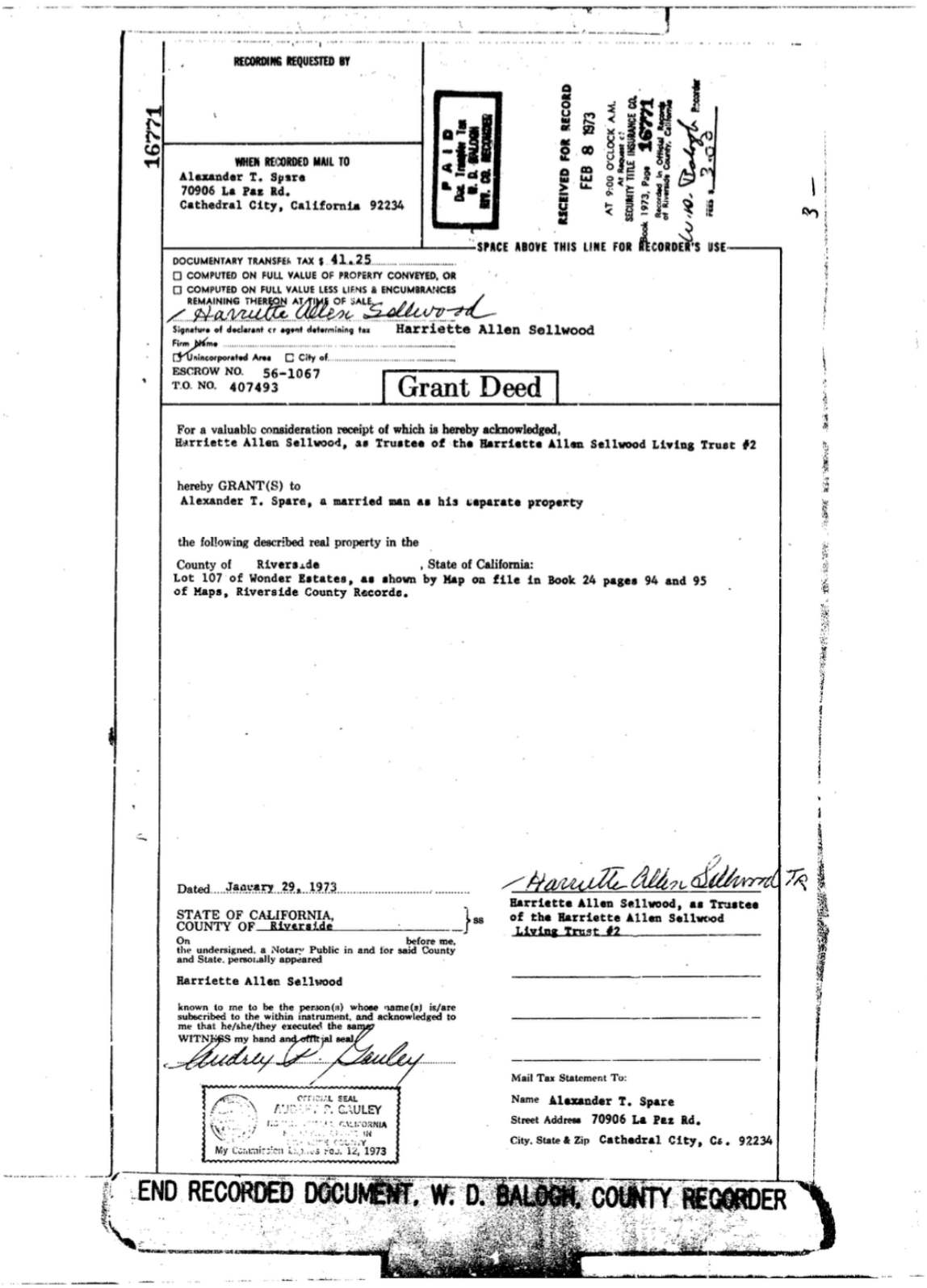
286

REC. _____ IN BK. 24 PG. 94-95

LB-9 (Riv.)-(Fresno) 8-66

GRANTOR	GRANTEE	BOOK INST.	PAGE NO.	DATED RECORDED M	D	Y	101 81	102 82	103 83	104 84	105 85	106 86	107 87	108 88
Hoffman D.	Goodfriend & Lemp	Deed	44758	5	7	64							107	

Stico		Policy	407493	FEB	8	1973							107	
Goodfriend & Lemp	Sellwood HA	Deed	16770	2	8	73							107	
Sellwood HA	Spare A-2	Deed	16771	2	8	73							107	
Spare A-2	Spare A-3	Deed	16772	2	8	73							107	



RECORDING REQUESTED BY

16771

WHEN RECORDED MAIL TO
Alexander T. Spare
70906 La Paz Rd.
Cathedral City, California 92234

PAID
Doc. Transfer Tax
W. D. BALOGH
RIVT. CO. RECORDER

RECEIVED FOR RECORD
FEB 8 1973
AT 9:00 O'CLOCK A.M.
At Request of
SECURITY TITLE INSURANCE CO.
Book 1973, Page 16771
Recorded in Official Records of Riverside County, California
W. D. Balogh Recorder
Fee $ 3.00

3 —

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX $ 41.25
☐ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
☐ COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES REMAINING THEREON AT TIME OF SALE
Harriette Allen Sellwood
Signature of declarant or agent determining tax Harriette Allen Sellwood
Firm Name
☐ Unincorporated Area ☐ City of
ESCROW NO. 56-1067
T.O. NO. 407493

Grant Deed

For a valuable consideration receipt of which is hereby acknowledged,
Harriette Allen Sellwood, as Trustee of the Harriette Allen Sellwood Living Trust #2

hereby GRANT(S) to
Alexander T. Spare, a married man as his separate property

the following described real property in the
County of Riverside, State of California:
Lot 107 of Wonder Estates, as shown by Map on file in Book 24 pages 94 and 95 of Maps, Riverside County Records.

Dated January 29, 1973

Harriette Allen Sellwood TR
Harriette Allen Sellwood, as Trustee of the Harriette Allen Sellwood Living Trust #2

STATE OF CALIFORNIA,
COUNTY OF Riverside } ss

On before me, the undersigned, a Notary Public in and for said County and State, personally appeared

Harriette Allen Sellwood

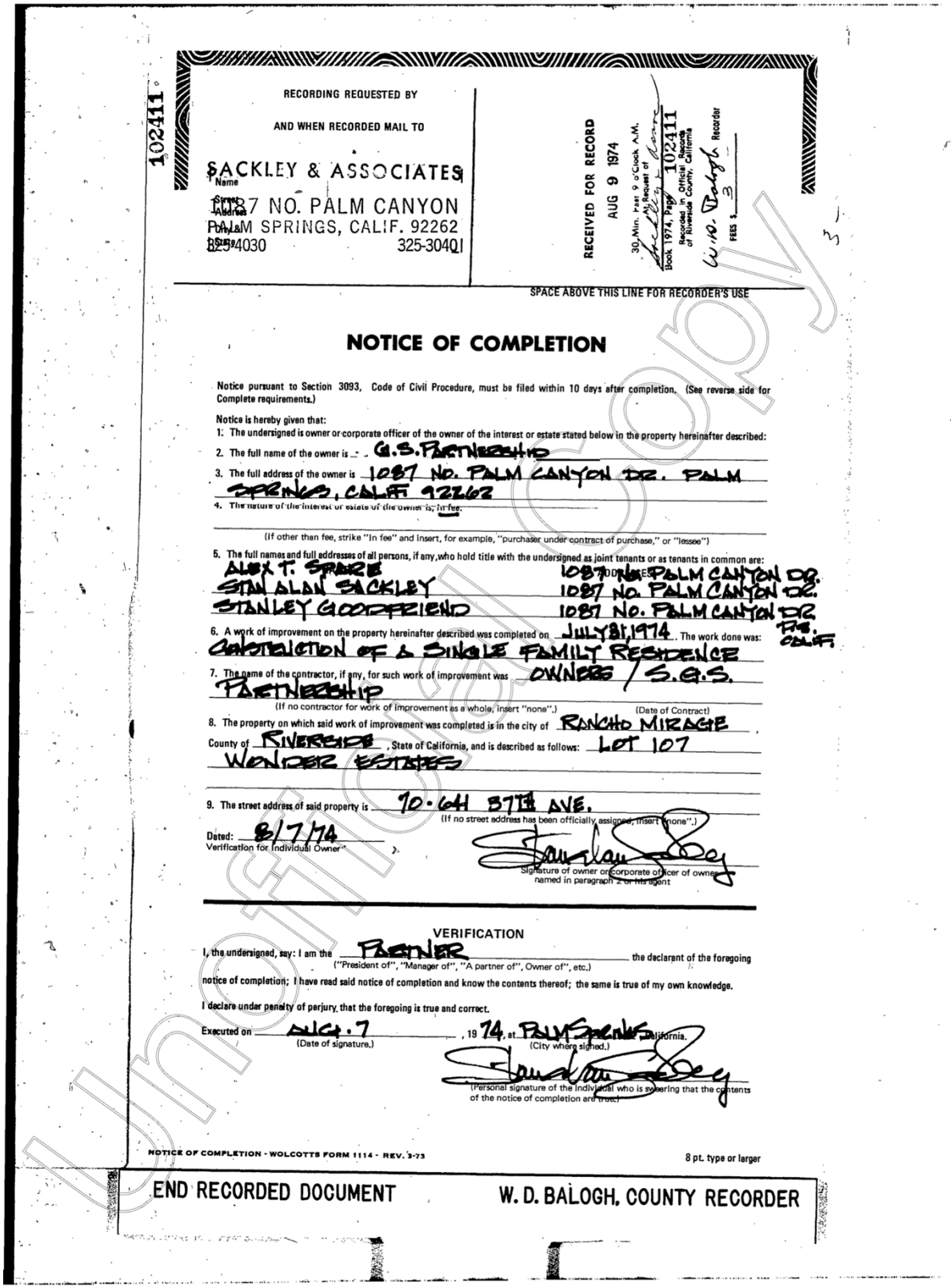
known to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.
WITNESS my hand and official seal.
Audrey D. Cauley

OFFICIAL SEAL
AUDREY D. CAULEY
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
RIVERSIDE COUNTY
My Commission Expires Nov. 12, 1973

Mail Tax Statement To:
Name Alexander T. Spare
Street Address 70906 La Paz Rd.
City, State & Zip Cathedral City, Ca. 92234

END RECORDED DOCUMENT, W. D. BALOGH, COUNTY RECORDER

January 1973: Sellwood sells to Alexander T. Spare



102411

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

SACKLEY & ASSOCIATES
Name
1087 NO. PALM CANYON
Street Address
PALM SPRINGS, CALIF. 92262
City & State
325-4030 325-3040

RECEIVED FOR RECORD
AUG 9 1974
30 Min. past 9 o'Clock A.M.
at Request of
Book 1974, Page 102411
Recorded in Official Records of Riverside County, California
W. D. Balogh Recorder
FEES $ 3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF COMPLETION

Notice pursuant to Section 3093, Code of Civil Procedure, must be filed within 10 days after completion. (See reverse side for Complete requirements.)

Notice is hereby given that:

1. The undersigned is owner or corporate officer of the owner of the interest or estate stated below in the property hereinafter described:
2. The full name of the owner is G.S. PARTNERSHIP
3. The full address of the owner is 1087 NO. PALM CANYON DR. PALM SPRINGS, CALIF 92262
4. The nature of the interest or estate of the owner is: in fee.

(If other than fee, strike "In fee" and insert, for example, "purchaser under contract of purchase," or "lessee")

5. The full names and full addresses of all persons, if any, who hold title with the undersigned as joint tenants or as tenants in common are:

NAMES	ADDRESSES
ALEX T. SPARE	1087 NO. PALM CANYON DR. PS. CALIF.
STAN ALAN SACKLEY	1087 NO. PALM CANYON DR.
STANLEY GOODFRIEND	1087 NO. PALM CANYON DR.

6. A work of improvement on the property hereinafter described was completed on JULY 31, 1974. The work done was: CONSTRUCTION OF A SINGLE FAMILY RESIDENCE
7. The name of the contractor, if any, for such work of improvement was OWNERS / S.G.S. PARTNERSHIP
(If no contractor for work of improvement as a whole, insert "none".) (Date of Contract)
8. The property on which said work of improvement was completed is in the city of RANCHO MIRAGE
County of RIVERSIDE, State of California, and is described as follows: LOT 107 WONDER ESTATES
9. The street address of said property is 70-644 37TH AVE.
(If no street address has been officially assigned, insert "none".)

Dated: 8/7/74
Verification for Individual Owner

Signature of owner or corporate officer of owner named in paragraph 2 or his agent

VERIFICATION

I, the undersigned, say: I am the PARTNER the declarant of the foregoing
("President of", "Manager of", "A partner of", Owner of", etc.)
notice of completion; I have read said notice of completion and know the contents thereof; the same is true of my own knowledge.

I declare under penalty of perjury, that the foregoing is true and correct.

Executed on AUG. 7, 19 74, at PALM SPRINGS, California.
(Date of signature.) (City where signed.)

(Personal signature of the individual who is swearing that the contents of the notice of completion are true.)

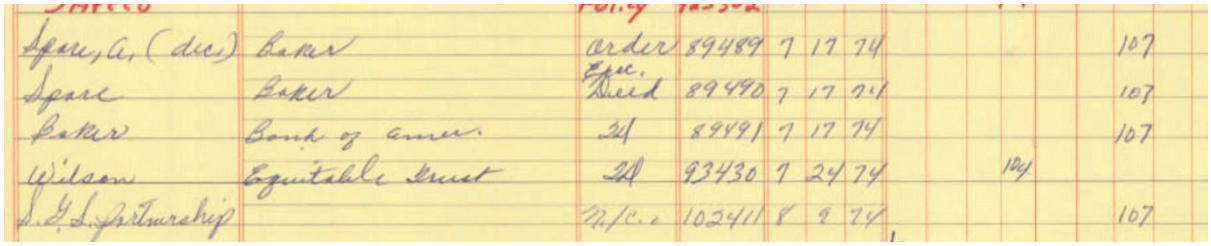
NOTICE OF COMPLETION - WOLCOTTS FORM 1114 - REV. 3-73 8 pt. type or larger

END RECORDED DOCUMENT W. D. BALOGH, COUNTY RECORDER

Unofficial Copy

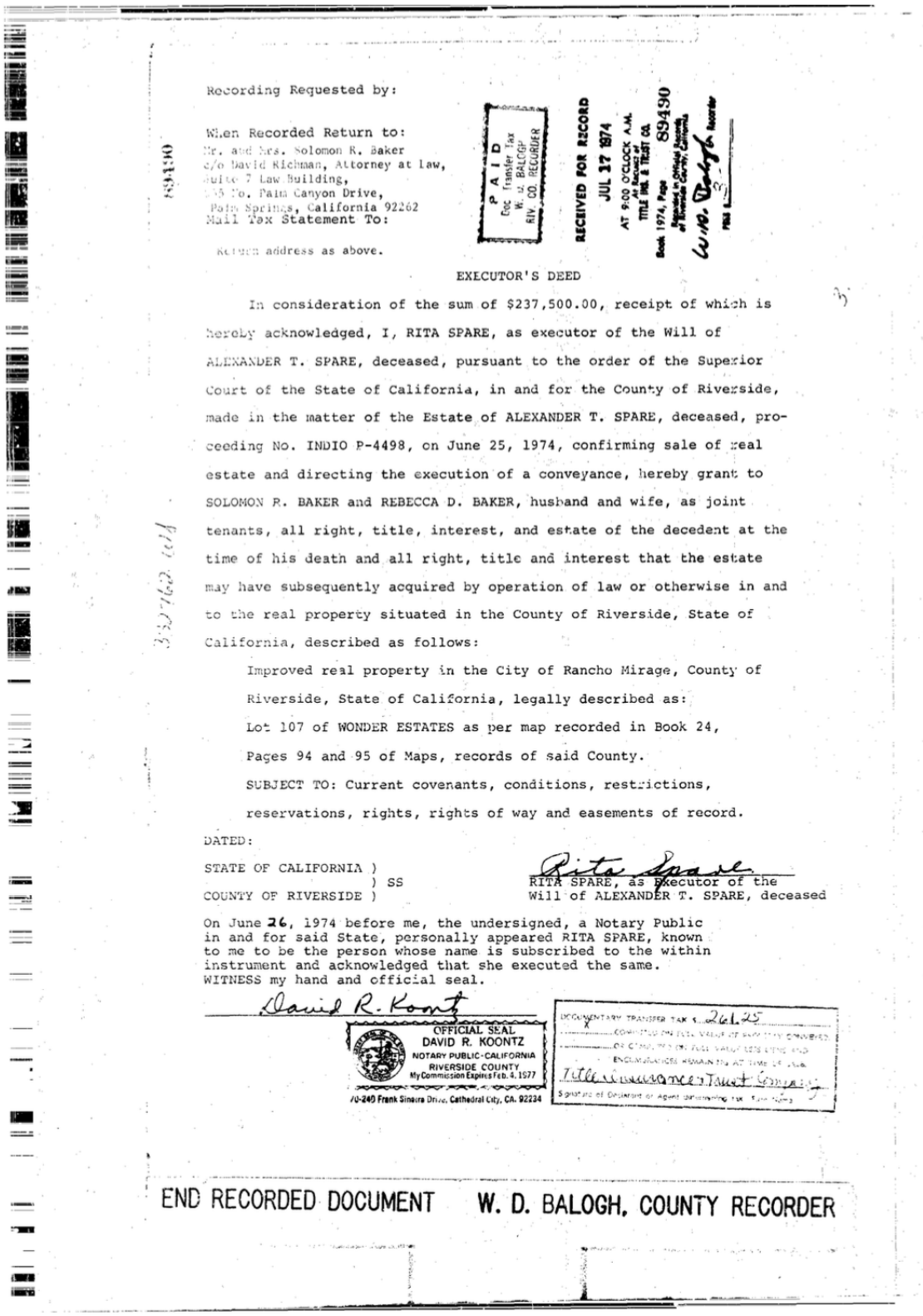
Notice of Completion, August 7th 1974.

Alex Spare is named as a 'co-tenant' along with Stan Alan Sackley and Stanley Goodfriend. The work was completed on July 31st 1974, six months after Alex Spare died. According to the deed below, the property was sold a month before it was completed, to Solomon and Rebecca Baker.



Spare, A. (dec)	Baker	order	89489	7	17	74			107
Spare	Baker	Exc. Deed	89490	7	17	74			107
Baker	Bank of amer.	24	89491	7	17	74			107
Wilson	Equitable Trust	24	93430	7	24	74		104	
S.G.S. partnership		M/C.	102411	8	9	74			107

Above information from Wonder Estates records shows release of property by SGS Partnership to the Bakers



Recording Requested by:

When Recorded Return to:
Mr. and Mrs. Solomon R. Baker
c/o David Richman, Attorney at Law,
Suite 7 Law Building,
[illegible] No. Palm Canyon Drive,
Palm Springs, California 92262
Mail Tax Statement To:

Return address as above.

PAID
Doc Transfer Tax
W. D. BALOGH
RIV. CO. RECORDER

RECEIVED FOR RECORD
JUL 17 1974
AT 9:00 O'CLOCK A.M.
At Request of
TITLE INS. & TRUST CO.
Book 1974, Page 89490
Records of Riverside County, California
W. D. Balogh, Recorder
Fee $

89490

EXECUTOR'S DEED

In consideration of the sum of $237,500.00, receipt of which is hereby acknowledged, I, RITA SPARE, as executor of the Will of ALEXANDER T. SPARE, deceased, pursuant to the order of the Superior Court of the State of California, in and for the County of Riverside, made in the matter of the Estate of ALEXANDER T. SPARE, deceased, proceeding No. INDIO P-4498, on June 25, 1974, confirming sale of real estate and directing the execution of a conveyance, hereby grant to SOLOMON R. BAKER and REBECCA D. BAKER, husband and wife, as joint tenants, all right, title, interest, and estate of the decedent at the time of his death and all right, title and interest that the estate may have subsequently acquired by operation of law or otherwise in and to the real property situated in the County of Riverside, State of California, described as follows:

Improved real property in the City of Rancho Mirage, County of Riverside, State of California, legally described as:

Lot 107 of WONDER ESTATES as per map recorded in Book 24, Pages 94 and 95 of Maps, records of said County.

SUBJECT TO: Current covenants, conditions, restrictions, reservations, rights, rights of way and easements of record.

DATED:

STATE OF CALIFORNIA)
) SS
COUNTY OF RIVERSIDE)

Rita Spare
RITA SPARE, as Executor of the Will of ALEXANDER T. SPARE, deceased

On June 26, 1974 before me, the undersigned, a Notary Public in and for said State, personally appeared RITA SPARE, known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.
WITNESS my hand and official seal.

David R. Koontz

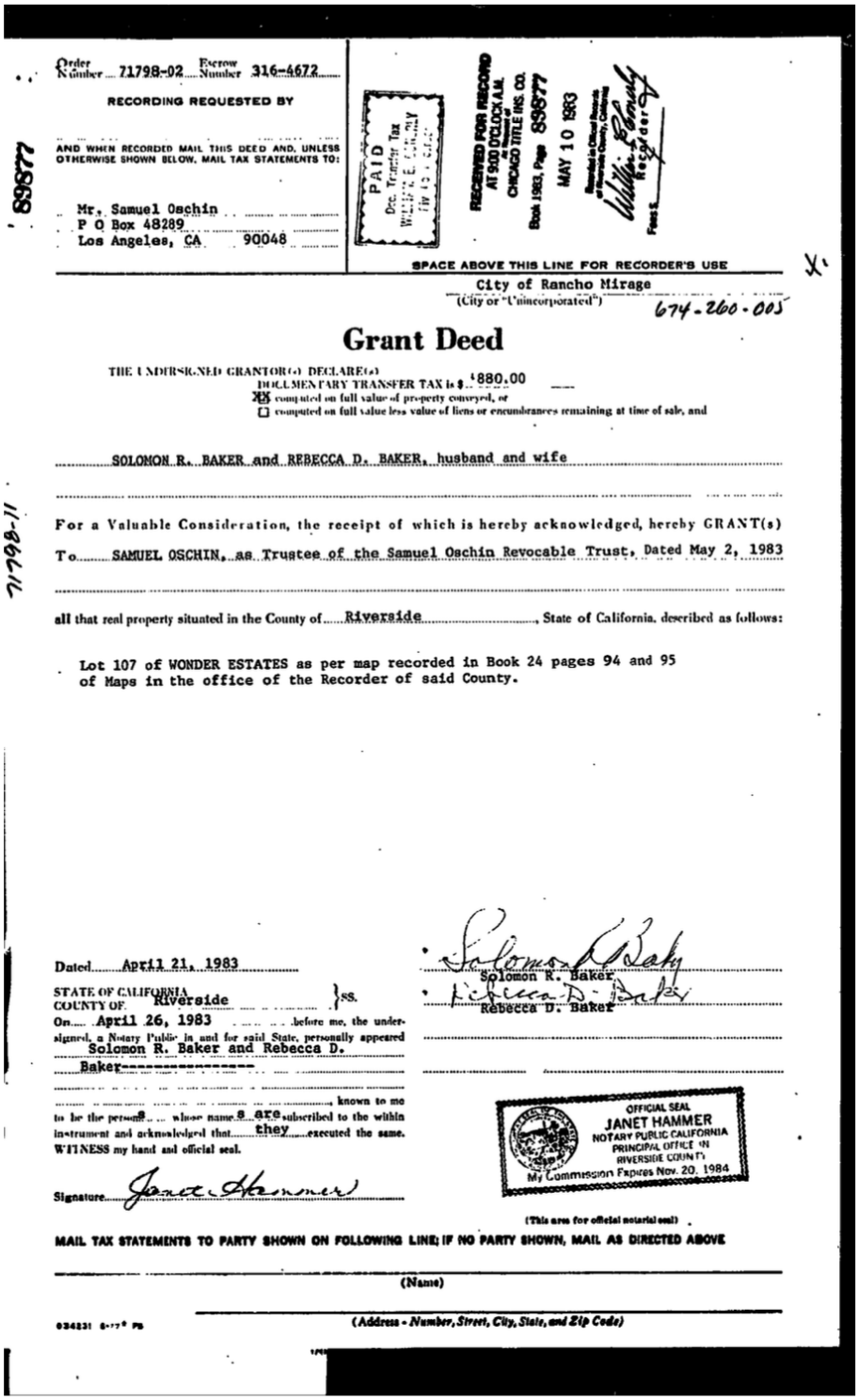
OFFICIAL SEAL
DAVID R. KOONTZ
NOTARY PUBLIC-CALIFORNIA
RIVERSIDE COUNTY
My Commission Expires Feb. 4, 1977

70-240 Frank Sinatra Drive, Cathedral City, CA. 92234

DOCUMENTARY TRANSFER TAX $ 261.25
COMPUTED ON FULL VALUE OF INTEREST CONVEYED
OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE
Title Insurance & Trust Company
Signature of Declarant or Agent determining tax

END RECORDED DOCUMENT W. D. BALOGH, COUNTY RECORDER

June 26th, 1974. Rita Spare (executor) sells the property to Solomon and Rebecca Baker who bought the house as it was being completed (see Notice of Completion above).



Order Number 71798-02 Escrow Number 316-4672

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

Mr. Samuel Oschin
P O Box 48289
Los Angeles, CA 90048

89877

PAID
Documentary Transfer Tax
Riverside County

RECEIVED FOR RECORD AT 9:00 O'CLOCK A.M. CHICAGO TITLE INS. CO.
Book 1983, Page 89877
MAY 10 1983
Recorder of Riverside County, California
Fees $

SPACE ABOVE THIS LINE FOR RECORDER'S USE

71798-11

City of Rancho Mirage
(City or "Unincorporated")

674-260-005

Grant Deed

THE UNDERSIGNED GRANTOR(s) DECLARE(s)
DOCUMENTARY TRANSFER TAX is $ 880.00
☒ computed on full value of property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at time of sale, and

SOLOMON R. BAKER and REBECCA D. BAKER, husband and wife

For a Valuable Consideration, the receipt of which is hereby acknowledged, hereby GRANT(s)

To SAMUEL OSCHIN, as Trustee of the Samuel Oschin Revocable Trust, Dated May 2, 1983

all that real property situated in the County of Riverside, State of California, described as follows:

Lot 107 of WONDER ESTATES as per map recorded in Book 24 pages 94 and 95 of Maps in the office of the Recorder of said County.

Dated April 21, 1983

Solomon R. Baker
Solomon R. Baker

Rebecca D. Baker
Rebecca D. Baker

STATE OF CALIFORNIA
COUNTY OF Riverside } ss.

On April 26, 1983 before me, the undersigned, a Notary Public in and for said State, personally appeared Solomon R. Baker and Rebecca D. Baker

known to me to be the person whose name is are subscribed to the within instrument and acknowledged that they executed the same.
WITNESS my hand and official seal.

Signature Janet Hammer

OFFICIAL SEAL
JANET HAMMER
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
RIVERSIDE COUNTY
My Commission Expires Nov. 20, 1984

(This area for official notarial seal)

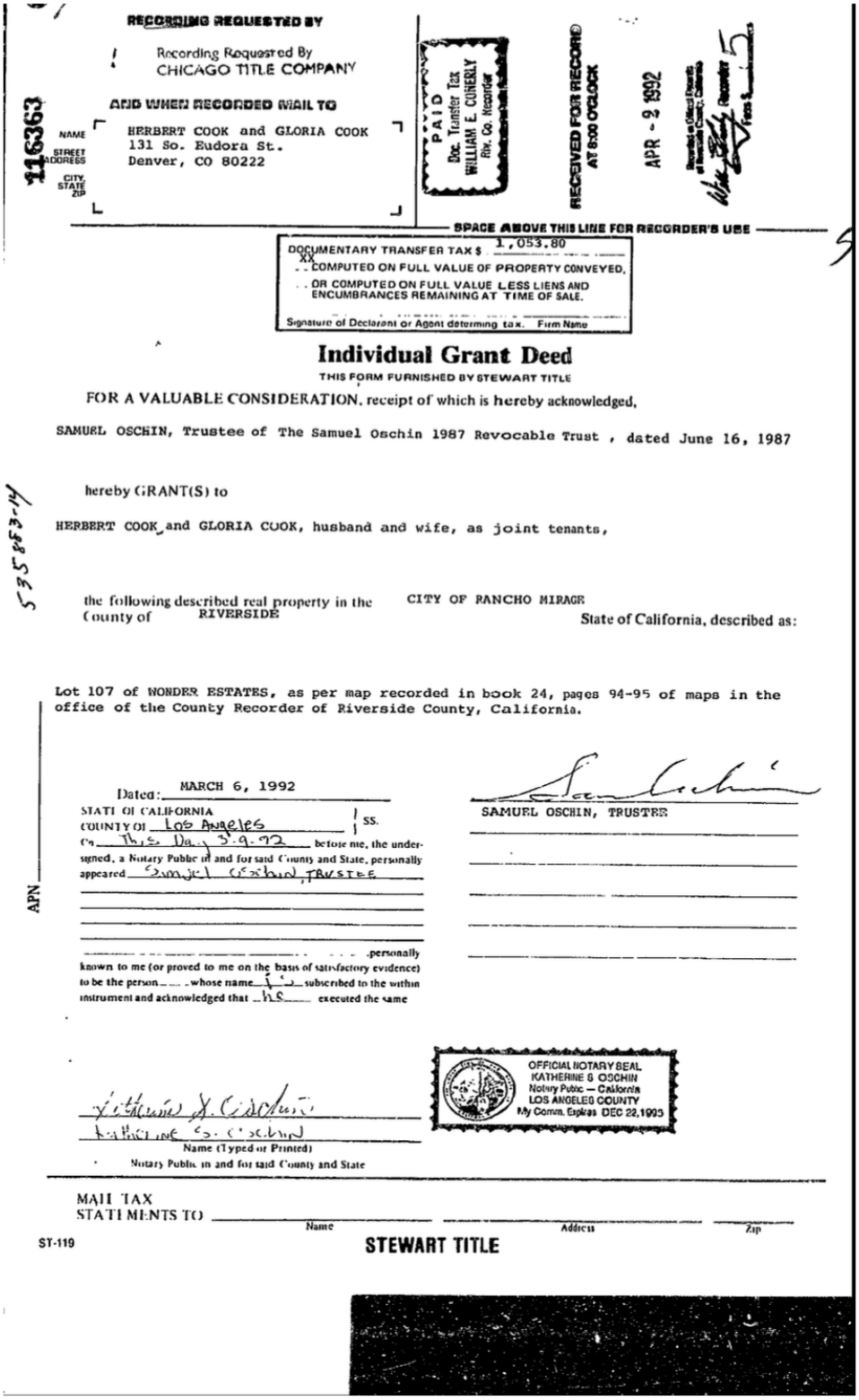
MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

(Name)

(Address - Number, Street, City, State, and Zip Code)

034231 6-77* PB

1983: Bakers sell to Samuel Oschin



RECORDING REQUESTED BY

Recording Requested By
CHICAGO TITLE COMPANY

AND WHEN RECORDED MAIL TO

NAME HERBERT COOK and GLORIA COOK
STREET ADDRESS 131 So. Eudora St.
CITY, STATE ZIP Denver, CO 80222

116363

PAID
Doc. Transfer Tax
WILLIAM E. CONERLY
Riv. Co. Recorder

RECEIVED FOR RECORD AT 8:00 O'CLOCK
APR - 2 1992

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX $ 1,053.80
XX
. . COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,
. . OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE.
Signature of Declarant or Agent determining tax. Firm Name

Individual Grant Deed

THIS FORM FURNISHED BY STEWART TITLE

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

SAMUEL OSCHIN, Trustee of The Samuel Oschin 1987 Revocable Trust , dated June 16, 1987

hereby GRANT(S) to

HERBERT COOK and GLORIA COOK, husband and wife, as joint tenants,

the following described real property in the County of RIVERSIDE CITY OF RANCHO MIRAGE State of California, described as:

Lot 107 of WONDER ESTATES, as per map recorded in book 24, pages 94-95 of maps in the office of the County Recorder of Riverside County, California.

APN

Dated: MARCH 6, 1992

STATE OF CALIFORNIA
COUNTY OF Los Angeles } SS.

On This Day 3-9-92 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Samuel Oschin, TRUSTEE

.personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same

SAMUEL OSCHIN, TRUSTEE

OFFICIAL NOTARY SEAL
KATHERINE G OSCHIN
Notary Public — California
LOS ANGELES COUNTY
My Comm. Expires DEC 22,1995

Katherine G. Oschin
Katherine G. Oschin
Name (Typed or Printed)
Notary Public in and for said County and State

MAIL TAX STATEMENTS TO Name Address Zip

ST-119

STEWART TITLE

1992: Oschins sell to Herbert and Gloria Cook

DOC # 2019-0336604
08/29/2019 04:26 PM Fees: $20.00
Page 1 of 3
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

This document was electronically submitted to the County of Riverside for recording
Receipted by: MARIA #309

RECORDING REQUESTED BY:
Lawyers Title Company

AND WHEN RECORDED MAIL TO:
Mail tax statement to:
Badiha Alwan
723 W. Mariposa Ave
El Segundo, Ca
90245

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 619641759 **Escrow No.:** 009587-KC
AP#: 674-260-005-4 **GRANT DEED** **TRA#** 017-017

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is $1,782.00

[X] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale.
[ ] Unincorporated area [X] City of Rancho Mirage **AND**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Cynthia Ann Farber, Debra Bea Lustig, and Shelly Cook Sapkin, Successor Trustees of The Herbert V. Cook Revocable Trust dated December 14, 1998, as amended and Restated

hereby GRANT(s) to: ~~Badiha Alwan and Pierre Alwan~~
Badiha M. Alwan and Pierre G. Alwan, Husband and Wife as Joint Tenants

the real property in the City of Rancho Mirage, County of Riverside, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: 70641 Tamarisk Lane, Rancho Mirage, CA 92270

DATED: July 15, 2019

Signature Page attached hereto and made a part hereof

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:

2019: Cook Trust sells to Alwans, following Howard Cook's death in 2018

DOC # 2023-0031601
02/02/2023 10:34 AM Fees: $92.00
Page 1 of 2
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

This document was electronically submitted to the County of Riverside for recording
Receipted by: KAREN #277

RECORDING REQUESTED BY:
Old Republic Title Company
Order No. 2607201155-56
Escrow No. **23743-DD**
A.P.N. **674-260-005**
MAIL TAX BILL
AND WHEN RECORDED MAIL TO:
JAMES P. BENNETTE
70641 TAMARISK LANE
RANCHO MIRAGE, CA 92270

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRA: 017-017

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS **$2,612.50**
- ☒ computed on full value of property conveyed, or
- ☐ computed on full value less liens or encumbrances remaining at the time of sale.
- ☐ unincorporated area: City of ☒ **Rancho Mirage**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Badiha M. Alwan, Trustee of The Badiha M. Alwan Survivor's Trust established under the Alwan Family Living Trust**

hereby GRANT(S) to **James P. Bennette and David M. Cowan, husband and husband as community property with rights of survivorship**

the following described real property in the County of **Riverside**, State of California:
See Exhibit "A" attached hereto and made a part hereof.
More commonly known as: **70641 Tamarisk Lane, Rancho Mirage, CA 92270**

Date January 10, 2023

The Badiha M. Alwan Survivor's Trust established
under the Alwan Family Living Trust

Badiha M. Alwan

By: Badiha M. Alwan, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF Los Angeles } S.S.

On January 10th, 2023, before me, Ulises Hernandez, Notary Public, Notary Public, personally appeared **Badiha M. Alwan** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

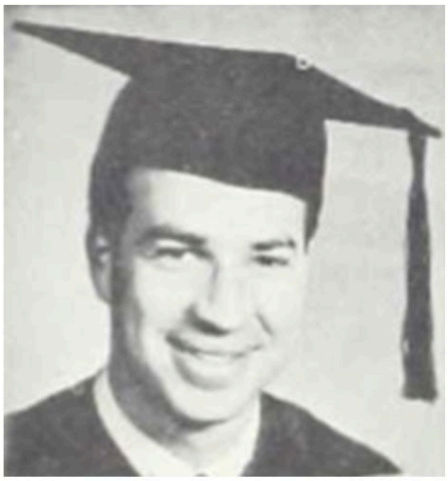
ULISES HERNANDEZ
COMM. #2297877
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires 07/20/2023

Mail Tax Statement to: SAME AS ABOVE or Address Noted Below

2023: Alwan Trust sells to David Cowan, James Bennette

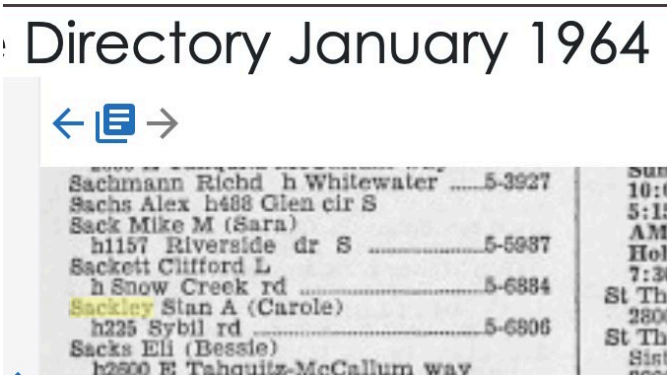
APPENDIX 3

Press cuttings and other
Reference materials



USC graduation portrait of Stan A. Sackley, about age 24, Los Angeles, CA, 1961. From the University of Southern California (USC), El Rodeo Yearbook, 1961, vol. 56, p. 166, accessed 07/25/2025

Source: PCAD via USC Yearbook, 1961.



Stan and Carole Sackley, 1964 Palm Springs phone directory



Pre-War Building to Get Face-Lift
Los Angeles Times (1923-1995); Aug 15, 1965; ProQuest Historical Newspapers: Los Angeles Times
pg. 29

Pre-War Building to Get Face-Lift

Morgan Lupher and Co., Los Angeles contractors, will handle alterations and construction to bring the 41-year-old brick building at 122 E. Washington Blvd. up to standards of modern-day architecture.

When complete, the building will be the 30,000 sq. ft. home of Bardon of Hollywood, importers of men's shirts and knitwear.

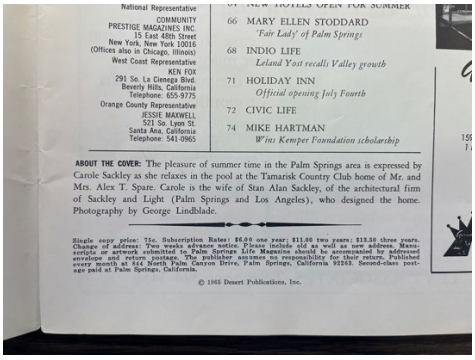
Architects for the $500,000 project are Sackley and Light, with Herman Charles Light in charge.

Light said the project will utilize decorative masonry panels and anodized aluminum on the exterior.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

Los Angeles Times, August 15th 1965 – an early project by Sackley & Light





Carole Sackley on the cover of Palm Springs Life, April 1965 at the home of Mr. and Mrs Alex T. Spare



LOOKING OVER plans for the new Indio Professional Office Building they are working on are Bill Foulke, president of M & F Contractors Supply Company, and Stan Sackley of Sackley & Light, FAIA, Palm Springs architectural firm commissioned to create the structure; M & F is furnishing the hardware. M & F Supply Company, located on 360 N. Palm Canyon Drive, is new in the decorative field, specializing in unusual hardware for residential and commercial use; the firm will custom-design for its clients. Here, too, area residents will find a complete line of commercial hardware, steel doors and frames, bathroom partitions and accessories, and other specialty items in a distinctive and wide choice.

Desert Sun, 30th September 1965. Stan Sackley 'of Palm Springs architectural firm Sackley & Light'. Stan Sackley is shown on right.



19 October 1965

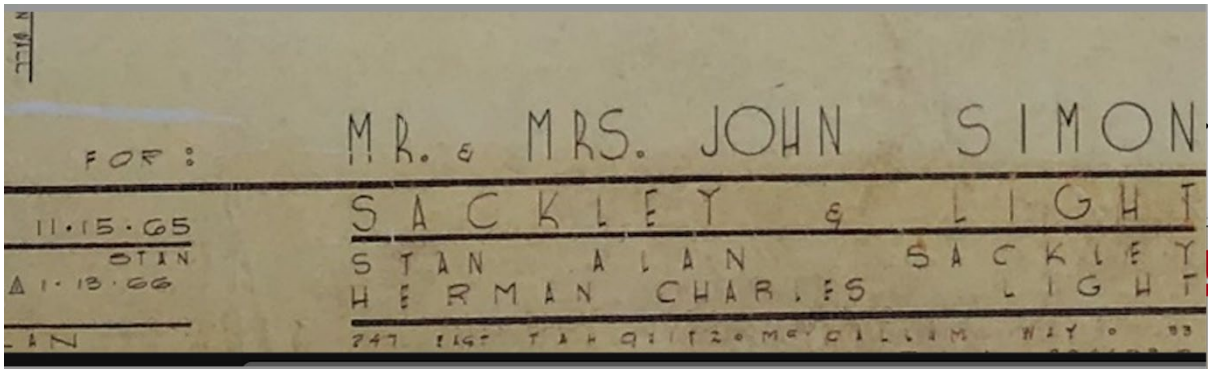
Secretaries Set Meet Tonight

The Palm Springs home of attorney James Hollowell will be the site tonight of the first dinner meeting of the season to be held by the Desert Palm Legal Secretaries Association.

The affair will begin at 7:30 o'clock poolside at 1325 Sagebrush; Mr. Hollowell's tastefully decorated residence was recently photographed for Playboy Magazine, and will appear in the February 1966 issue

A buffet dinner will be served at 8 o'clock for the legal secretaries.

James Hollowell was living in his Sackley-designed home at 1325 Sagebrush, in Palm Springs, by October 1965 as this Desert Sun article shows, from 19th October 1965



Sackley & Light – Palm Springs office address in November 1965 (title block for John Simon Residence) 247 East Tahquitz McCallum Way (now Tahquitz Canyon) – near the corner of Indian Canyon Drive.

modern living

A PLAYBOY PAD: PALM SPRINGS OASIS

a california bachelor
creates his own eminent domain with
wall-to-wall wide-open spaces



Above: At start of the day, James Hallowell pauses outside his mountain-girt Palm Springs pad to scan the morning headlines before hopping into Jaguar for the five-minute spin to his downtown office. At right: Trio of guests chat at poolside in back of his desert digs.

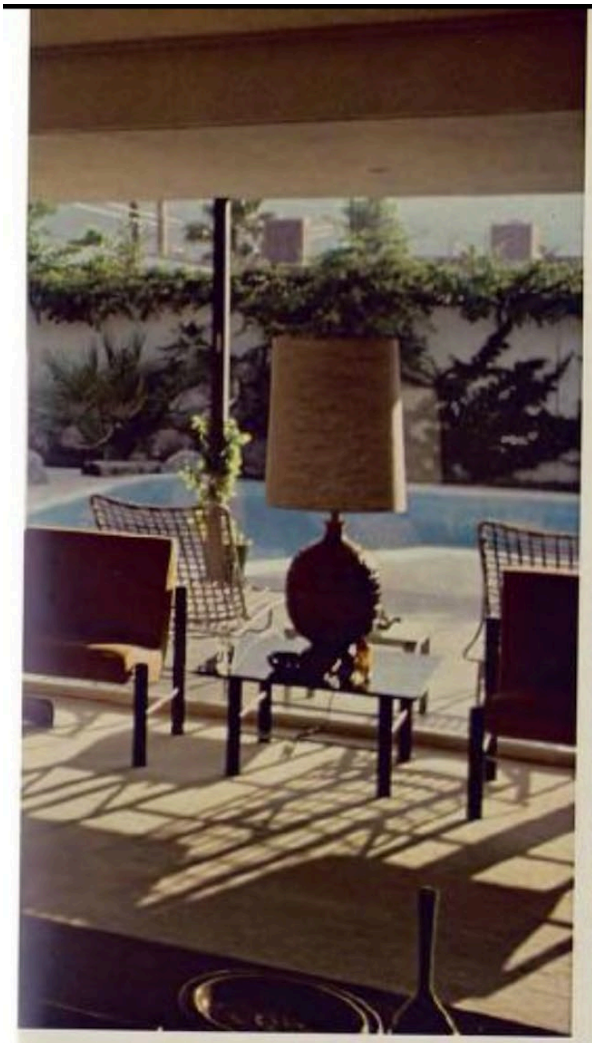




WHEN JAMES HOLLOWELL, a prominent young attorney in the desert city of Palm Springs, California, decided to move from his limited quarters in a posh urban high-rise and build a home in the residential outskirts, he had two requirements: One, that his future pad give him the same privacy he had learned to cherish in his city digs; and two, that while offering sanctuary, his house should offer the indoor-outdoor, pool-and-patio type of life that a place away from the city can more easily provide. A careful search by the busy bachelor turned up the ideal location in Deep Well estates, just a five-minute drive from his Palm Springs office.

His finished house, created by architect friend sam sackley of Sackley and Light in Palm Springs, fit the owner's stipulations to a T square. Done as an ultramodern ranch house, Hollowell's Deep Well domicile is just a jack-rabbit jump from the nearest next-door neighbor, yet (text concluded on page 126)











Above: A visiting girlfriend frolics with Ugly, Hollowell's Boston terrier, in the living room. The dining table is by Knoll and Associates, while the chairs and cocktail table of smoked, bulletproof glass are all by Chairs Unlimited. Left: A cylindrical pressed-aluminum fireplace, with a revolving back screen that can turn the hearth to face either the living room or master bedroom seen in the rear, forms the focus of this spacious pad. Shoji-screen doors can be unfolded to close off the sleeping area entirely. Top right: Built into the headboard of Hollowell's master bed is custom-fitted storage space. A complete collection of PLAYBOY, Hollowell's favorite, is housed above in bound volumes. Over his king-sized bed, Hollowell has posted a sign with the warning, NO ONE UNDER 21 ADMITTED. The back of the freestanding wall section divides the bedroom from the master-bath area and doubles as a multipurpose storage closet and dressing table. Center right: A languorous lady guest relaxes in a terrazzo sunken tub in one corner of bathroom area. A small semiwalled Japanese-style garden outside provides a welcome touch of green to the desert digs. Bottom right: An admiring guest with much to admire eyes her reflection in a theatrical mirror unit built into the back of the functional wall section.







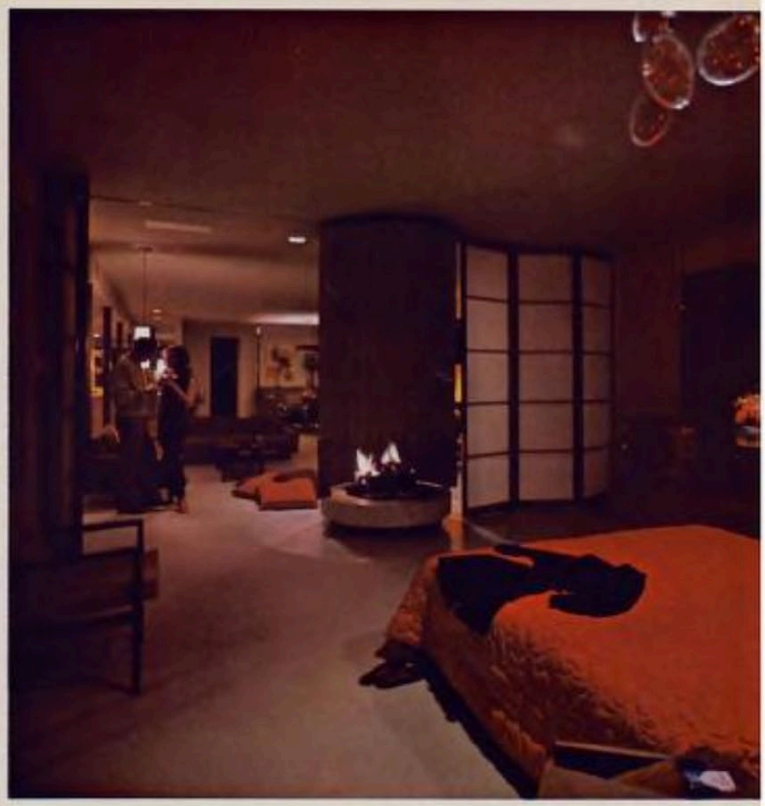
Above left: A busy barrister, Hollowell briefs himself for a day in court in his office-den off the living room. Desk is by Robert John and chair set by Knoll and Associates. The classic Eames lounging chair from Herman Miller sits under an oil painting expressly commissioned to coordinate with his pad's rich color scheme. Above center: An overhead shoulder-level, directional fixture by Design Lite that can be used as a reading light hangs in the living room. Above right: An amateur mixologist's dream, a completely stocked wet bar in the living room, stands ready to dispense potables. Right: After an afternoon swim, a party begins to gather for the sumptuous buffet. Far right: One of a pair of frolicking guests tries out the Jacuzzi whirlpool, a relaxing device built into the shallow end of the pool, while a dedicated sunbather lazes on.











Left. Late in the evening, guests drift outdoors to enjoy the multicolored spectacle erected by lights located under the eaves and built into the sides of the pool. Recessed ceiling fixtures throughout the living-room and bedroom areas are operated on rheostats and can be easily controlled to provide the density of light best suited for any occasion. Above: Hollowell has focused a rooftop spotlight on a romantic fountain in the back-yard patio, which serves as a quiet sentinel outside, while he and his date dance most of the romantic night away. 123

PHOTOGRAPHY BY J. BARRY O'ROURKE



PLAYBO

gives its owner complete privacy.

Hollowell encircled the pool and patio portions of his home with a block wall and then hedged his bid for seclusion with ten-feet-high leafy paracanthia bushes that provide a burst of greenery to his edge-of-the-desert domain. Adding to the intimacy of the setting, a portion of the slightly raked roof extends an extra ten feet over the back patio, forming a shaded area that offers shelter for poolside revelers wishing to escape the ultra-ultraviolet rays of the Palm Springs sun.

To fulfill his personal concept for his home, Hollowell maintains absolute control of the inner spaces throughout his entire domain by utilizing freestanding wall sections, sliding screens and swinging panels instead of traditional interior walls, to adjust the space relationships of his floor plan in accordance with the needs of the moment. With the panels and screens drawn together, the house becomes a comfortable honeycomb, with each room a private and personal sanctuary. Thrown open, the house becomes a baronial 3500-square-foot expanse almost entirely unfettered by restricting walls, doors and entranceways.

Hollowell keyed his home around an outsized rectangular 19 x 39-foot living-dining area with floor-to-ceiling windows and sliding clear-glass doors running its entire length and on into the adjacent master-bedroom area. To divide the living room from the bedroom, Hollowell put up a cylindrical floor-to-ceiling fireplace with a revolving back screen, which gives a cheering blaze to either the living room or the bedroom, depending on the way it's turned.

"When I have overnight guests or don't want the bedroom opened up to a party," Hollowell says, "I can revolve the back screen or just close a pair of sliding shoji-screen doors and seal off the sleeping area completely. But usually I leave it open so my guests can wander around as they please."

Even the master bedroom and Romanesque bath carry out Hollowell's penchant for wide-open spaciousness. The sleeping and grooming chambers are separated by a freestanding black-walnut wall section that doubles as a room divider and as an imperial-sized headboard for his bed, an idea inspired by PLAYBOY in one of our first design features, *Playboy's Penthouse Apartment* (September and October, 1956). Matching walnut panels fitted to either side of the sectional can seal off the bath area when desired. The back of the standing section becomes the main wall of Hollowell's dressing area and is fitted out as an elegant armoire with drawers and cabinetry to provide space for clothing and haberdashery. In the center, Hollowell built in a dressing table featuring a rheostat-operated theatrical make-up mirror ringed with lights. Feminine visitors find the temptation to check their coifs in its multi-bulbed light all but irresistible.

The master bathroom is divided into two separate areas; one houses the john and—thoughtfully for his female guests—a bidet, while the other, directly adjacent to floor-to-ceiling windows that overlook his swimming pool, contains a sunken terrazzo bath.

"I've got the television bug," Hollowell says, "so I had the tub built where I could sit and unwind while I watch the old movies on the set in my bedroom."

In fitting out his palatial pad, Hollowell limited his furniture selections to a few contemporary pieces to keep pace with the open, uncluttered style of the house.

On one side of the living room near the circular fireplace is a sofa, chair and end-table combination surrounding an unusual custom-built cocktail table with a smoked, double-strength, bulletproof-glass top framed in teakwood and stainless-steel tubing. There are also an oval teakwood dining table and a matching sideboard that can be transformed into a large buffet for parties.

"The secret of a successful party," Hollowell claims, "is never to have enough places to sit. That way, everyone keeps moving around."

At even his biggest bashes, Hollowell finds that a variety of giant overstuffed pillows kept scattered about the floor are far more functional, not to mention more portable, than chairs.

A wet bar, located directly to one side of the living-room entrance, has turned out to be a popular spot to rally around at party time. Behind its J-shaped top, Hollowell pursues his predilection for sophisticated saloonery abetted by virtually every bartending accouterment known to bibbing man. On a shelf mounted against the mirror-covered rear wall he keeps a line-up of crystal, ranging from tall tom-collins coolers to superman-sized brandy snifters, set among a series of cut-glass decanters, each with its sterling-silver identification tag. Behind double black-walnut doors is a full-sized, completely stocked bar refrigerator that includes a handy tap that delivers ice-cold draughts for suds-loving friends. Armed with a built-in electric blender for making frozen daiquiris and other cooling concoctions that call for high-speed mixing, Hollowell plays the perfect host. And if liquor doesn't soothe the savage breast quickly enough, there are always the operating built into the back of the bar. A soundly constructed component-part rig pipes high-fidelity music through an extension speaker system to every room in the house and on out into the pool area.

To illuminate this scene of wide-open opulence, Hollowell uses a series of recessed, suspended and mounted lights, most of them operated by rheostats for flick-of-the-finger control. Hollowell can turn off bright living-room beams and bring amber-colored hues into play that fill his home with softened shades conducive to dreamy dancing and dalliance.

Even in Palm Springs, where a swimming pool is practically a requirement of the zoning board, Hollowell's 30-footer is a stylized standout. Surfaced in Kool-deck, which does not absorb heat, the pool area stays comfortable for sunbathing even in the noonday desert. In the shallow end, just around a slight elbow bend, weary waterers can enjoy the built-in Jacuzzi, a below-the-surface bubbling device that creates its own whirlpool. Hollowell finds that after a hard day's night, its rippling rhythm is as refreshing as diving into a pitcher of iced martinis.

Like many a bachelor, Hollowell spends as little time in the kitchen as possible, choosing instead to either whip up a light snack or have a favorite lady fair do the honors in the scullery's ultra-modern, black-walnut-cabineted decor kept simple and utilitarian for easy maintenance.

Although attorney Hollowell's Deep Well ranch house sees its share of entertaining, there are many nights when he spends time preparing for a day in court. He gets the study-conducing atmosphere he needs in his office-den, a 12 x 16-foot area just to one side of the main entranceway. Like the bedroom, it can be separated from the living room by sliding shoji screens.

Should the unexpected, out-of-town visitor drop in for a few days' sojourn, there is no problem for Hollowell, even when pursuing the most tangled of briefs. The guest facilities are in the far corner of the house and provide complete privacy for relaxing or a bit of sunbathing in a separate walled patio adjacent to the room.

For many people, Palm Springs is a resort; a salubrious and refreshing place to get away from it all and just relax in the sun while the commercial world marches on. Hollowell's home offers all the amenities for the good life in the West. But, as befits a successful barrister, Hollowell has created a home and an environmental setting where he can lead a full professional life *and* private life—and always on his own terms.

126

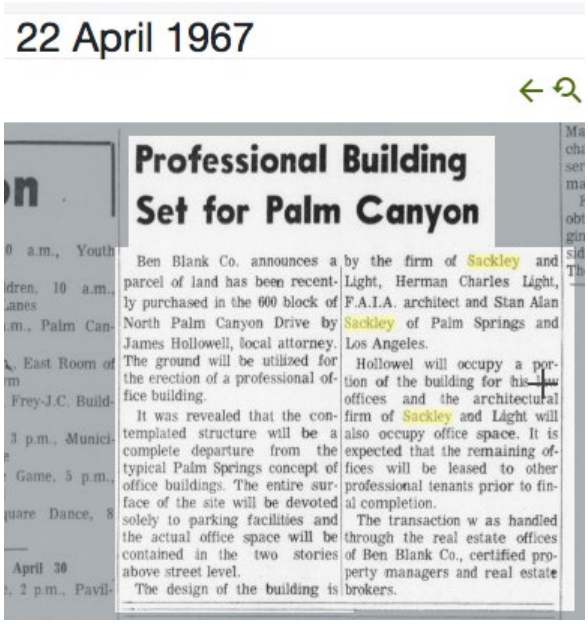
Playboy Magazine article – April 1966 – features Stan Sackley design for James Hollowell home in Palm Springs. The text focuses on the interior lay-out of the house and its suitability for entertaining as well as leading a professional life. At the time of the article, James Hollowell's main source of income was representing the local Agua Caliente Tribe for their business dealings. By 1967-68, his incomes / billings were being questioned for dubious practices. He died in 1990 at the age of 61, having lived in Palm Springs for 34 years. Hollowell's house was featured on an AAUW home tour in 1971 "to feature the latest in architectural design."



1300 Sagebrush, 1966. Designed by Stan Sackley, opposite that of his friend James Hollowell ('Playboy"). Rumored to have been designed for his parents it became his home in Palm Springs. Sackley and Hollowell were both in their early-mid 30s, as was Sackley's other attorney client, John Simon.



Desert Sun, 17th June 1966 – Sackley 'Custom Homes' ad



Desert Sun, 22nd April 1967. Stan Sackley – still practicing as 'Sackley & Light' designed the office building at 655 North Pam Canyon Drive for his attorney friend, James Hollowell, the same client for whom he designed the 'Playboy House' on Sagebrush in Deep Well. The building is still there today.
The ad below explains more about the building and its location.

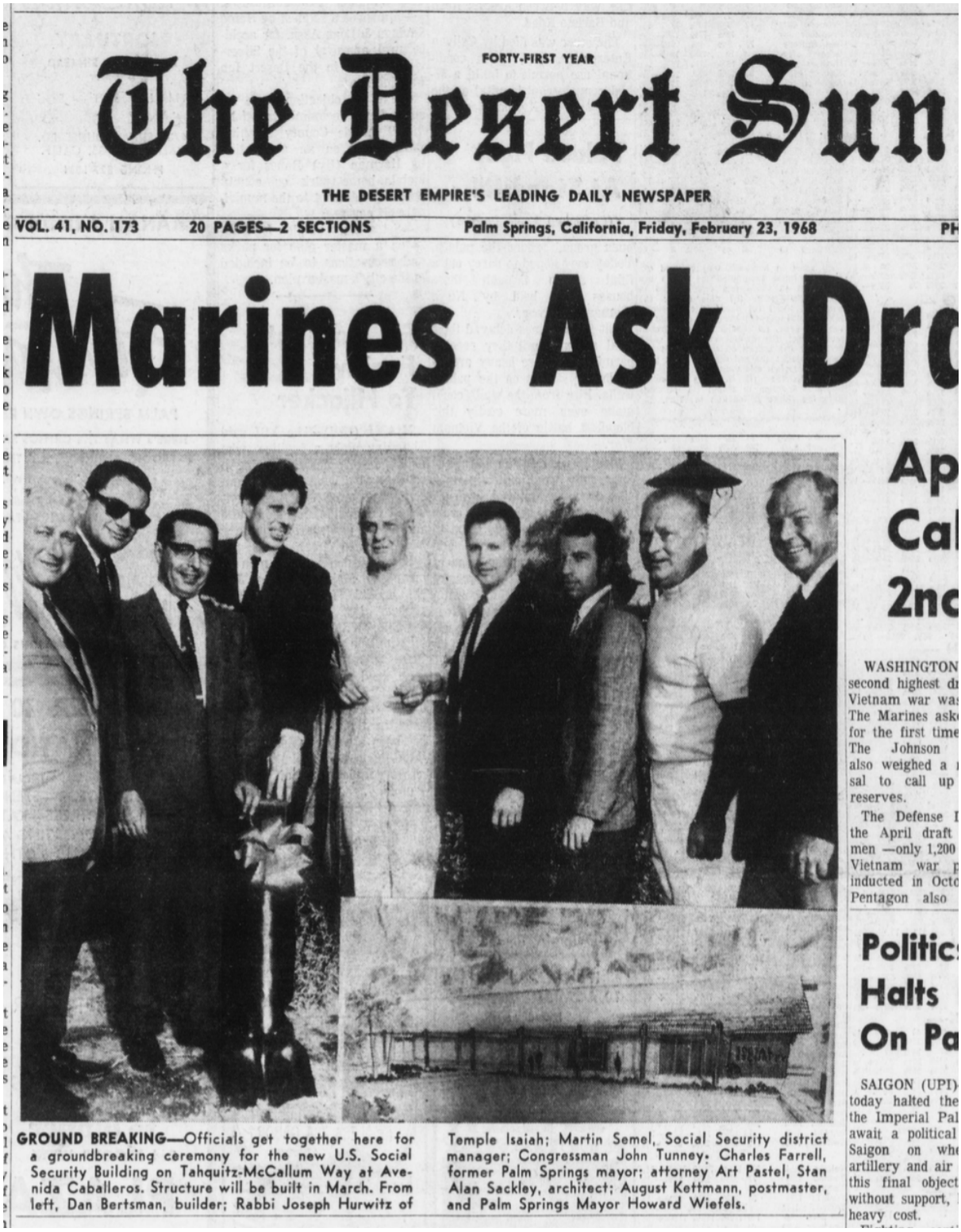
30 April 1971

LAW BUILDING — 655 N. Palm Canyon Drive. Just completed, spacious offices with central secretarial area, desks, filing cabinets and utilities all in flat monthly rental. Law library also included. Need not be attorney. Can partition approximately 2000 feet independent of law offices if desired. Must see to appreciate. Ample free parking. JAMES HOLLOWELL, 325-7272.

Desert Sun, 30th April 1971



655 N. Palm Canyon today (Google image).



FORTY-FIRST YEAR

The Desert Sun

THE DESERT EMPIRE'S LEADING DAILY NEWSPAPER

VOL. 41, NO. 173 20 PAGES—2 SECTIONS Palm Springs, California, Friday, February 23, 1968 PH

Marines Ask Dra

Ap Cal 2nc

WASHINGTON second highest dr Vietnam war was The Marines aske for the first time The Johnson also weighed a sal to call up reserves.

The Defense D the April draft men —only 1,200 Vietnam war p inducted in Octo Pentagon also

Politic Halts On Pa

SAIGON (UPI) today halted the the Imperial Pal await a political Saigon on whe artillery and air this final object without support, heavy cost.

GROUND BREAKING—Officials get together here for a groundbreaking ceremony for the new U.S. Social Security Building on Tahquitz-McCallum Way at Avenida Caballeros. Structure will be built in March. From left, Dan Bertsman, builder; Rabbi Joseph Hurwitz of Temple Isaiah; Martin Semel, Social Security district manager; Congressman John Tunney. Charles Farrell, former Palm Springs mayor; attorney Art Pastel, Stan Alan Sackley, architect; August Kettmann, postmaster, and Palm Springs Mayor Howard Wiefels.

Desert Sun, February 23rd, 1968. Sackley is the named architect for the new US Social Security Building on Tahquitz MacCallum Way (at Avenida Caballeros).



Tuesday, April 16, 1968
Palm Springs, California

The Desert Sun

MINI - SHERIFFS—High Sheriff for the Junior Deputies of Desert Circus, Stan Sackley, is pictured with four of his pretty young aides who are selling badges and immunity buttons. Top row, from left are Patty Canning, Sheriff Sackley and Carol Mockett. In front are Viv Price, left, and Ellen Futterer.

Desert Sun, 16th April, 1968

24 April 1968

Six Plans Submitted For Convention Center

Six groups of architects have submitted proposals to the Convention Center Steering Committee to be considered for construction of a Convention Center.

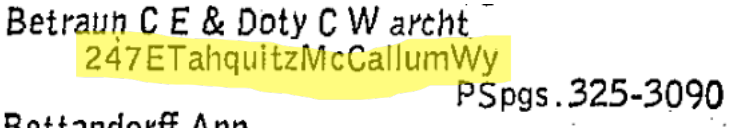
The committee will review the proposals, check into the backgrounds and references of each architect, and interview a representative of each firm during the next 30 days.

Two or three architects will then be recommended for final consideration to the Palm Springs City Council.

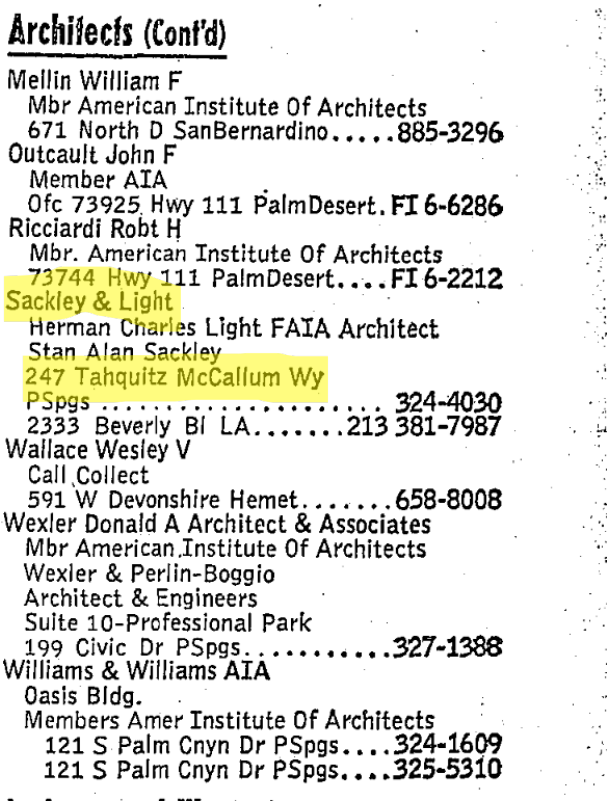
Five of the six architectural groups submitting proposals are from Palm Springs, with two of the local groups working in association with Los Angeles and San Francisco architectural firms.

Those submitting proposals are: Richard Harrison & Associates and Kaptur and Lapham Associates, of Palm Springs; C. E. Betraun and Stan Alan Sackley of Palm Springs; Charles Luckman Associates of Los Angeles; William F. Cody & Associates and William L. Periera & Associates of Los Angeles and Robert Stevens of Fresno; Donald Wexler & Associates of Palm Springs and Adrian Wilson of Los Angeles, and Williams & Williams of Palm Springs and John Porter Clark of Palm Springs, and Skidmore, Owings & Merrill of San Francisco.

Desert Sun, 24th April 1968. Sackley was among six firms of architects to submit plans for the first Palm Springs Convention Center. The list included all the leading Palm Springs architects of the day, as well as Charles Luckman, William Pereira, and Skidmore, Owings & Merrill. For this project, Sackley partnered with architect C. E. Betraun. Charles Edward Betraun, AIA, worked with another local designer, C. W. Doty – in the same building as Sackley: 247 Tahquitz McCallum Way (known then and now as the Welmas Building).



Betraun and Doty architects at 247 E. Tahquitz McCallum Way (phone directory entry, 1966).



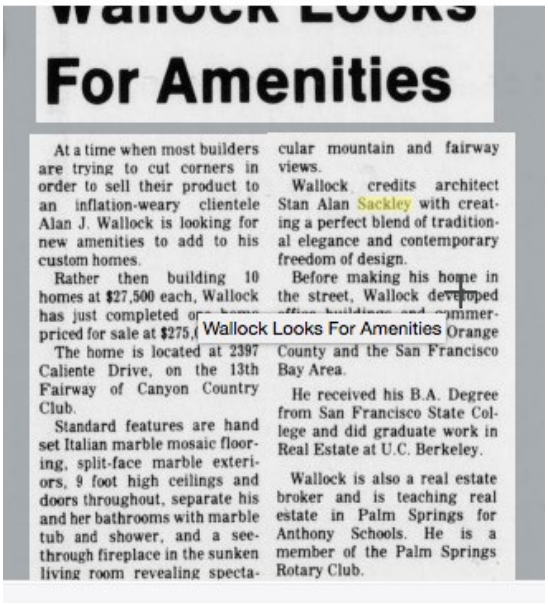
Architects (Cont'd)

Mellin William F
Mbr American Institute Of Architects
671 North D SanBernardino.....885-3296
Outcault John F
Member AIA
Ofc 73925 Hwy 111 PalmDesert. FI 6-6286
Ricciardi Robt H
Mbr. American Institute Of Architects
73744 Hwy 111 PalmDesert....FI 6-2212
Sackley & Light
Herman Charles Light FAIA Architect
Stan Alan Sackley
247 Tahquitz McCallum Wy
PSpgs 324-4030
2333 Beverly Bl LA.....213 381-7987
Wallace Wesley V
Call Collect
591 W Devonshire Hemet.....658-8008
Wexler Donald A Architect & Associates
Mbr American Institute Of Architects
Wexler & Perlin-Boggio
Architect & Engineers
Suite 10-Professional Park
199 Civic Dr PSpgs.....327-1388
Williams & Williams AIA
Oasis Bldg.
Members Amer Institute Of Architects
121 S Palm Cnyn Dr PSpgs....324-1609
121 S Palm Cnyn Dr PSpgs....325-5310

Sackley & Light, phone directory entry 1966



Desert Sun ad 14th July 1972 for 2421 Caliente Drive



For Amenities

At a time when most builders are trying to cut corners in order to sell their product to an inflation-weary clientele Alan J. Wallock is looking for new amenities to add to his custom homes.

Rather then building 10 homes at $27,500 each, Wallock has just completed or[illegible] priced for sale at $275,[illegible]

The home is located at 2397 Caliente Drive, on the 13th Fairway of Canyon Country Club.

Standard features are hand set Italian marble mosaic flooring, split-face marble exteriors, 9 foot high ceilings and doors throughout, separate his and her bathrooms with marble tub and shower, and a see-through fireplace in the sunken living room revealing spectacular mountain and fairway views.

Wallock credits architect Stan Alan Sackley with creating a perfect blend of traditional elegance and contemporary freedom of design.

Before making his home in the street, Wallock developed [illegible] Orange County and the San Francisco Bay Area.

He received his B.A. Degree from San Francisco State College and did graduate work in Real Estate at U.C. Berkeley.

Wallock is also a real estate broker and is teaching real estate in Palm Springs for Anthony Schools. He is a member of the Palm Springs Rotary Club.

Wallock Looks For Amenities

Desert Sun, 24th January 1975 article about 2397 Caliente Drive home.



Desert Sun 18th April 1981

RIDGE MOUNTAIN

Designer selected for Valley project

PALM SPRINGS — Stan Alan Sackley of Sackley and Associates, Ridge Mountain's first-round pick for its All-Star team of architects, will bring 38 years of experience and an international reputation for architecture as an art form to the hillside development.

He served as the design assistant to Oscar Niemeyer in the planning of the city of Brasilia, located in the heart of the Brazil's Amazon jungle in the early 1960s, created a high rise in Hong Kong, villas in Antigua and Mexico, and designed both residential and resort projects in Hawaii and Nassau.

Ridge Mountain

Developer: Hollyhills Development
Location: 2705 S. Palm Canyon Drive, Palm Springs
Information: Telephone on-site sales office at 325-1877

"Ridge Mountain offers a unique opportunity for architecture that takes full advantage of limitless views on the last natural hillside property in the City," he said.

Sackley, in conjunction with Grist, will design three homes for the community. The estates will range in size from 6,500 square feet to 8,000 square feet and feature a blend of indigenous stone, glass and wood in multi-dimensional forms.



SPECIAL TO THE DESERT SUN

Stan Alan Sackley is designing three homes for Ridge Mountain project. He is a USC school of architecture graduate.

No firm prices have been set for the architect's estates for the Ridge Mountain. They are expected to start in the $3-million range.

Desert Sun - July 2nd, 2000

Above and below:
Projects designed by Stan Alan Sackley who returned to desert architecture shortly before he died in 2001.

Article above states that Sackley was 'the design assistant to Oscar Niemeyer in the planning of the city of Brasilia…' Given Brasilia's opening date: 1960 – and Sackley's graduation from USC: 1961, it can be inferred that Sackley perhaps interned with Niemeyer. Herman Charles Light and Niemeyer were contemporaries in seniority, reputation, and age, so this may have been the connection. As for the other international claims, nothing has been verified.

ANDREAS POINTE

Project has four remaining sites

PALM SPRINGS — Andreas Point is nearing sellout with only four fee-land sites still available in the community of estate sites and spec estate homes.

Dan Bailey of Hollyhills Development and the force behind the rapid sellout of one of the few fee-land communities still available in the desert, said both builders and couples ready, willing and eager to build homes in the seven-figure range have been quick to claim prime sites.

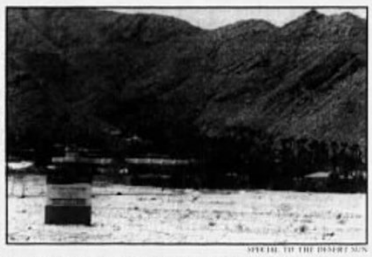
"With all but four of our prime sites sold, we've proven our theory holds true," said Bailey. "We started earlier this year with 29 sites offered. Since that time, 25 sites have been claimed."

Estate sites are offered at prices ranging from the high $200,000s to the mid-$400,000s. Comparable lots in the Indian Canyon area go up to well past the million-dollar mark.

"Our concept has been that the million-dollar view site need not cost a million," said Bailey. "We're able to offer lots in the one-half to three-quarter acre range able to accommodate the large homes new millennium buyers are determined to own."

Some of the Andreas Pointe new owners have a preference for designing and building their own home with the help of their preferred architect.

Others are waiting for Hollyhills Development to start a series of homes the development firm will begin early in the new year.



SPECIAL TO THE DESERT SUN

All but four of the 29 Andreas Pointe homes are claimed.

Andreas Pointe

Developer: Hollyhills Development Inc
Location: Palm Springs
Directions: Take South Palm Canyon Drive to Bogert Trail, cross the bridge and proceed to Avenida Sevilla and the entryway.
Hours: By appointment only
Information: Call Manny Segall of Prudential California Realty at 323-4828

Architect Stan Alan Sackley — design director of Andreas Pointe — has submitted several plans to the city for review.

Once approvals are received, construction will start immediately on one-of-a-kind homes that will be offered at prices somewhere more than $1 million.

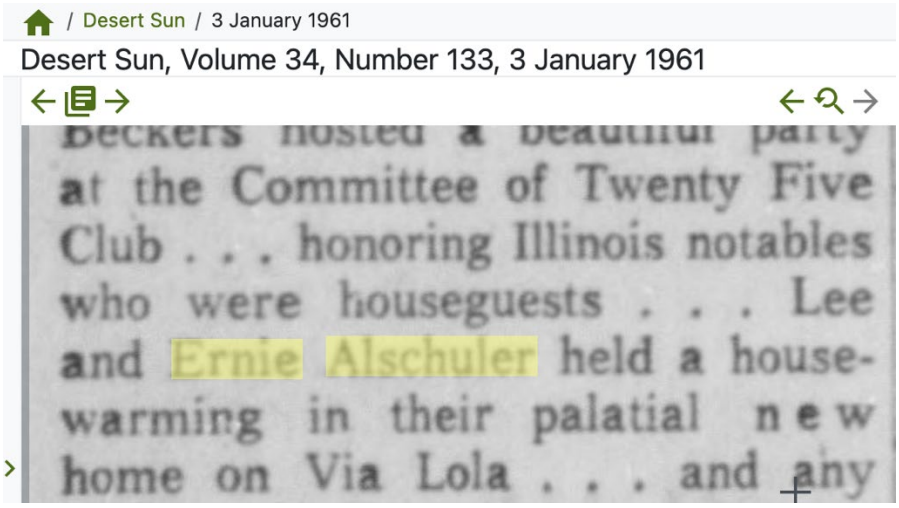
Located in a virtual wind-free zone surrounded by mountain views, Andreas Pointe is located on Bogert Trail and Avenida Sevilla, just off South Palm Canyon Drive in south Palm Springs.

Desert Sun, December 2nd, 2000

Stan Alan Sackley: Palm Springs area project list (known)

1964: Alex Spare Residence (remodel, additions) – 70906 La Paz Road, Rancho Mirage, Tamarisk Country Club.
1965: John Simon Residence – 601 East Avenida Granada, Canyon Country Club, Palm Springs (Sackley & Light)
1965: James Hollowell Residence – 1325 Sagebrush (featured in Playboy magazine, April 1966), Palm Springs
1966: Indio office building (Sackley & Light)
1966: Sackley home, 1300 Sagebrush, Palm Springs.
https://www.redfin.com/CA/Palm-Springs/1300-S-Sagebrush-Rd-92264/home/5695434
1968: Liever Residence, 2250 S. Yosemite, Palm Springs (Canyon Country Club)
1968: U. S. Social Security building, Palm Springs (991 Tahquitz Way)
1969: Sunrise Way apartment building (144 units) for Ted Mandinach and Ed Grush
1969: Mandinach Residence, 2165 Silverado Circle, Palm Springs
1970: 655 N. Palm Canyon – offices for James Hollowell
1971: Americana Garden Apartments for Ted Mandinach and Ed Grush, 400 N. Sunrise Way
1971: 2369 Caliente Drive, Palm Springs
1971: 2421 Caliente Drive, Palm Springs
1972: 2345 Caliente Drive, Palm Springs
1973: 2397 Caliente Drive, Palm Springs
1974: 70641 Tamarisk Lane, Rancho Mirage (Spare-Sackley Residence)
1975: 2354 Caliente Drive, Palm Springs
1975: 2336 Caliente Drive, Palm Springs
1976: 2299 Caliente Drive, Palm Springs: (horizontal bands of pink granite) https://thomboyinc.com/portfolio-item/sackley/ (MW 2015, 2019)
1976: 2277 Caliente Drive, Palm Springs (MW 2025)
1978: 2400 Caliente Drive, Palm Springs
1979: 554 S. La Mirada, Palm Springs https://thomboyinc.com/portfolio-item/la-mirada/
1979- 81 2376 Caliente Drive, Palm Springs https://thomboyinc.com/portfolio-item/caliente-no1/
+ additional Caliente Drive properties at: 2207, 2234, 2288, 2299, 2311, 2328, 2381
1979: 1293 Abrigo Road, Palm Springs
1981: 444 N. Via Las Palmas (Jerry Herman residence, Old Las Palmas, Palm Springs)
1984: 2302 Caliente Drive, Palm Springs
1985: 38681 Bogert Trail
2000: Custom home designs for HollyHill Developments for Andreas Pointe, Andreas Canyon.

Many of Sackley's home designs are owned by well-known contemporary designers who put their own stamp on Sackley's modernist designs. Here's one example: https://www.youtube.com/shorts/c21zSV2lmKc



Ernie Alschuler, 1961 – home on Via Lola. Desert Sun 3rd January 1961



AN AUGUST WEDDING is planned by Penelope Spare, daughter of the Alexander T. Spares of Glencoe and Cathedral City, whose betrothal to Stuart L. Scott of Winnetka, has just been

Daughter's Engagement Announced

Mr. and Mrs. Alexander T. Spare of Glencoe, Ill. and Palm Springs, who make their winter home at 70906 LaPaz, Cathedral City, announce the engagement of their daughter, Penelope, to Stuart L. Scott of Winnetka, Ill.

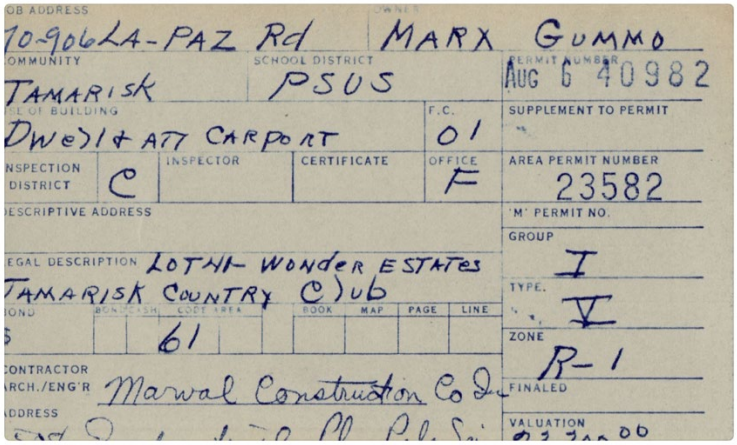
Miss Spare attended the University of Arizona and the Chicago Art Institute.

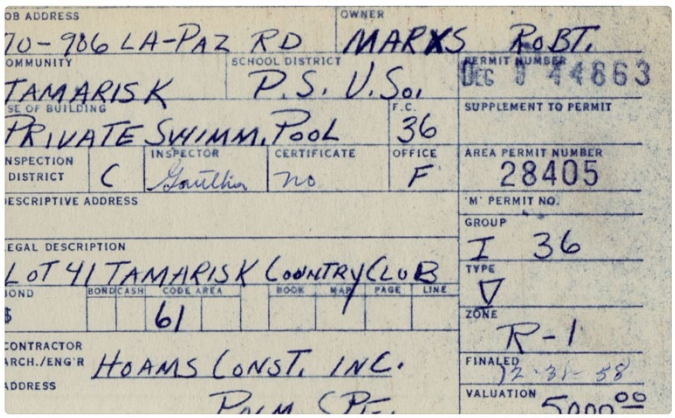
Scott, who is the son of Mr. and Mrs. David G. Scott, will be graduated in June from Hamilton College in Clinton, N. Y.

Returns to College Studies

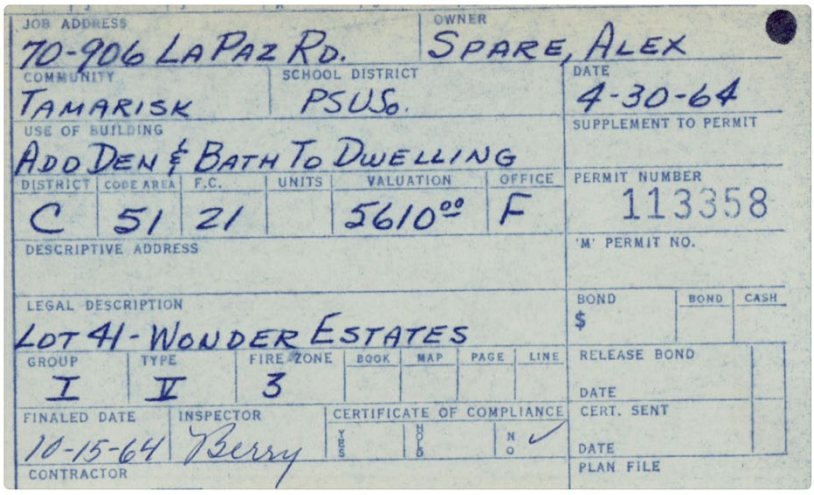
It was "early to bed, early to rise" for Madeleine and Dick Bagdasarian New Year's Eve. They were off early on the first day of the new year to drive their daughter, Judy, into Los Angeles for her trek back to College of the Pacific. While in L. A. they enjoyed the Billie Barnes Revue at the Las Palmas Theatre and saw "Spartacus"

Desert Sun, 4th January 1961, shows that Alex T. Spare was in residence at 70906 La Paz at Tamarisk by January 1961.

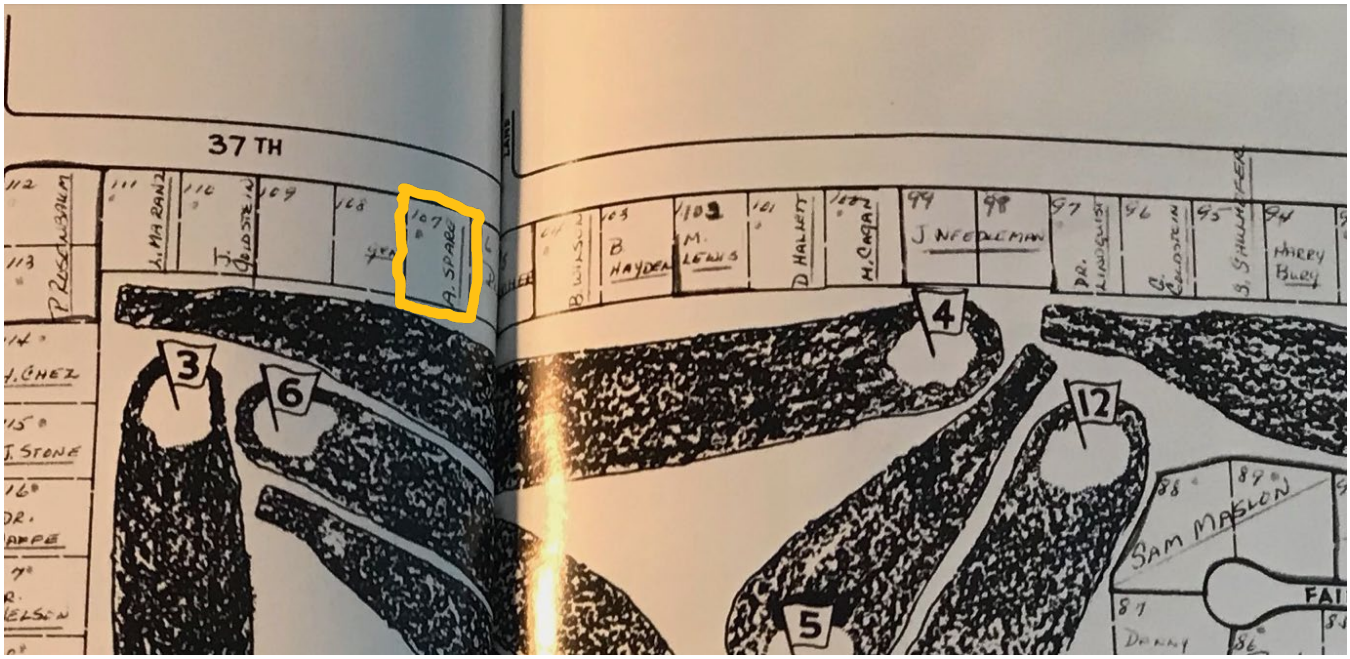

JOB ADDRESS 70-906 LA-PAZ Rd — OWNER MARX GUMMO
COMMUNITY TAMARISK — SCHOOL DISTRICT PSUS — PERMIT NUMBER AUG 6 40982
USE OF BUILDING DWELL & ATT CARPORT — F.C. 01 — SUPPLEMENT TO PERMIT
INSPECTION DISTRICT C — INSPECTOR — CERTIFICATE — OFFICE F — AREA PERMIT NUMBER 23582
DESCRIPTIVE ADDRESS — 'M' PERMIT NO.
LEGAL DESCRIPTION LOT 41- WONDER ESTATES TAMARISK COUNTRY CLUB — GROUP I
BOND $ — BOND/CASH — CODE AREA 61 — BOOK — MAP — PAGE — LINE — TYPE V
CONTRACTOR ARCH./ENG'R Marval Construction Co. — ZONE R-1
ADDRESS — FINALED
VALUATION


JOB ADDRESS 70-906 LA-PAZ RD — OWNER MARXS ROBT.
COMMUNITY TAMARISK — SCHOOL DISTRICT P.S. U.S.01 — PERMIT NUMBER DEC 9 44863
USE OF BUILDING PRIVATE SWIMM. POOL — F.C. 36 — SUPPLEMENT TO PERMIT
INSPECTION DISTRICT C — INSPECTOR Gaulkin — CERTIFICATE no — OFFICE F — AREA PERMIT NUMBER 28405
DESCRIPTIVE ADDRESS — 'M' PERMIT NO.
LEGAL DESCRIPTION LOT 41 TAMARISK COUNTRY CLUB — GROUP I 36
BOND $ — BOND/CASH — CODE AREA 61 — BOOK — MAP — PAGE — LINE — TYPE V
CONTRACTOR ARCH./ENG'R HOAMS CONST. INC. — ZONE R-1
ADDRESS — FINALED 12-31-58
VALUATION 5000.00

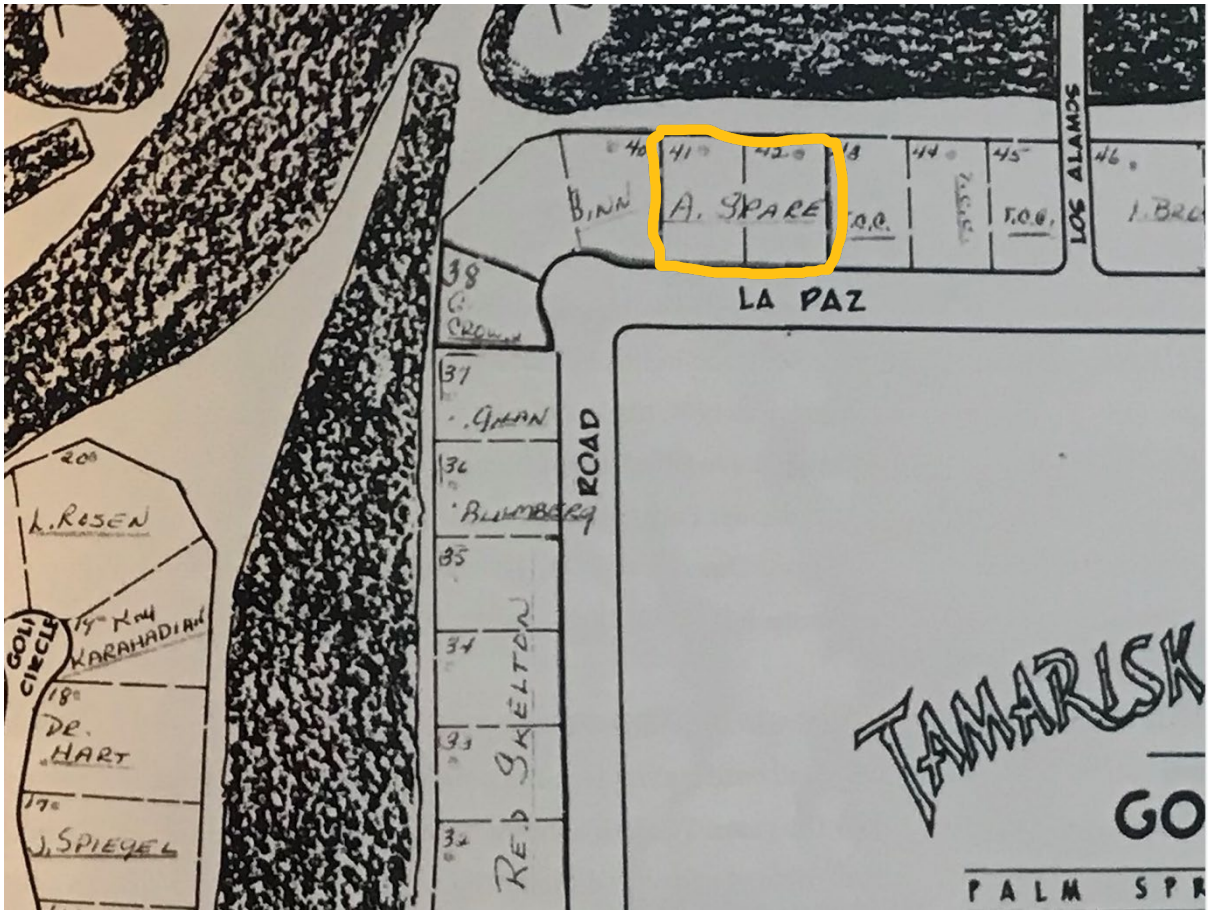
Original permits for home at 70906 La Paz Rd show that it was built by MarVal Construction – i.e. Robert Marx, son of Gummo Marx. The pool permit is finaled in December 1958.


JOB ADDRESS 70-906 LA PAZ RD. — OWNER SPARE, ALEX
COMMUNITY TAMARISK — SCHOOL DISTRICT PSUS. — DATE 4-30-64
USE OF BUILDING ADD DEN & BATH TO DWELLING — SUPPLEMENT TO PERMIT
DISTRICT C — CODE AREA 51 — F.C. 21 — UNITS — VALUATION 5610.00 — OFFICE F — PERMIT NUMBER 113358
DESCRIPTIVE ADDRESS — 'M' PERMIT NO.
LEGAL DESCRIPTION LOT 41- WONDER ESTATES — BOND $ — BOND — CASH
GROUP I — TYPE V — FIRE ZONE 3 — BOOK — MAP — PAGE — LINE — RELEASE BOND DATE
FINALED DATE 10-15-64 — INSPECTOR Berry — CERTIFICATE OF COMPLIANCE YES — NO — N ✓ — CERT. SENT DATE
CONTRACTOR — PLAN FILE

The permit for Alex Spare's remodel by Sackley is dated October 1964.



Alex Spare, owner of Lot 107 – Palm Springs Life December 1973



Alex Spare, owner of Lots 41 & 42 on La Paz Rd, Tamarisk Country Club, Palm Springs Life Dec. 1973

Desert Sun, 12 December 1973

Spare

Funeral services were held at noon today for Alexander Togo Spare, 69, 70906 La Paz, Rancho Mirage.

Spare died Monday at Desert Hospital following a short illness. A native of Chicago, he had been an attorney there before becoming a long-time Rancho Mirage resident.

He is survived by his widow, Rita Spare; a son, Anthony E. Spare of Hillsborough; a daughter, Penny Scott of Riverwoods, Ill.; and a sister, Eva Karp of Chicago.

The service was conducted by Rabbi Joseph Hurwitz of Temple Isaiah at Wiefels And Son Mortuary Chapel. Interment was in Desert Memorial Park.

Desert Sun, 12th December 1973

4 March 1970

OBITUARIES

Richard Sellwood

Rosary will be recited at 8:30 tonight at the Palm Springs Mortuary Chapel and Requiem Mass will be at 10 a.m. Thursday at Our Lady of Solitude Catholic Church for Richard Matthew Sellwood, 40-286 Tonapah St., Thunderbird Country Club.

Sellwood died Sunday at a local hospital following a lengthy illness. He was 68.

A native of Minnesota, he had been a resident of Thunderbird for the past three years. He was an attorney.

Survivors are his widow, Harriette; one son, Richard M. Sellwood III of Connecticut; one daughter, Mrs. Carter Cleveland of Maryland; and seven grandchildren.

Msgr. George Rice, pastor of Our Lady of Solitude, will officiate. Burial will be in Desert Memorial Park.

Sellwood obituary – Desert Sun, 4th March 1970

/ Desert Sun / 30 September 1975

Desert Sun, 30 September 1975

Goodfriend

Private funeral services will be held for Stanley Goodfriend, 63, of 40-286 Tonopah, Rancho Mirage, who died Sunday in Eisenhower Medical Center Hospital.

A native of Chicago, he had spent all but the last three years of his life there. He spent his last three years in California.

Goodfriend is survived by his widow, Jeanne; five children, Joan Ross, James, Lee, Stanley and Kit Goodfriend; and two grandchildren.

He had been president of the real estate firm he founded, Goodfriend, Birer & Immell.

He was a graduate of the University of Illinois, gained a law degree from the University of Chicago, and had been a major in the U.S. Air Force for five years.

He was a past president of the John Howard Association and the Greater North Michigan Avenue Association in Chicago. He had served as president of the Downtown Club of Chicago and was on the mayor's committee for civil rights.

Locally, Goodfriend had served as chairman of the Red Cross and was a director of United Way of the Desert. Additionally, he had taught real estate at College of the Desert and had been a member of Tamarisk Country Club and the Racquet Club.

In lieu of flowers, the family requests donations be made to the Stanley Goodfriend Cancer Research Memorial Fund of Eisenhower Medical Center.

Wiefels and Son Mortuary is in charge of funeral arrangements.

Wasserman

Funeral services will be held at 3 p.m. Wednesday at Hillside Memorial Chapel in Beverly Hills for Isadore Wasserman, 76, of 439 Avenida Granada, who died Sunday in Desert Hospital.

Rabbi Joseph M. Hurwitz of Palm Springs and Rabbi Meyer Heller of Los Angeles will conduct the services.

He is survived by his widow, Mollie Wasserman; a daughter, Rose Lieb of Los Angeles; two sons, Harry and Joe Wasserman of Los Angeles; two sisters in Israel; nine grandchildren and two great-grandchildren.

Murray

Funeral services were held today for Corrine Hitchcock Murray, 80, of 73-771 Larrea, Palm Desert, who died Sunday in Indio Community Hospital.

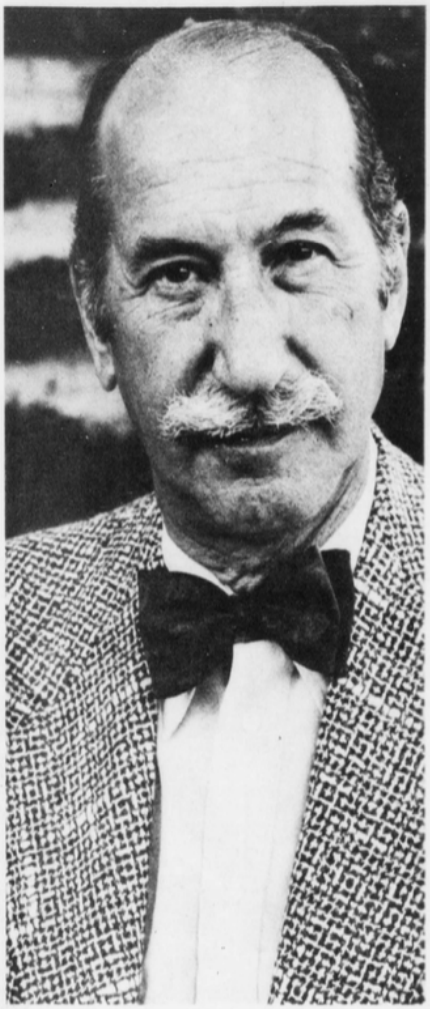
The services were held at Wiefels and Sons Funeral Chapel. Interment was private.

A native of Mulhall, Okla., she had been a resident of Palm Desert for 30 years. For seven years she was manager of The Gates of The Desert Lodge Motel in Palm Desert.

In lieu of flowers it is requested that donations be made

Goodfriend obituary – 30th September 1975

(note: same address)



STANLEY COODFRIEND
Opens Real Estate Office

New Realty Firm Opening In Area

Stanley Goodfriend, formerly vice president of Arthur Rubloff & Co., Chicago, has announced the opening of his new real estate company, at 71-430 Highway 111, Rancho Mirage.

The firm will be active in sales, leasing, management, development, appraisals and counseling.

Widely known in Chicago real estate circles, Goodfriend was vice president of Arthur Rubloff & Co. for 19 years. He is an active member of Palm Desert Board of Realtors, Palm Springs Board of Realtors, the National Institute of Real Estate Brokers, Institute of Real Estate Management, and the Real Estate Securities and Syndication Institute.

In 1971-1972 he served as president of the Greater North Michigan Avenue Association in Chicago, was president of the John Howard Association in 1968-1970, and was president of the Downtown Club of Chicago 1967-1969.

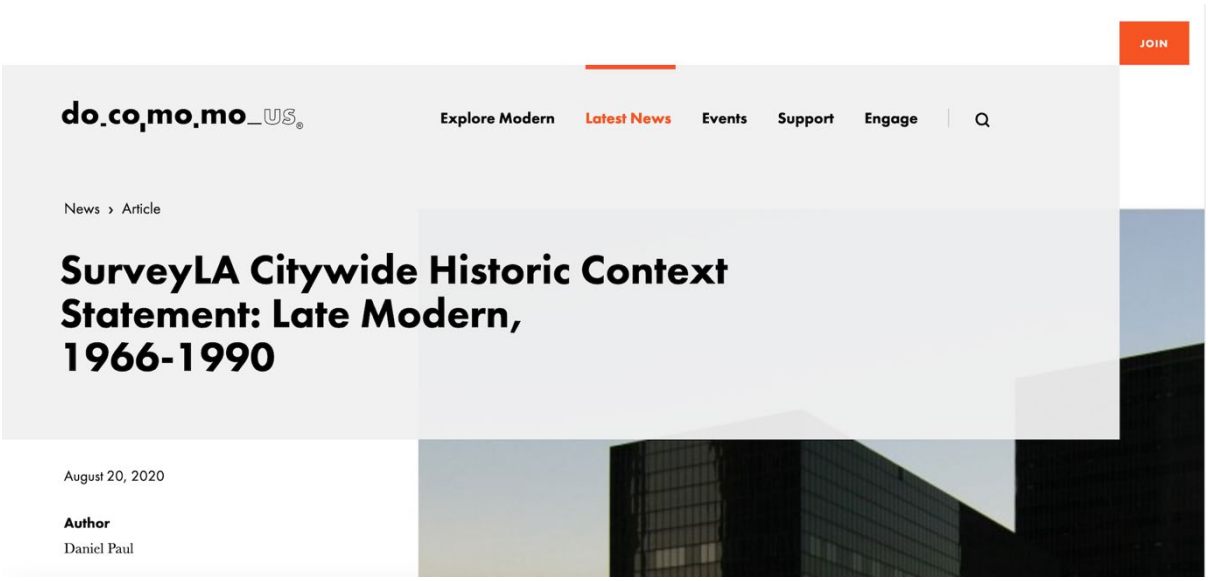
He was a member of the Executive Committee of the Greater Chicago Committee, Chairman of the Red Cross in Glencoe, Ill., and many other civic and charitable organizations.

Goodfriend is a graduate of the University of Illinois and the University of Chicago Law School, and has been a Real Estate Broker in Illinois since 1938.

Western Jets Sold

LOS ANGELES — Western Airlines hss announced it has completed arrangements for the sale of three of its Boeing 720B four-engine jets and has granted the purchaser options to purchase five additional 720B's.

The three aircraft that have been sold are scheduled to be



Docomomo – webpage reference to SurveyLA Historic Context Statement: Late Modern 1966 – 1990.
https://www.docomomo-us.org/news/surveyla-citywide-historic-context-statement-late-modern-1966-1990

State of California □ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

PRIMARY RECORD

Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 **of** 5 ***Resource Name or #:** (Assigned by recorder) Sackley-Spare Residence
P1. Other Identifier:

*P2. **Location:** □ **Not for Publication** □ **Unrestricted**
*a. **County** Riverside **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. **USGS 7.5' Quad** **Date** **T** ; **R** ; □ **of** □ **of Sec** ; **B.M.**
c. Address 70641 Tamarisk Lane City Rancho Mirage Zip 92270
d. UTM: (Give more than one for large and/or linear resources) Zone , mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
Lot 107, Wonder Estates. **APN:** 674260005

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Designed by architect Stan Alan Sackley in 1974, this rectangular single-story Late Modern residence is a significant example of Sackley's design in this era; it has significant integrity in very good original condition. The house is flat-roofed, with the central portion over living areas at a higher elevation than the two adjacent wings. Rear cantilevers and blade walls provide passive cooling. The rectangular house is offset by a garage at a right angle, which allows the main focus of the front elevation to be the main entry doors and adjacent glazing to an interior atrium courtyard. The main entry is flanked by horizontal bands of pink granite, inset into stucco wall finish, repeated on the wall of the garage, one of Sackley's exterior design touches. The 4,902 square feet (living area) plus garage (5,416 square feet total) house comprises four bedrooms and four bathrooms on a 0.440 acre lot. Located on the south side of Tamarisk Lane facing north, the house is positioned parallel to the street and to the golf course on the other side of the house. The driveway features two pony walls on either side that lead the eye to the main entry. Exteriors are clad in white painted stucco. Windows and glazing are mostly metal-framed. Textured block walls are used on the rear elevation and on landscape features.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:** (List attributes and codes) HP2 Single-family property

***P4. Resources Present:** ■ Building □ Structure □ Object □ Site □ District □ Element of District □ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) North elevation, May 2025

***P6. Date Constructed/Age and Source:** ■ Historic □ Prehistoric
1974,Notice of Completion

***P7. Owner and Address:**
David Cowan and James Bennette, 70641 Tamarisk Lane, Rancho Mirage, CA 92270.

***P8. Recorded by:** (Name, affiliation, and address Melissa Riche, local historian, 69711 Camino Pacifico, Rancho Mirage, 92270

***P9. Date Recorded:** August 29th, 2025

***P10. Survey Type:** (Describe)
Intensive survey

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Desert Sun, Los Angeles Times, AIA, Internet archives, US Modernist, City of Los Angeles, Palm Springs, Rancho Mirage surveys, personal interviews, UCSB Frame Finder,et al.

State of California □ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

PRIMARY RECORD

Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 2 **of** 5 ***Resource Name or #:** (Assigned by recorder) Sackley-Spare Residence
P1. Other Identifier:

***Attachments:** □NONE □Location Map ■Continuation Sheet ■Building, Structure, and Object Record
□Archaeological Record □District Record □Linear Feature Record □Milling Station Record □Rock Art Record
□Artifact Record □Photograph Record □ Other (List):

State of California ☐ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) Sackley-Spare Residence ***NRHP Status Code** 5S1
Page 3 **of** 5

B1. Historic Name: Unknown
B2. Common Name: 70461 Tamarisk Lane
B3. Original Use: Single family residence B4. Present Use: Single family residence
***B5. Architectural Style:** Late Modern
***B6. Construction History:** (Construction date, alterations, and date of alterations) Constructed in 1974. No building permits from this era exist in the City of Rancho Mirage.

***B7. Moved?** ■**No** ☐**Yes** ☐**Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:**

None

B9a. Architect: Stan Alan Sackley b. Builder: Unknown
***B10. Significance: Theme** Country Club Era / Cityhood **Area** Rancho Mirage
Period of Significance Cityhood: 1973-Present **Property Type** Single-family residence
Applicable Criteria 1, 4 Local designation (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Constructed in 1974, this property is significant for its elegant interpretation of Late Modern architecture by an architect known for his custom and spec homes, at the peak of his design powers. The Late Modern design elements are reflected in the exaggeration of volume and massing and represent a fine example of a home of this era. Similar to the earlier Desert Modern homes at Tamarisk Country Club, this house reserved its most dynamic elevation for that facing the golf course, while the street elevation was kept relatively subdued and private. The golf course elevation features the deep cantilevered overhangs and blade walls to provide passive shading. The central roof portion appears to 'float' above the adjoining wings, a design element Sackley had used since his earliest projects in Palm Springs in the mid-60s. The era in which the house was designed and completed straddles the 'Country Club Era' and 'Cityhood', reflecting a time of architectural change and significant growth in Rancho Mirage .

Stan Alan Sackley (1937-2001) was born and raised in Los Angeles, California. He attended Fairfax High School, where he met his first wife Carole. They married in 1958. He attended USC School of Architecture, graduating in 1961. By 1964, Stan Sackley was living and working in Palm Springs. By this time, he had formed a partnership with Herman C. Light, FAIA, a senior Los Angeles architect who taught briefly at USC while Sackley was a student there and was on the AIA Judiciary Committee. Light was best known for his civic works including the Los Angeles Hall of Records (1962) where he was the works architect for the project designed by Richard Neutra. Sackley & Light were listed as partner architects until 1967, by which time Sackley had sealed his local reputation as a designer, primarily of custom homes.

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) Sackley-Spare Residence ***NRHP Status Code** 5S1

One of Sackley's first projects was a home remodel at Tamarisk Country Club (1964) for Chicago attorney Alex Spare, the same client as this project at 70641 Tamarisk Lane, 10 years later. Other early homes were for local young attorneys: John Simon and James Hollowell. The house for the latter, located in Deep Well in Palm Springs, was the subject of a 6-page feature article in the April 1966 issue of Playboy Magazine. By the early 1970s Sackley was designing spec and custom homes in the Indian Canyons area of Palm Springs. The house on Tamarisk Lane is the only known original house designed by Sackley in Rancho Mirage. It is an excellent example of a custom home by Sackley, and features many of the signature design elements used by the designer. The property appears to be in very good original condition. Sackley design features include:

- *Flat roofs, long horizontals, often with a central section raised above adjacent wings*
- *Deep cantilevered overhangs*
- *Use of blade walls to shield recessed windows*
- *Private front elevations*
- *Bold forms and planes*
- *Ceiling height windows*
- *Extra high ceilings*
- *Full-height doors (interior and exterior)*
- *Exaggerated volumes*
- *Textured block walls as ornamentation*
- *Glazed exterior walls / outdoor space adjacent to bathrooms*
- *Mitred glass at corners of living spaces / dining areas / primary bedroom*
- *Recessed windows flanked by blade walls that create vertical lines intersecting with the roof's horizontal planes.*
- *Limited ornamentation, such as narrow bands of colored granite as featured at the Sackley-Spare Residence*

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

Accessing the Past: Palm Springs Library
AIA Biographical Archive
City of Los Angeles survey – (via Docomomo)
City of Palm Springs: Architectural Resources Survey
City of Rancho Mirage Historic Resources Survey
Desert Sun – archives (via CDNC)
Stanley Goodfriend Jr.
Cass Graff-Radford
Internet Archive
Late Modern Architecture by Charles Jencks (pub. 1980, Rizzoli)
Los Angeles Times – archives
Los Angeles Public Library
Modernism Week
Michael Ostrow and Roger Stoker
Palm Springs Life magazine
Palm Springs Historical Society
PCAD
SWCA
The Palm Springs School – Desert Modernism, 1934-1975 (author: Alan Hess, pub. 2025, Rizzoli)

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) Sackley-Spare Residence ***NRHP Status Code** 5S1
Page 5 **of** 5

Steve Treinen – author, local historian
UCSB: Frame Finder
USModernist.com

B13. Remarks:

***B14. Evaluator:** Melissa Riche
***Date of Evaluation:** August 29th, 2025

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

City Council Staff Report

Environmental Assessment Case No. EA25-0003 and Preliminary Development Plan Case No. PDP25-0003 – Global Wildlife Discovery Museum – Applicant: Prest Vuksic Greenwood Architects. Consideration of a Single-Story 21,967 Square Foot Museum on a 6.78 Acre Project Site. Location: 69934 Highway 111 (APNs: 689-040-023, -025, & -028)

DATE	ITEM #
January 15, 2026	PUBLIC HEARINGS - 6C.
Presented To	**Presented By**
Mayor and City Council	Lezlee Perez, Assistant Planner

RECOMMENDED ACTION

1. Adopt Resolution No. 2026-(Next-in-Order), Adopting and Approving the Mitigation Monitoring and Reporting Program and Mitigated Negative Declaration (SCH#2025100436) for the Proposed Project Based on Environmental Assessment Case No. EA25-0003; and

2. Adopt Resolution No. 2026-(Next-in-Order), Approving Preliminary Development Plan Case No. PDP25-0003 Regarding the Proposed Global Wildlife Discovery Museum.

DISCUSSION

Project Summary

The applicant is proposing a new single-story 21,967 square foot museum. The museum will provide interactive exhibits, virtual habitats, conservation labs, and live educational events. Display areas will include representations of the animals, birds, reptiles, flora, and fauna in their natural environment. No live animals are part of the museum. The museum will also include an outdoor plaza with a fountain, a main parking lot, and an overflow parking lot with separate access from Mirage Cove Drive. The project includes three lots that will be merged into one parcel for a total of 6.78 acres. The subject property falls within the General Commercial (C-G) zoning district, which allows museums. The entitlement package includes applications for the Environmental Assessment (EA) and Preliminary Development Plan (PDP).

Planning Commission

On December 11, 2025, the Planning Commission conducted a duly noticed public hearing to consider the proposed project. Staff presented the highlights of the proposed project, and one public comment was received during the public hearing. As summarized in the meeting minutes attached to this report, the Commissioners asked questions, which staff and the applicant's team addressed. After due consideration of the staff report and public testimony, the Planning Commission made the following motion:

> MOVED/SECONDED BY AGOSTINI/BEALE TO ADOPT RESOLUTION NO. 2025-PC-06 RECOMMENDING THAT THE CITY COUNCIL TAKE THE FOLLOWING ACTIONS:

1. ADOPT RESOLUTION NO. 2026-(NEXT-IN-ORDER), ADOPTING AND APPROVING THE MITIGATION MONITORING AND REPORTING PROGRAM AND MITIGATED NEGATIVE DECLARATION (SCH# 2025100436) FOR THE PROPOSED PROJECT BASED ON ENVIRONMENTAL ASSESSMENT CASE NO. EA25-0003; AND
2. ADOPT RESOLUTION NO. 2026-(NEXT-IN-ORDER), APPROVING PRELIMINARY DEVELOPMENT PLAN CASE NO. PDP25-0003 REGARDING THE PROPOSED GLOBAL WILDLIFE DISCOVERY MUSEUM.

MOTION CARRIED 5/0

Planning Commission's findings, determinations and actions are based on contents of the Planning Commission Staff Report, attachments and Staff presentation for the proposed project, and all public documents, records and references related thereto submitted or provided at or prior to the Planning Commission's consideration of the item; testimony and/or comments from the applicant and its representatives submitted or provided at, or prior to the Planning Commission's consideration of the item, if any; and testimony and/or comments from all persons that were provided in written format, or correspondence, at, or prior to, the Planning Commission's consideration of the item, including without limitation public comments made at the meeting.

Updated Conditions of Approval

The following is a summary of the modifications made to the project based on the public comments received and Planning Commissions input from the December 11, 2025, Planning Commission meeting.

- Condition of Approval #38 has been added to remove one of the bus parking spaces (three remaining bus parking spaces) and increase the landscape buffer from 10.5 feet to 20 feet along the east property line to the bus parking.
- Condition of Approval #39 has been added to provide a new six-foot-tall block wall along the eastern side of the overflow parking lot.
- Condition of Approval #40 has been added to provide a security and maintenance plan to address unauthorized access and trash management for the back-of-mountain area, which includes a wrought iron gate/fence and block wall enclosure.
- Condition of Approval #41 has been added to ensure that all proposed block walls and fencing comply with the required setbacks.
- Condition of Approval #42 has been added to provide a 30 inch to 36-inch-high landscape screen across the overflow parking lot frontage that is adjacent to Mirage Cove Drive.
- Condition #43 has been added to provide more Date Palms along Highway 111. Final spacing and planting frequency shall match the adjacent streetscape and shall be aligned with the existing Date Palms spacing across the street.
- Condition #44 has been added regarding the removal of the existing chain link fence located north of property.
- Condition #45 has been added, which may require additional landscaping or other screening measures if the City determines that verifiable noise and/or vehicle light impacts occur on any portion of the project.
- Condition of Approval #50(a) has been modified to incorporate a right turn pocket at the main driveway approach, a conceptual design is shown in Attachment 12 for reference.

Environmental Determination

An environmental assessment application was submitted for the proposed project, and the determination was made that the project required an Initial Study. An Initial Study has been prepared resulting in the recommendation to adopt a Mitigated Negative Declaration (MND). Mitigation measures were recommended for Biological Resources, Cultural & Tribal Cultural Resources, and Geology and Soils. A Notice of Determination will be filed with the Riverside County Clerk once a final determination has been made by the City Council. The complete Initial Study, along with the Mitigation Monitoring and Reporting Program, is included in Attachment 5 – Draft Mitigated Negative Declaration.

A Notice of Intent to Adopt a Mitigated Negative Declaration was published in the Desert Sun on October 12, 2025, and distributed to interested parties on October 9, 2025. The Initial Study/ Mitigated Negative Declaration was circulated for a 30-day public review period starting on October 13, 2025, to November 12, 2025. One letter was received from the California Department of Fish and Wildlife (CDFW). A response to comments was included in the Draft Mitigated Negative Declaration

AB 52 Tribal Consultation:

Assembly Bill 52 (AB 52) requires lead agencies to notify their local tribes about development projects. It also mandates lead agencies to consult with Tribes if requested and sets the principals for conducting and concluding the required consultation process. Pursuant to AB 52 consultation requirements, the City contacted 11 tribes and representatives provided by the Native American Heritage Commission (NAHC).

Pursuant to AB 52 consultation requirements, the City of Rancho Mirage initiated a 30 day consultation period from May 19, 2025, to June 18, 2025. During the consultation period, the City received three comment letters from the Agua Caliente Band of Cahuilla Indians (ACBCI), Morongo Band of Mission Indians, and the Quechan Indian Tribe of the Fort Yuma.

The Quechan Indian Tribe of the Fort Yuma Reservation declined consultation and deferred to local tribes for comment. The Morongo Band of Mission Indians requested project materials, cultural resource documentation, and survey reports. Similarly, the Agua Caliente Band of Cahuilla Indians (ACBCI) requested cultural resource documentation and survey reports. The City promptly provided all requested documentation to both tribes. Both the Agua Caliente Band of Cahuilla Indians and the Morongo Band of Mission Indians requested consultations.

Following discussions with both tribes, it was agreed that the ACBCI's request for monitors would take precedence, with the Morongo Band of Mission Indians stepping in only if ACBCI was unable to fulfill this role. The City and ACBCI successfully concluded their consultation at the end of August 2025. No additional comments were received from other tribes.

Noticing Requirement

RMMC Section 17.74.020, *Hearing and notice*, requires that all property owners, as shown on the county's latest equalized assessment roll, within a 500-foot radius of the boundaries of the subject parcel(s) be notified of matters requiring a public hearing. If the number of property owners to whom the notice would be mailed is less than 25, then the mailing radius is required to be increased to 1,000 feet as measured from the exterior boundaries of the subject parcel.

On December 30, 2025, public hearing notices were mailed to property owners within a **500-foot** radius of the parcel boundary and posted at the City's designated community posting sites pursuant to the requirements of RMMC Chapter 17.74. Notification of the public hearing was published in *The Desert Sun* newspaper on January 4, 2026.

All written public comments related to the City Council's review of the proposed project received prior to the publication of this agenda packet, including any comments received for consideration of the Planning Commission, have been attached as Attachment 13; any oral testimony or comments made, including those by Developer, it's representatives, or public, if any, can be found on the video recording of the meeting on the city's website and were reviewed by the City Council prior to City Council's consideration of the item. All items were made publicly available at the same time as they were made available to a majority of the council in accordance with the Brown Act.

Attachments

Attachment 1 - 12/11/2025 PC Staff Report

Attachment 2 - Revised Conditions of Approval

Attachment 3 - Aerial Photo

Attachment 4 - Public Hearing Notice

Attachment 5 - Mitigated Negative Declaration

Attachment 6 - Draft Notice of Determination

Attachment 7 - Draft 12/11/2025 PC Minutes

Attachment 8 - Draft PC Resolution

Attachment 9 - Draft CC Resolution MND & MMRP

Attachment 10 - Draft CC Resolution PDP

Attachment 11 - Exhibit Booklet

Attachment 12 - Turn Pocket Exhibit

Attachment 13 - Public Comments REVISED

ATTACHMENT 1

Planning Commission Staff Report

Environmental Assessment Case No. EA25-0003 and Preliminary Development Plan Case No. PDP25-0003 – Global Wildlife Discovery Museum – Applicant: Prest Vuksic Greenwood Architects. Consideration of a single-story 21,967 square foot museum on a 6.78 acre project site. Located at 69934 Highway 111 (APNs: 689-040-023, -025, & -028)

DATE	ITEM #
December 11, 2025	PUBLIC HEARINGS - 4B.
Presented To	**Presented By**
Planning Commission	Lezlee Perez, Assistant Planner

RECOMMENDED ACTION

1. Adopt Resolution No. 2025-(Next-in-Order), adopting and approving the Mitigation Monitoring and Reporting Program and Mitigated Negative Declaration (SCH#2025100436) for the Proposed Project Based on Environmental Assessment Case No. EA25-0003; and
2. Adopt Resolution No. 2025-(Next-in-Order), approving Preliminary Development Plan Case No. PDP25-0003 regarding the proposed Global Wildlife Discovery Museum.

DISCUSSION

1. Applicant:	Prest Vuksic Greenwood Architects
2. Request:	Consideration of a single-story 21,967 square foot museum that will be located south of the Atrium Shopping Center. The project contains three parcels that will be merged into one parcel totaling 6.78 acres.
3. Location:	The project site is located at 69934 Highway 111 (APNs: 689-040-023, -025, & -028)
4. Project Size:	295,337 square feet (6.78 acres)
5. Existing Land Use and General Plan/Zoning:	Vacant Land, Existing Parking Lot, & Rock Outcrop; General Commercial (C-G)
6. Date Application Deemed Complete:	October 6, 2025

Project Summary

The applicant is proposing a new single-story 21,967 square foot museum. The museum will provide interactive exhibits, virtual habitats, conservation labs, and live educational events. Display areas will include representations of the animals, birds, reptiles, flora, and fauna in their natural environment. No live animals are part of the museum. The museum will also include an outdoor plaza with a fountain, a main parking lot, and an overflow parking lot with separate access from Mirage Cove Drive. The project includes three lots that will be merged into one parcel for a total of 6.78 acres. The subject property falls within the General Commercial (C-G) zoning district, which allows museums. The entitlement package includes applications for the Environmental Assessment (EA) and Preliminary Development Plan (PDP).

Background and Existing Conditions

The project site is located south of the Atrium Shopping Center, which is bounded by Highway 111 to the west, and Mirage Cove Drive to the south. The project site consists of three lots and contains a rock outcrop that rises to approximately 100 feet. Due to the rock outcrop, only 2.27 acres of the project site can be developed. The project site contains existing curb and gutter, sidewalk, and a 33-foot-wide driveway along Highway 111.

One of the three parcels was previously developed for the Chart House restaurant built in 1978. The Chart House was designated as a local historic resource on October 21, 2004. In 2012, the building suffered severe fire damage and was demolished on March 19, 2013. Since then, the project site has remained vacant and unused. Although the restaurant was demolished, the parking lot next to the Atrium remains and will be reconfigured for the proposed project.

Currently, the project site consists of a rocky hillside, an aging parking lot, and scattered vegetation.

The project applicant held a community meeting on April 30, 2025, at the project site, and invited surrounding property owners to learn about the proposed project. Approximately ten people attended the meeting.

Site and Surrounding General Plan, Zoning, and Land Uses

The land use designation for the project site is General Commercial (C-G). The C-G zoning district allows for the development of museum uses, in addition to a variety of commercial uses. Please refer to the table for the surrounding zoning designations and land uses.

	General Plan and Zoning Designation	Land Use
Project Site	General Commercial (C-G)	Vacant Land, Parking Lot, & Rock Outcrop
North	Neighborhood Commercial (C-N)/ Residential High-Density (R-H)	The Atrium Shopping Center/ Desert Braemar
East	Residential High-Density (R-H)/ Mobile Home Park (MHP)	Small Mountain Condominiums/ Rancho Mirage Mobile Home Community
South	General Commercial (C-G) & Highway 111 West Specific Plan, District 7	Highway 111 & Vacant Land
West	General Commercial (C-G) & Highway 111 West Specific Plan, District 1	Mirage Cove Drive & Vacant Land

Preliminary Development Plan Case No. PDP25-0003

The Preliminary Development Plan (PDP) for the project includes a 21,967 square foot museum building and various site improvements, including landscaping and parking lot enhancements. A PDP application was submitted as part of the entitlement package to provide architectural and site details for the project area of the 6.78-acre subject site.

The Exhibit Booklet (Attachment 9) includes a preliminary grading and drainage plan, utility plan, photometric plan, landscape plan, shared parking exhibit, demolition plan, site plan, fire-access plan, floor plan, elevations, roof plan, color and materials board, and photo renderings.

Preliminary Grading and Utility Plan – Pages 3 & 4

Pad Height

The developable portion of the site is relatively flat, except for the approximately 100-foot tall rock outcrop that is on the eastern portion of the site. The applicant is proposing minimal to no grade changes to keep and maintain the same grading characteristics that the vacant site currently possesses. The main parking lot contains a gentle slope from Highway 111 to a low point in the northeastern main parking lot, which descends from an elevation of approximately 274 feet to 264 feet. The project's frontage along Highway 111 ranges from 271 feet to 275 feet and gradually increases to the south. Along Mirage Cove Drive, the overflow parking lot elevations range from 270 feet to 267 feet, with a gradual decline towards the eastern section of the project site. The pad for the museum will be 271.3 feet on the northeastern side, which will transition to 273.3 feet on the southeast portion of the building. The finished floor will be at an elevation of 272.05 feet on the northeastern side, and 274.05 on the southeast side, which is in line with the finished pad along Highway 111. The proposed pad heights are based on the existing conditions of the project site and are appropriate for their location.

Drainage
On-site drainage is proposed to be captured in one landscape retention basin and one curb inlet catch basin. The proposed retention basin is located on the eastern side of the overflow parking lot, and the existing curb inlet is located in the northeastern section of the project site. The project will follow the existing grade of the project site, which will direct water toward a low point in the northeastern portion of the main parking lot. The existing curb inlet catch basin will be removed and replaced with a newly designed combination collection basin and underground storage system.

The applicant will be required to submit a grading and drainage plan to the Public Works Department for plan check and approval. In addition, a final Hydrology Report is conditioned (COA No. 41) to be submitted to the Public Works Department and shall meet all City requirements.

Utilities
The project site was previously developed and has access to existing utility services along the project frontage. Highway 111 features a 12-inch water line, a fire hydrant, an SCE electric line with an electric vault and transformer, an 8-inch natural gas line, and a telecommunications line. Mirage Cove Drive is equipped with an 8-inch water line, a 2-inch gas line, an SCE electric line, a telecommunications line, and an 8-inch sewer line. Additionally, an 8-inch sewer line is located at the northeast corner of the project site, which will provide direct service to the proposed museum building. The project-serving connections will need to be reestablished, but the project will not necessitate construction or expansion of utility services.

Access and Circulation
Primary access to the proposed development will be through an existing 33-foot-wide driveway off Highway 111, which leads directly to the museum's front outdoor plaza. Approximately 320 feet north of the primary driveway entrance is a signalized driveway located off Atrium Way. This signalized driveway is not within the project parcels but can be used to access the project site. A shared parking agreement from 1997 is on file, which describes the allocated parking lot spaces for the shared parking lot. The same access that was used for the previous Chart House Restaurant will be used for the project site. The project will not change on-site circulation, highway access, or modify any existing roadways. To create access for the new overflow parking lot, a new 8-foot sidewalk and driveway off Mirage Cove Drive will be installed.

Site Plan – Pages 14, 15. & 16
Site Design: The proposed museum will be integrated to the existing rock outcrop at the northeastern portion of the site. Construction of the proposed building will require the removal of a 220 feet long section of the rock outcrop up to a height of 19 feet high and up to 40 feet deep into the hillside. The main parking lot is in front of the museum along Highway 111 and the overflow parking lot is located at the corner of Highway 111 and Mirage Cove Drive.

Billboard
Approximately 115 feet north from the intersection of Highway 111 and Mirage Cove, is an existing billboard and bus stop that will remain onsite. The billboard is not a tribal billboard and is an agreement between Fairway Outdoor Advertising and the current property owners of APN: 689-040-028. The property owner is not selling rights to this easement. The billboard exists within a dedicated easement that is excluded from the project site. Since the billboard is not part of the project site, the applicant is unable to remove the easement for this area.

Lot Merger
The project consists of three lots that will be merged into one parcel for a total of 6.78 acres. Staff has conditioned that the parcels be merged into a single parcel, subject to review by the City Engineer and prior to the issuance of Building Permits (COA No. 56).

Lot Coverage

The project site is located within the General Commercial (C-G) zoning district which has a maximum lot coverage of 35%. The project site contains a total of 6.78 acres (295,337 square feet) and the museum has a total ground floor area of 21,967 square feet, which equals to a lot coverage of 7%. The proposed lot coverage percentage is well below the 35% maximum.

Building Heights
Although the project is a one-story design, heights above 20 feet are proposed in select areas to create a unique architectural experience. Staff has conducted analysis per Section 17.20.100 of the Rancho Mirage Municipal Code (RMCC), which governs structures over 20' in height. The following is Staff's additional analysis of the proposed building heights:

1. *In addition to the minimum required setbacks for one (1) story or twenty (20) foot high buildings, the setback shall be increased a minimum of two (2) feet for each one (1) foot of additional building height above twenty (20) feet; however, the council in exercising their discretion may require significantly greater setbacks;*

Staff Response: The project consists of one freestanding building that incorporates features that are above 20' in height but meet the additional setback requirements. The finished floor gradually slopes from the southeast to the northeast end of the building, which descends from a finished floor of 274.05 to 272.05. This sloped condition follows in the exterior grade and naturally meets the lower elevation. The west elevation shows this progression through an angled floor line and shows a smooth transition between the two elevations.

At the front of the building, the design incorporates a cantilevered roofline that projects outward to create a distinctive architectural feature. This cantilevered element reaches a maximum height of 34 feet, which is measured from the lower floor. In this area, the building exceeds the 20-foot height limit by 14 feet, which triggers an additional setback requirement of two feet for every foot of excess height, and results in 28 feet of additional setback. The required front setback is 25 feet, but with the additional setback requirements applied, the minimum setback is 53 feet. The project proposes a front setback of approximately 80 feet, which meets and exceeds the additional setback requirements.

At the north end of the building, the building reaches a maximum height of 28 feet when measured from the first floor, or 35 feet when measured from the lower level. Additional height is needed to screen mechanical equipment on the north end of the building. In this area, the building exceeds the 20-foot height limit by 15 feet, which triggers an additional setback requirement of two feet for every foot of excess height, and results in 30 feet of additional setback. The required side setback is 10 feet, but with the additional setback requirements applied, the minimum setback is 40 feet. The project proposes a side setback of approximately 64 feet, which meets and exceeds the additional setback requirements.

A height limit study was included in the Exhibit Booklet (see pg. 18 of Attachment 9). The study shows roof areas that exceed 20 feet in height, and line of sight studies showing how every area of the building along exterior property lines complies with the additional setbacks required per the municipal code.

2. *Enhanced buffering to surrounding development, land uses designations, and zoning shall be demonstrated.*

Staff Response: The building is tucked into the rock out crop that stands 100± feet above the surrounding terrain. Due to the existing rock outcrop, the museum building will not be visible from the eastern and southern property line. From the northeastern and western side, the applicant has provided enhanced setbacks and landscaping. The building will hug the mountain and follow the natural curvature of the site similar to the previous Chart House restaurant.

3. *A visual and spatial analysis relating building proportions, massing, height, and setback shall be conducted to preserve and enhance the scenic view shed.*

Staff Response: A detailed height limit study, line-of-sight studies and site sections were prepared for the museum that show it will be in compliance in regard to height and be compatible with the neighborhood. The previous Chart Restaurant also exceeded the twenty feet height limit.

4. *The need and appropriateness of the additional height shall be demonstrated.*

Staff Response: The applicant has paid special attention to the placement of the additional height. The additional height is to create additional architectural interest to the massing and scale of the building and has prepared a visual and spatial analysis for building proportions. In addition, the project is in compliance with the height requirements of the Municipal Code pursuant to Section 17.20.100.

5. *Compatibility and harmony with surrounding development, land uses designations, and zoning shall be demonstrated.*

Staff Response: The building is designed as a single story, with height increases included within areas of the project that will create minimal impact to the surrounding areas. All heights exceeding 20 feet provide at minimum an additional two feet of setback for every additional foot in height. The sight line analysis provided, setbacks and architectural design of the project conclude that the proposed project is compatible with the surrounding uses, based on the building placement, existing rock outcrop, and previous Chart House Restaurant.

Setbacks
The proposed building complies with the applicable General Commercial (C-G) setback requirements per Rancho Mirage Municipal Code Section 17.10.020. The table below provides the setback requirements and the proposed setbacks.

Setbacks	**Front**	**Rear**	**Side/Street Side**	**In Compliance with Rancho Mirage Municipal Code**
Required	53' = 25'+28'*	20'	40' = 30'*+10'/ 25'	
Museum Building	122' (to building) 80' (to roofline)	163'	64' on north side 531' on south side	**YES**

*This is the additional setback required for heights above 20 feet per RMMC Section 17.20.100.

Roof Plan
The building's roof will contain a variety of heights and will have a mechanical equipment enclosure at the northeast side of the building. The top of wall surrounding the equipment enclosure is 28 feet from finished grade, which includes a 7'-3" parapet to screen the rooftop equipment. The pitched roof will slope towards a cricket at the center of the building and increase to a high point of 34-feet at the south end.

Floor Plan
The visitor entrance is located at the southwestern side of the building and leads to the main public lobby. Upon entry, visitors will be greeted by views of the mountain formations through the glass windows, which will give the facility an organic and integrated connection between the facility and its natural mountain surroundings. The lobby will feature a coffee kiosk and lion sculpture. The floor plan depicts exhibit spaces at the center, which will include interactive exhibits and animals in their natural habitats. No live animals will be included in the exhibits, and the exhibits will showcase replicas of the animal's environment. To the right of the main exhibit area, there is a cluster of offices, meeting rooms, staff areas, and public restrooms. On the left side of the building, additional storage is available, along with access to the trash enclosure, electrical room, and loading dock.

Parking and Loading Areas
The project site contains an existing parking lot, which will be repaved for the new museum. As required by Section 17.26.110 of the Rancho Mirage Municipal Code (RMMC), a minimum of one (1) loading space is required for commercial buildings between 10,000 to 30,000 square feet. The project proposes one (1) loading dock for the 21,697 square foot museum.

Per Section 17.26.040 of the RMMC, parking onsite has been determined by 1 space for each 250 sq. ft. of gross floor area, plus 1 space for each official vehicle for a museum. This results in a requirement of ninety-five (95) parking spaces. The applicant is proposing a total of one hundred and five (105) total parking spaces, which includes five (5) ADA parking spaces, four (4) electric vehicle parking spaces, four (4) designated bus parking spaces, and ninety-two (92) standard parking spaces.

The main parking lot is in front of the museum, and the overflow parking lot is accessed through Mirage Cove Drive. The main parking lot consists of eighty-nine (89) parking spaces, and the overflow parking lot consists of sixteen (16) parking spaces. The overflow parking lot is intended to accommodate larger groups, which includes four (4) bus parking spaces, one (1) ADA parking space, and eleven (11) standard parking spaces. As designed, the project meets and exceeds the minimum parking requirements.

Shaded Parking
Pursuant to Section 17.26.070 of the RMMC, a minimum of 25% of the parking spaces shall be shaded. The parking area exceeds this requirement with 31% of the spaces being shaded with landscape. The surface parking areas will be shaded by a variety of trees, including 36-inch box Tipu trees, 48-inch box Palo Verde trees, and 24-inch box Sweet Acacia trees. A shaded parking exhibit is provided on Page 10 of the Exhibit Booklet. The applicant has opted not to include shaded carports, prioritizing a landscaped environment that enhances the museum's aesthetic. This approach also ensures that the architectural features of the building will remain unobstructed, allowing the architectural design to be showcased.

ADA Parking
Pursuant to Section 17.26.060 of the RMMC, a proposed project of 101-150 parking spaces shall provide a minimum of five (5) handicapped parking spaces. The project meets this requirement with a total of five (5) spaces, which includes four (4) handicapped parking spaces in the main parking lot and one (1) handicapped parking space in the overflow parking lot. Overall, the project provides sufficient ADA parking for the museum building.

Electric Vehicle Charging Stations
Pursuant to Section 17.26.030 of the Rancho Mirage Municipal Code (RMMC), all new construction and projects requiring discretionary action shall provide a defined amount of electric vehicle charging stations. For projects that have between 51-200 parking spaces, two (2) electric vehicle charging spaces are required. The project proposes a four (4) electric vehicle charging spaces, which includes three (3) regular electric vehicle charging spaces and one (1) van ADA electric vehicle charging space that is in the main parking lot.

Project Lighting
The project's photometric plan details the type of lighting that is proposed as well as the proposed light readings on the property. A variety of freestanding light fixtures are proposed to illuminate the parking areas, landscape, and walking nature pathway. The single and double head light fixtures will be installed in the parking lot areas and the indirect lighting poles will be installed along the walking nature pathway. The indirect light poles contain a flat disc shaped head with light source being emitted below the disc. A photo example is provided on Page 5 of the Exhibit Booklet. The applicant is proposing three different types of freestanding light fixtures which include six (6) double head light poles, eleven (11) single head light poles, and ten (10) indirect lighting poles. All freestanding light fixtures will be painted brown to match the existing light poles in the Atrium Shopping Center.

Section 17.26.070 of the Municipal Code limits the height of any light source to 18 feet or less when adjacent to residential uses. The Exhibit Booklet specifies that the single and double light fixtures are 18 feet in total height with 16 foot light pole and 2 foot concrete base. The indirect lighting poles will not include a concrete base and will be mounted at ground level with a 12 foot maximum height. A condition of approval has been added to limit the height of free standing light fixtures to 16 feet for the light fixtures that are adjacent to residential uses. The single and double head light fixtures will contain glare shields to prevent light spillover. The indirect lighting poles will not have light shields due to their indirect lighting design.

The photometric plan shows zero-candlelight readings along Highway 111, Mirage Cove Drive, and the northeastern property line. A condition has been added to ensure that the lighting systems are scaled appropriately to surrounding uses and confined within the project boundaries (COA No. 28). Additionally, all light fixtures must comply with Dark Sky standards (COA No. 31).

Landscape
Per Section 17.26.070, a minimum of fifteen percent of the total off-street parking area shall be landscaped. The parking area shall be computed by adding all areas used for access drives, aisles, stalls, and maneuvering within that portion of the site that is devoted to parking and circulation. The applicant has provided 20.5% of landscaped parking area, which meets and exceeds the minimum requirement.

Parking areas adjacent to public rights-of-way shall provide a thirty-inch to thirty-six inch high landscaped screen across the entire parking frontage except for driveways. The project proposes a combination of a 36-inch-high decorative block wall and five-gallon Rio Bravo Sage to screen the main parking lot. The block wall and landscaped berm will alternate in twenty-five-foot segments along the parking lot frontage.

One (1) artificial Baobab tree will be placed near the front outdoor plaza which is anticipated to be approximately 25 feet tall and contain a canopy of 25 feet wide. This tree is still in the process of being designed and is conditioned (COA No. 35) to meet the enhanced setbacks per RMMC Section 17.20.100.

The proposed shade trees include four 24-inch box Sweet Acacia trees, thirty-nine 48-inch box Palo Verde trees, nine 24-inch box Texas Mountain Laurel trees, and ten 36-inch box Tipu Trees. The project provides a generous amount of large trees with 63% of the trees in a 48-inch box size, 16% in 36-inch box size, and 21% in 24-inch box size. The applicant has also provided enhanced landscape at the north end of the building that consists of two 48-inch box Desert Museum Palo Verde trees, four 24-inch Texas Mountain Laurel trees, and two existing eucalyptus trees.

The proposed landscape plan features a rich mix of Red Birds of Paradise, Gold and Purple Lantanas, and Mexican Feathered Grass. A total of eight hundred and sixty-five (865) shrubs and two hundred and thirty-nine (239) accent plants are proposed. Approximately 7% of the shrubs will be fifteen-gallon sizes and 93% of the shrubs will be five-gallon sizes. The breakdown of the proposed plantings and sizes can be found in the table below.

Size	Percentage	Quantity	Requirement for Project Areas over 1 Acre
Shrubs**			
15-Gallon	93%	1,023	N/A
5-Gallon	7%	81	60% - 5-Gallon Sizes
1-Gallon	N/A	N/A	40% - 1-Gallon Sizes
Trees**			
48-inch box	63%	39	N/A
36-inch box	16%	10	30% - 36-inch box
24-inch box	21%	13	50% - 24-inch box

The covered ground will consist of Indiana Gold Crushed Rock that is three-eighths in size and the meandering nature pathway will be a decomposed granite pathway. Final color and type of the decomposed granite pathway will be included in the Final Development Plan. Accent ground covers along the nature pathway will include Baja Cresta Rubble four to eight inches in size and staggered pieces of flagstone and colored glass. A photo example is included in the Exhibit Booklet on Page 7.

The project has a few landscaping constraints, including a billboard viewing easement and a traffic safety sight triangle which limits landscaping height at the intersection of Mirage Cove Drive and Highway 111. The site features an existing billboard located approximately 115 feet north of this intersection. Due to the existing viewing easement, no trees are permitted near the billboard, as they could obstruct its visibility. According to Section 17.24.040 of the Rancho Mirage Municipal Code, one tree must be planted for every 30 linear feet of street frontage. The total street frontage along Highway 111 is approximately 915 feet, which includes a 33-foot driveway approach, a 38-foot viewing easement, and a 35-foot safety sight triangle. Considering these site constraints, the applicable landscape frontage is approximately 809 feet, which equates to a minimum of 27 trees. The project proposes a total of 42 trees, consisting of seventeen 48-inch box Palo Verde trees, five 36-inch box Tipuana trees, three 24-inch box Sweet Acacia trees, eight 15-foot-tall Date Palms, and nine 15-foot-tall California Fan Palms. Additionally, eighteen existing Filifera Palms will remain on site for a total of 60 trees. Even without the existing landscape constraints, the total linear frontage of 915 feet would require a minimum of 30 trees, which would also be met as proposed.

Mirage Cove Drive has an existing street frontage of 160 feet that equates to a minimum of 6 trees. This area also contains several constraints due to the new 34-foot-wide driveway and safety sight triangle area. Considering these constraints, the applicable landscape frontage is approximately 91 feet for a minimum of 3 trees. The project is proposing a total of three 48-inch box Palo Verde trees within the landscaped parkway which meets the intent of the code. In addition, the overflow parking area will contain additional Palo Verde trees and Tipu trees.

Architecture

The museum will feature a contemporary architectural design. The proposed museum is positioned against the existing natural mountainside at the northern portion of the site, preserving the steep terrain while providing a dramatic backdrop. A cantilevered roofline in a rusted iron hue will mark the main entrance, adding a distinctive element to the overall aesthetic. Clerestory windows throughout the structure will capture views of the ridgeline above, allowing natural light to filter into the interior building.

The west/front elevation shows a long, modern building composed of clean horizontal lines and layered wall planes. Different materials break up the façade light and dark concrete panels, rusted steel sections, stone cladding, perforated metal screens, and large glass areas on the right. The roofline steps gently, creating varied heights across the structure. In front of the building, there are landscaped planting beds, trees, and low walls soften the architecture and create depth. A mural is placed near the center, which will show case the museum's identity. Final details in the mural design shall be included in a Sign Program per COA No. 34. Overall, the elevation emphasizes texture, natural colors, and a balanced mix of solid walls and transparent glazing to create a contemporary look that blends in with nature.

Materials and Colors
The material palette incorporates earthy tones and natural textures, reflecting the museum's focus on wildlife. The combination of plaster, metal, and stone creates a layered façade with varied texture and depth. Windows and door frames will be crafted from dark bronze, anodized metal, while stone veneer in warm neutral tones and laser-cut aluminum will serve as accent features. The design will incorporate varying wall heights, creating dynamic vertical and horizontal planes. The walls will feature warm gray and dark gray plaster, porcelain tile with a maple brown wood finish, a mural painting, and rusted iron faux metal.

Architectural Review Working Group (ARWG)
On July 28, 2025, the proposed project was presented to the Architectural Review Working Group (ARWG). Staff provided an overview of the proposed project and opened the discussion. The applicant's team discussed their design approach and elaborated on key elements of the project. The ARWG was impressed with the building design and provided small suggestions regarding signage and accent lighting. The only requirement was to provide a clear, accessible path of travel from the parking lot to the main entrance. The plans have been revised to include a decorative ADA path of travel, which leads from the parking lot to the front outdoor plaza.

Final Development Plan (FDP)
Prior to the issuance of any building permits, the applicant shall submit a Final Development Plan and pay the requisite fees. The FDP shall include detailed written responses to each of the project's conditions of approval along with final sets of construction, grading, lighting and landscaping plans.

Any revisions that are in substantial compliance with the original project, and do not trigger the need for additional environmental analysis, can likely be reviewed at the staff level through either the FDP process or Minor Modification process. If, however, there are wholesale changes to the project during the FDP review, the applicant shall be required to submit additional applications to modify the entitlement as necessary

Environmental Assessment Case No. EA25-0003
An environmental assessment application was submitted for the proposed project, and the determination was made that the project required an Initial Study. An Initial Study has been prepared resulting in the recommendation to adopt a Mitigated Negative Declaration (MND). Mitigation measures were recommended for Biological Resources, Cultural & Tribal Cultural Resources, and Geology and Soils. A Notice of Determination will be filed with the Riverside County Clerk once a final determination has been made by the City Council. The complete Initial Study, along with the Mitigation Monitoring and Reporting Program, is included in Attachment 4 – Draft Mitigated Negative Declaration.

A Notice of Intent to Adopt a Mitigated Negative Declaration was published in the Desert Sun on October 12, 2025, and distributed to interested parties on October 9, 2025. The Initial Study/ Mitigated Negative Declaration was circulated for a 30-day public review period starting on October 13, 2025, to November 12, 2025. One letter was received from the California Department of Fish and Wildlife (CDFW). A response to comments was included in the Draft Mitigated Negative Declaration.

AB 52 Tribal Consultation
Assembly Bill 52 (AB 52) requires lead agencies to notify their local tribes about development projects. It also mandates lead agencies to consult with Tribes if requested and sets the principals for conducting and concluding the required consultation process. Pursuant to AB 52 consultation requirements, the City contacted 11 tribes and representatives provided by the Native American Heritage Commission (NAHC).

Pursuant to AB 52 consultation requirements, the City of Rancho Mirage initiated a 30 day consultation period from May 19, 2025, to June 18, 2025. During the consultation period, the City received three comment letters from the Agua Caliente Band of Cahuilla Indians (ACBCI), Morongo Band of Mission Indians, and the Quechan Indian Tribe of the Fort Yuma.

The Quechan Indian Tribe of the Fort Yuma Reservation declined consultation and deferred to local tribes for comment. The Morongo Band of Mission Indians requested project materials, cultural resource documentation, and survey reports. Similarly, the Agua Caliente Band of Cahuilla Indians (ACBCI) requested cultural resource documentation and survey reports. The City promptly provided all requested documentation to both tribes. Both the Agua Caliente Band of Cahuilla Indians and the Morongo Band of Mission Indians requested consultations.

Following discussions with both tribes, it was agreed that the ACBCI's request for monitors would take precedence, with the Morongo Band of Mission Indians stepping in only if ACBCI was unable to fulfill this role. The City and ACBCI successfully concluded their consultation at the end of August 2025. No additional comments were received from other tribes.

Noticing Requirement

Rancho Mirage Municipal Code Section 17.74.020, *Hearing and notice*, requires that all property owners, as shown on the county's latest equalized assessment roll, within a 500-foot radius of the boundaries of the subject parcel(s) be notified of matters requiring a public hearing. If the number of property owners to whom the notice would be mailed to is less than 25, then the mailing radius is required to be increased to 1,000 feet as measured from the exterior boundaries of the subject parcel.

On November 25, 2025, public hearing notices were mailed to property owners within a **500**-foot radius of the parcel boundaries and posted at the City's designated community posting sites pursuant to the requirements of Chapter 17.74 of the Municipal Code. Notification of the public hearing was published in *The Desert Sun* on November 30th, 2025. Staff received one email from a property owner located in the Small Mountain Condominiums on November 21, 2025. This email was received before public hearing notices were distributed to property owners. Staff emailed the property owner the public hearing notice and included their comment in Attachment 10. Any information addressed to the Planning Commission, but received after completion of this final report, will be distributed at the public hearing.

FINDINGS

Planning Commission's findings, determinations and actions are based on contents of the Planning Commission Staff Report, attachments and Staff presentation for the proposed project, and all public documents, records and references related thereto submitted or provided at or prior to the Planning Commission's consideration of the item; testimony and/or comments from the applicant and its representatives submitted or provided at, or prior to the Planning Commission's consideration of the item, if any; and testimony and/or comments from all persons that were provided in written format, or correspondence, at, or prior to, the Planning Commission's consideration of the item, including without limitation public comments made at the meeting.

The proposed development:

1. Is allowed within the respective zoning district, **because as part of the project entitlements, a Preliminary Development Plan is proposed to establish a new museum on the project site, which is in the General Commercial (C-G) zoning district. Per Section 17.10.012 of the Rancho Mirage Municipal Code museums are permitted uses; and**
2. Is in compliance with all of the applicable provisions of Title 17 in the Rancho Mirage Municipal Code that are necessary to carry out the purpose and requirements of the respective zoning district, including prescribed development standards and applicable design guidelines, **because the project, as conditioned, meets the requirements of the Rancho Mirage Municipal Code. The project meets and exceeds development standards with an abundance of mature landscaping proposed and high quality architectural design. In addition, additional setbacks are provided for heights exceeding 20 feet, which are in compliance with the Municipal Code; and**
3. Consistent with the General Plan, **because the project proposes a museum which complies with all applicable standards as conditioned and is an approved use within the General Commercial (C-G) zoning district. In addition, the site will support various goals of the General Plan, the project implements Policy CD 1.1 of the General Plan which focuses on enhanced architecture and resilient landscaping. In addition, the project supports Policy E&F 2.5 that promotes the development of a central place of activity to enhance the economic vitality of the Highway 111 corridor.**
4. The proposed project would produce a comprehensive development incorporating a more enhanced environment and architectural excellence (e.g., appropriate variety of structure placement and orientation opportunities, appropriate mix of structure sizes, high quality architectural design, increased amounts of landscaping and open space, improved solutions to the design and placement of parking facilities, etc.) than would normally be possible under more standard district development requirements, **the project meets the landscape requirements, provides a high level of architectural excellence, and takes into account the**

surrounding properties with its one story design that is sufficiently setback from the northern and western property line; and

5. The design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle access and public services and utilities (e.g., drainage, fire protection, sewers, water, etc.), would ensure that the proposed development would not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or welfare, or injurious to the property or improvements in the vicinity and the applicable zoning district, **because the project site is located within a well-established commercial center and was previously developed, which has access to existing utility services along the project frontage. As proposed the project will not create a hazard or cause impacts to utilities as conditioned; and**
6. Meets the criteria for payment of all of the Development Impact Mitigation Fees imposed upon new nonresidential construction in accordance with Chapter 3.29 of the Rancho Mirage Municipal Code; and
7. The design, location, and proposed uses would be compatible with the character of existing development in the surrounding neighborhood, **because the project, is consistent with the development standards set forth in the Municipal Code.**
8. The subject site is physically suitable for the type and density/intensity of development being proposed, **because the project complies with applicable provisions of the Rancho Mirage Municipal Code. The project provides high quality architectural design and is physically suitable in the location proposed. In addition, as detailed in the line-of-sight studies the buildings will be properly setback from outside property lines. The proposed building design blends into the rock outcrop, which was previously modified to accommodate the previous restaurant. A small portion of the lower west-facing side of the rock outcrop will be removed to accommodate the museum building, but the hillside will largely remain intact.**
9. The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA); **A Mitigated Negative Declaration (SCH# 2025100436) was prepared based on Environmental Case No. EA25-0003 pursuant to the California Environmental Quality Act Section 15074. Environmental impacts will be less than significant with implementation of the project's mitigation measures. An Initial Study has been prepared resulting in the recommendation to adopt a Mitigated Negative Declaration (MND). Mitigation measures were recommended for Biological Resources, Cultural & Tribal Cultural Resources, and Geology and Soils.**

Attachments

Attachment 1 - Aerial.pdf

Attachment 2 - Conditions of Approval.pdf

Attachment 3 - PHN.pdf

Attachment 4 - MND & Appendices.pdf

Attachment 5 - Notice of Determination.pdf

Attachment 6 - Planning Commission Resolution.pdf

Attachment 7 - Resolution Approving the Mitigation Monitoring and Reporting Program and MND.pdf

Attachment 8 - Resolution Approving Preliminary Development Plan Case No. PDP25-0003.pdf

Attachment 9 - Exhibit Booklet

Attachment 10 - Public Comments.pdf

CONDITIONS OF APPROVAL

Environmental Assessment Case No. EA25-0003 and Preliminary Development Case No. PDP25-0003

Special conditions (or portions thereof) are designated in **bold.**

GENERAL

1. This Preliminary Development Plan approval shall be effective for two (2) year from the date of City Council approval, or unless extended as provided by 17.68.070 of the Rancho Mirage Municipal Code. Building and Engineering Permits are required to be obtained by the applicant within one year of the project approval. If no permits have been obtained, the application will expire and become null and void.

2. The proposed project shall substantially conform to the Planning Division's approved exhibits, including the materials board as contained in **Environmental Assessment Case No. EA25-0003 and Preliminary Development Plan PDP25-0003.** The applicant shall not misconstrue this as an approval to obtain a Building Permit at this time. Applicable structural and conformance plan check procedures, along with Public Works Department requirements, must be completed and approved prior to the issuance of a Grading or Building Permit. Should the plans be modified from the design approved by the City Council, the applicant/property owner shall submit a Minor Modification application to the Planning Division for review and approval as required by the Rancho Mirage Municipal Code (RMMC).

3. Prior to issuance of any permits, the applicant shall acknowledge that the approved project and any or all proposed modifications to the approved project shall be completed in accordance with applicable City Ordinances, Guidelines, and other requirements in effect at the time of building permit issuance.

4. The approval will not become effective until the approval letter is signed and returned to the Planning Division.

5. The Conditions of Approval set forth herein may include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day approval period in which you may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), has begun.

6. Prior to occupancy, all mechanical equipment shall be architecturally screened by walls from the view of surrounding properties and public right-of-way(s). The screening wall material(s), color(s), and texture(s) shall match the structure or perimeter wall. Mechanical equipment shall not be located in the front setback area. Roof-mounted mechanical and solar equipment shall be screened from the street.

7. All walls shall follow RMMC Section 17.20.070. Wall pilasters shall not exceed six inches above the maximum wall heights. All walls shall be architecturally treated on both sides to be compatible with the structure.

FINAL DEVELOPMENT PLAN REQUIRED

8. A Final Development Plan application (FDP) shall be required prior to issuance of any grading or building permits (application on file with the Planning Division). The Final Development Plan (FDP) shall include a complete set of Building Construction Plans, Final Lighting Plans (including cut-sheets with Photometric Plan), Precise Grading Plan, Wall Plans, Final Landscaping and Irrigation Plans, a written response to the project Conditions of Approval, and any other requirements as listed in the Final Development Plan application.

9. The Development Services Director shall consider the Final Development Plan Permit application. He or she may approve a Final Development Plan permit if it substantially conforms to the Preliminary Development Plan and associated Conditions of Approval.

10. The approved Preliminary Development Plan may be modified only with City approval in a manner pursuant to Section 17.42.120 (Modification of a Development Plan Permit). Minor modifications to an approved Preliminary/Final Development Plan may be considered by the Development Services Director.

11. The project shall be completed in accordance with the Ordinances, requirements, guidelines and other criteria in effect at the time of construction.

FINAL DEVELOPMENT PLAN – LIGHTING

12. All exterior lighting shall be shown on the Final Development Plan and shall be low-level directed lighting, energy-efficient and shielded or recessed so that direct glare and reflections are confined within the boundaries of the subject site. All pole or building mounted lighting shall be directed downward and away from adjoining properties and public right of way. Lighting shall not blink, flash, or be of unusually high intensity or brightness. All lighting fixtures shall be appropriate in scale, intensity, and height to the building and shall be subject to review and approval by the Planning Division. A photometric plan shall be required as a part of the Final Development Plan application.

OTHER

13. All green waste shall be disposed of at a permitted composting facility.

14. The applicant shall undertake or cause to be undertaken such action or actions as are necessary to permit and/or otherwise accommodate the implementation of recycling services. Such action or actions may include, but are not limited to: designating and providing adequate area at convenient locations with appropriate access for the placement of dumpsters and/or bin sets; constructing permanent enclosures that meet all requirements of the Code of the City of Rancho Mirage for each dumpster and/or bin set; providing for the security of each dumpster to discourage scavenging, and; providing adequate indoor area at convenient locations for the collection and short-term storage of

recyclables. The applicant shall submit a "Recycling Program" that has been reviewed by an agent of the City, which, at a minimum, explains, states or otherwise defines: (1) recyclables generated by type; (2) estimate by pounds for each recyclable generated; (3) number of dumpsters and/or plastic bin sets (one set equals three "baskets") needed to accommodate estimated recyclables; (4) location of each dumpster (may be identified on a map attached as an exhibit); (5) method of collection such as curbside at each residential unit or at rear of property by dumpster, etc.; and (6) pick-up schedule for recyclables. The applicant shall provide other such information as may be necessitated by the development proposal.

15. The development shall comply with the requirements of Assembly Bill AB341 which mandates recycling for all new commercial developments. Recycling containers shall be sized in accordance with the anticipated need as approved by the City's contracted waste hauler. **The applicant shall also participate in the Burrtec Organic and Food Waste Recycling program.** Recycling bin enclosures shall be located and architecturally screened in accordance with the Rancho Mirage Municipal Code as approved by Staff.

16. As part of the FDP submittal, the applicant shall obtain a letter of compliance/approval from the City's contracted Waste Hauler (Burrtec) for the design of their trash bin enclosures. Said enclosures shall be designed to accommodate trash, recycle, and organic waste receptacles as required by State law.

17. All water features shall be maintained in compliance with Ordinance No. 844.

PLANNING

FILING FEES

18. **Within 5 days of project approval the applicant shall submit to the City of Rancho Mirage a check in the total amount of $3,018.75 made payable to the City of Rancho Mirage for the CEQA filing fees for the MND (SCH# 2025100436).**

HARDSCAPE, LANDSCAPE AND SCREENING

19. In conformance with Rancho Mirage Municipal Code Chapter 17.24, a complete set of on-site and off-site Landscaping Plans and installation schedules shall be required for all public and private street parkway areas between any curb and the right of way line or perimeter wall, including any common areas, and shall be submitted to, and approved by the Planning Division prior to issuance of a building permit.

20. The plans shall be submitted as a Landscape Documentation Package in accordance with Ordinance No. 990. Such Plan(s) shall be consistent with the Preliminary Landscape Plan, and the applicant shall provide evidence that the landscape plan has been reviewed and approved by the Riverside County Office of the Agricultural Commissioner and the Coachella Valley Water District (CVWD) prior to issuance of permits as a component of the Final Development Plan (FDP) or conformance check.

21. Where perimeter walls are shown on the development plan they shall be designed with aesthetic relief and be of high-quality architectural design to complement adjacent developments, subject to approval of a Preliminary Development Plan application. In

accordance with the Community Design Elements, the landscaped parkway and perimeter wall along all property lines shall be aesthetically enriched and subject to approval of planning staff, with Architectural Review Working Group review as deemed necessary. All top of wall elevations and adjacent finish grade elevations for the project perimeter and entry walls shall be subject to review and approval by the Planning Division and City Engineer.

22. The final landscaping and irrigation plans shall incorporate the use of Evapotranspiration (ET) irrigation "smart" controllers which shall include automatic water scheduling, rain and temperature sensors. Prior to a final inspection, the landscape contractor shall verify in writing with Planning staff that controllers have been installed, are correctly programmed, and operate with these features. More information on smart controllers can be found at www.irrigation.com.

23. Landscaping, Wall and Grading Plans shall demonstrate that all electrical distribution lines, electrical transformers, utility pads, cable TV and phone boxes, and similar utility fixtures will be screened, pursuant to Chapter 17.20 of the Rancho Mirage Municipal Code and/or installed underground if required **pursuant to Chapter 12.16 (Underground Utility Lines)**.

LANDSCAPE VERIFICATION

24. The project landscape architect shall submit written verification that the landscaping and irrigation has been installed per the approved landscape plan.

25. Water efficient landscaping shall be maintained in compliance with Chapter 17.24 (Landscaping Standards) of the Rancho Mirage Municipal Code.

26. All roof vents and plumbing stacks shall be routed to the interior side and/or rear of the structure so as to not be seen from the front building elevation. All vents and stacks shall be of a color compatible with the Planning approved building color(s) and have non-reflective surfaces.

27. Pursuant to Ordinance No. 1101, the applicant shall submit landscape plans to the Planning Division prior to requesting a final inspection. The applicant shall provide a copy of the CVWD approved landscape plans to the Planning Division prior to requesting a final inspection.

28. Per RMMC Sections 17.26.070 and 17.18.050, all lighting shall be designed and located to confine direct light within the subject project boundaries, with no light to surrounding properties. Exterior lighting shall be shielded or recessed in order that direct glare and reflections are confined within the boundaries of the subject property and shall be directed downward and away from adjoining properties and public rights-of-way. Lighting shall not be of unusually high intensity or brightness. All lighting fixtures shall be appropriate in scale, intensity, and height to the use they are serving. **A photometric plan shall be required as part of the Final Development Plan application and shall show a zero-foot-candlelight reading at all property lines and/or prove light is contained fully on the subject property.**

OTHER

29. **The location of this project is considered an "infill site: with very close proximity to existing residences. Should the City receive complaints about construction noise from residents in close proximity of the project, the City may limit construction activities to the hours between 7 am and 5 pm.**

30. **The mitigation measures contained in the Mitigated Negative Declaration (SCH # 2025100436) based on Environmental Assessment Case No. EA25-0003 are hereby incorporated as Conditions of Approval. The property owner shall be responsible for implementing the mitigation measures contained within the adopted Mitigated Negative Declaration, as necessary.**

31. **All pole mounted lights shall not exceed 16 feet in height, when adjacent to residential uses or residential zoned properties. The lights shall be fitted with full cut-off glare shields and shall be Dark Sky compliant.**

32. **There shall be no cacti, spiny vegetation, or decorative flagstone and glass within three feet of pedestrian walkways for public safety.**

33. **Noise levels for the project site shall comply with Chapter 8.45 (Noise) of the Rancho Mirage Municipal Code.**

34. **A sign program shall be submitted for any proposed signage or murals on the property's exterior. The applicant shall incorporate building address numbers into the Sign program. Building address numbers shall be at least 6" and not more than 8" tall and shall be illuminated pursuant to RMMC Section 17.28.120.**

35. **The final designs for the art sculptures shall meet the enhanced setbacks per RMMC Section 17.20.100 and will be subject to Planning Division approval as part of the Final Development Plan.**

36. **The existing parking area within the project site shall be repaved.**

37. **Decomposed Granite color shall be desert/earth tone subject to Planning Division approval.**

38. **One bus parking space shall be removed, and the landscape buffer between the east property line and the remaining bus parking spaces shall be increased from 10.5 feet to 20 feet.**

39. **A new six-foot-tall block wall shall be installed along the eastern side of the overflow parking lot adjacent to the Small Mountain development to screen the overflow parking area.**

40. **The applicant shall submit a Security and Maintenance Plan that addresses unauthorized access and trash management for the back-of-mountain area. The**

plan shall include a six-foot-tall wrought iron gate/fence and block wall to enclose and secure the back-of-mountain area.

41. **All proposed block walls and fencing along the eastern side of the project shall comply with required setbacks. Any portion of the wall or fence located within a required setback shall not exceed three feet in height.**

42. **The overflow parking lot adjacent to Mirage Cove Drive shall provide a 30 inch to 36-inch-high landscaped screen across the entire parking frontage except for driveways at the time of a Planning final inspection.**

43. **Twenty-Five-Foot-Tall Date Palms shall be planted along Highway 111. Final spacing and planting frequency shall match, to the best ability, the adjacent streetscape and shall be aligned with the existing Date Palm spacing across the street.**

44. **All chain link fencing on the subject project site shall be removed and replaced with a block wall. The applicant shall attempt to coordinate with the adjacent property owners to remove the existing chain-link fence located north of the property.**

45. **Additional landscape or other means of screening may be required by the Planning Division if verifiable noise and vehicle light issues are determined by the City on any portion of the project.**

PUBLIC WORKS – Prior to issuance of Grading Permits or as otherwise defined below, the following Conditions shall be satisfied:

FORMATION AND/OR ANNEXATION TO CFD

46. Pursuant to Ordinance No. 485 the applicant shall provide evidence that formation of, or annexation to a Communities Facilities District (CFD) No. 1 – Police and Fire services - to pay the City annually for public service costs associated with this project has been initiated. This requires the submittal of an application fee, the preparation of a boundary map, and 6-8 weeks processing time. The applicant is advised to begin the application process as soon as possible, because the CFD annexation must occur prior to issuance of Grading Permits, or prior to Final Map approval if there is one.

STUDIES AND CALCULATIONS REQUIRED

47. The applicant shall submit a soils report, geological and hydrology studies, and hydraulic calculations, as required by the City Engineer, prior to approval of the Final Map or Grading Plan, whichever occurs first.

GRADING & DRAINAGE PLAN

48. The applicant shall be required to submit a grading and drainage plan prepared by a licensed civil engineer to the City Engineer for plan check and approval. The grading and drainage plan shall be consistent with any and all conditions of approval associated with any applicable subdivision map and any Development Permit entitlements issued

for the subject project by the City or any other responsible public agency. The grading and drainage plan shall conform to all city policies, standards and regulations applicable to the project. In addition, if the project involves grading and drainage issues related to Coachella Valley Water District (CVWD) facilities, written evidence of the District's approval shall be included with the submittal required by the City of Rancho Mirage. Submittal of Fire Ant form shall be required prior to the issuance of a grading permit.

STORMWATER RETENTION

49. The grading of the project shall be designed such that all storm water to the level of a 100-year frequency storm; worst case of the 1, 3, 6, or 24-hour duration, shall be retained on site. Per Municipal Code Section 15.64.140.B, if the project is less than 1 acre or if it is south of the Whitewater Flood Channel, the grading of the project may be designed for the drainage to be conveyed to an "acceptable disposal site as determined by the City Engineer". Surface streets are not considered "an acceptable disposal site" for common "nuisance water" from sprinklers and cleaning. Therefore, at a minimum, all projects shall make provisions to absorb such "nuisance water" to the satisfaction of the City Engineer. A Hydrology/Hydraulic Report, in accordance with the Riverside County Hydrology Manual, shall be submitted from a Registered Civil Engineer, showing how this stormwater is handled.

WQMP

50. Whether they are in areas that must retain 100% stormwater or not, all discretionary projects that meet any of the following criteria must submit "Project-Specific Water Quality Management Plans (WQMP)" in accordance with Appendix H of the Whitewater River Region Storm Water Management Plan (SWMP) (available at: http://content.rcflood.org/NPDES/WhitewaterWS.aspx

    A.) "single family hillside residences that create 10,000 square feet or more of impervious area where natural slope is 25% or greater;

    B) single-family hillside residences that create 10,000 square feet of impervious area where the natural slope is 10% or greater where erosive soil conditions are known;

    C.) Commercial and industrial developments of 100,000 square foot or more;

    D.) Automotive repair shops [includes Standard Industrial Classification (SIC) codes 5013, 7532, 7333,7534, 7537, 7538, and 7539];

    E.) Retail gasoline outlets disturbing greater than 5,000 square feet;

    F.) Restaurants disturbing greater than 5,000 square feet;

    G.) Home subdivisions with 10 or more housing units;

    H.) Parking lots of 5,000 square feet or more or with 25 or more parking spaces and potentially exposed to Urban Runoff; or

    I.) Discharge into the MS4 (aka Municipal Storm Drain System) and disturb an area of one acre or more, or disturb less than one acre, but are part of a larger common plan of development or sale (referred to as Other Development Projects)

If any of the above criteria exist, or at the discretion of the City, a Final WQMP shall be required prior to permit issuance, with Recording of a Covenant, or other approved mechanism, establishing the WQMP as a Public Record that shall apply upon occupancy, and continuing forward, to all future operators/residents of the project. Any

approved design modifications that take place during construction shall be documented and incorporated into the Recorded WQMP Covenant prior to occupancy.

As a project that is building more than 5,000 s.f. of parking lot (H), this project will require a WQMP to be done.

STREET IMPROVEMENTS

51. Street improvements shall be required as specified below. Plans for the construction of the required street improvements shall be designed by a California Registered Engineer and approved by the City Engineer prior to issuance of any permits, or prior to Final Map approval, if there is one. All street construction shall be in conformance with these plans and the City's adopted Road Improvement Standards. Plans shall be approved prior to or concurrent with Final Development Plan approval and construction shall occur prior to occupancy. The developer shall furnish proof that any Sewer and Water Improvement Plans have been reviewed and approved by CVWD. The developer shall furnish proof that the Fire Marshal has approved the Water Plans and Street layout for the project.

A.) **Public Streets**

i. The design of the entry way shall be subject to the approval of the City Engineer.

ii. Until such time as an alternative public storm drain system or street surface drainage system can be completed, this project must accept the responsibility for absorbing the water from the 100 year storm street drainage along the project frontage and the tributary area upstream.

iii. Landscape and irrigation plans for all public street parkways and median islands shall conform to City standards and be submitted for review and approval by the City Engineer and Planning Division. Boulders shall not exceed 15 inches in height within 3 feet of a public street curb. Canopy trees shall be placed a minimum of 10 feet from public street curb and a minimum of 3 from sidewalks. Palm trees shall be placed a minimum of 3 feet from public street curb with a minimum trunk height of 10 feet. Right of way lines shall be shown on the final landscape plan.

iv. Sidewalks shall be of similar width at each connection point and throughout the project. The sidewalk can be curb adjacent or non-curb adjacent. A shift of the drive approach may be needed to avoid utility conflicts. Any utility obstruction shall follow the current ADA standard. No utility box shall be within the ADA ramp area. The drive approach shall follow Detail 211. The curb, gutter, and sidewalk shall follow detail 206.

v. **Provide a right turn pocket with a minimum width of 12 foot, at the drive approach. A sufficient length shall be provided to allow for a safe transition from Highway 111 to the drive approach. Roadway drainage shall be accommodated within the design. An ADA path of travel shall be provided along the widening with any needed ramps. All aspects of the turn pocket, ADA path of travel, and drainage shall be approved by the City Engineer.**

C.) **Private Streets/Parking Lots**

i. Private street and/or parking lot paving shall consist of a minimum of 3" A.C. paving over 4" of compacted Class II aggregate base material. On private streets and parking lots, and as may be required by a condition of approval, decorative concrete or other surfacing materials shall be reviewed by Public Works for conformance to Public Works standards**.**

ii. On private streets and parking lots, non-standard curb and gutter maybe acceptable if the City's standard drainage criteria is satisfied, and the specific non-standard curb and gutter is approved by the Department of Public Works.

iii. The parking lot design and construction shall be completed in accordance with the City of Rancho Mirage standards and codes unless superseded by more stringent requirements from the State or Federal ADA guidelines. Such design shall include demonstration of adequate fire and delivery truck turning movements.

iv. In accordance with Municipal Code 17.26.070(d), all required off-street parking areas shall be designed so that surface water shall not drain over any sidewalks or adjoining parcels.

DEDICATION OF DRAINAGE EASEMENTS

52. All easements for drainage facilities necessary to accommodate the final approved Grading and Drainage Plan shall be offered for dedication to the appropriate serving agency. Such offer shall be incorporated on the Final Map or as required by the City Engineer.

UNDERGROUND UTILITIES REQUIRED

53. All existing or proposed Southern California Edison, Telephone, CATV, or other overhead service facilities, shall be installed underground in accordance with the provisions of Section 12.16 of the Rancho Mirage Municipal Code. The undergrounding installation of all existing or proposed overhead distribution utility lines shall be completed and/or appropriate guarantee arrangements shall be entered into for any structure constructed pursuant to this approval as required by the City Engineer. Such guarantee arrangement shall be approved by the City administrative staff and the City Attorney and shall include the posting of improvement security adequate to secure the periphery of the subject property; and as identified above and as required in Section 12.16 of the Rancho Mirage Municipal Code.

LOCAL AIR QUALITY MANAGEMENT PLAN (LAQMP)

54. The applicant shall prepare a Local Air Quality Management Plan (LAQMP) pursuant to Ordinance No. 855, Municipal Code Chapter 7.01. Said LAQMP shall detail the project's potential impacts upon the air quality of the area and any necessary mitigation measures and shall be submitted to the Public Works Department for review and approval prior to the issuance of the Grading Permit. For ease of preparing a LAQMP, the applicant may

contact the Public Works Department regarding use of the LAQMP worksheet. Projects over 10 acres shall also submit the 8.5"x11" format Dust Control Plan Required by the South Coast Air Quality Management District for review by the City. At the time of payment of the permit fees the developer shall submit a "dust control deposit" of $2,000 per acre plus $20 per 0.01 acre or alternative grading security as approved by the City Engineer.

WATER QUALITY MANAGEMENT PLAN (WQMP)

55. Per the criteria of the Whitewater River Region Storm Water Management Plan (SWMP), subdivisions of 10 or more lots shall submit a Water Quality Management Plan (WQMP) for review prior to approval of the Final Development Permit and/or Final Subdivision Map. (See Appendix H of the SWMP for details.) A Final WQMP shall be required prior to permit issuance, with Recording of a Covenant, or other approved mechanism, establishing the WQMP as a Public Record that shall apply upon occupancy, and continuing forward, to all future operators/residents of the project. Any approved design modifications that take place during construction shall be documented and incorporated into the Recorded WQMP Covenant prior to occupancy.

SWPPP/NOI

56. Prior to issuance of Grading or Building Permits, the Property Owner shall submit the completed Notice of Intent (NOI) form and site plan with the appropriate fee, to the State Water Quality Control Board for the General Construction Activity Storm Water Permit. Proof of submittal shall be given to the City Engineer. The SWPPP promised by the NOI is required to be kept on the project site and may be requested for viewing by the City or Water Quality Control Board personnel. The WDID number issued with the SWPPP shall be put on the Grading Plan.

AS-BUILT PLANS

57. A complete set of "As-Built" Grading, Sewer, Water, Street, Storm Drain, and all other required improvement plans shall be submitted by the engineer of record for review and approval.

PAD CERTIFICATION

58. Prior to release of building permits, an original (wet-signed and wet-stamped) Pad Certification submitted from a Licensed Land Surveyor or Civil Engineer, attesting to the elevation matching the rough grade pad elevation shall be submitted to validate the rough grading completion.

COMPACTION REPORT

59. Prior to the release of building permits, the lot(s) for the building(s) shall have an original (wet-signed and wet-stamped) compaction report submitted from a Geotechnical Engineer attesting to the buildable pad being compacted at least 90% of maximum relative density. If any over-excavation, or slopes steeper than 2:1, are needed for the building pad, a Geotechnical Engineer shall submit a document attesting to the acceptability of this non-standard earthwork in accordance with the recommendations of the preliminary soil report.

JUSTIFICATION OR INFORMATION CONTINUED:

UNDERGROUND UTILITIES REQUIRED

60. All existing or proposed Southern California Edison, General Telephone, CATV, or other overhead service facilities, shall be installed underground in accordance with the provisions of Section 12.16 of the Rancho Mirage Municipal Code. The undergrounding installation of all existing or proposed overhead distribution and transmission utility lines shall be completed and/or appropriate guarantee arrangements shall be entered into for any structure constructed pursuant to this approval as required by the City Engineer. Such guarantee arrangement shall be approved by the City administrative staff and the City Attorney and shall include the posting of improvement security adequate to secure the periphery of the subject property; and as identified above and as required in Section 12.16 of the Rancho Mirage Municipal Code.

IMPROVEMENTS COMPLETED PRIOR TO OCCUPANCY

61. Prior to occupancy, the construction of all required public improvements, including but not limited to sewer, water, curb and gutters, paving to join, storm water drainage facilities, and other required utility improvements shall be completed in accordance with the approved plans.

CVWD LETTER

62. Prior to occupancy, if applicable, a letter from Coachella Valley Water District (CVWD) shall be submitted stating that all the district fees have been paid and all requirements have been met for development. Due to serious drought concerns, the City and CVWD reserve the right to apply water conservation requirements to the project at the time of Final Development Plan approval and prior to permit issuance. Any required changes shall be reviewed ministerially by City staff and by CVWD pursuant to their adopted protocol.

PARCEL MERGER

63. Prior to occupancy, the property owner shall submit a parcel merger application for the three affected parcels in accordance with the municipal code.

BUILDING AND SAFETY

TUMF FEE

64. The applicant shall pay to the Building Division the Transportation Uniform Mitigation Fee in effect at the time the Building Permits are issued.

LICENSE TAX FOR NEW CONSTRUCTION

65. The applicant shall pay to the Building Division the License Tax for New Construction pursuant to Chapter 3.28 of the Municipal Code and Capital Facilities Needs Study to mitigate the impact of the development on said capital facilities.

DEVELOPMENT IMPACT FEES

66. The applicant shall pay the commercial Development Impact Fees as a reasonable and proportional share of the cost of public facilities and infrastructure improvements that serve or will benefit the project in accordance with Chapter 3.29 of the Rancho Mirage Municipal Code.

PAD CERTIFICATION

67. Prior to release of Building Permits, a Pad Certification submitted from a Licensed Land Surveyor or Civil Engineer, attesting to the elevation matching the rough grade pad elevation shall be submitted to validate the rough grading completion.

COMPACTION REPORT

68. Prior to the release of Building Permits, the Lot (s) for the building(s) shall have a compaction report submitted from a Geotechnical Engineer attesting to the buildable pad being compacted at least 90% of maximum relative density. If any over-excavation, or slopes steeper than 2:1, is needed for the building pad, a Geotechnical Engineer shall submit a document attesting to the acceptability of this non-standard earthwork in accordance with the recommendations of the preliminary soil report.

OPERATIONAL FIRE HYDRANT

69. In accordance with the Fire Marshall's directives, Building Permits shall not be issued until an acceptable fire hydrant is operational and active within the required distance of the project.

AUTOMATED EXTERNAL DEFIBRILLATOR

70. The Project shall provide one (1) Automated External Defibrillator (AED) device reasonably distributed in the public areas. The location of the AED's shall be shown on the construction plans, approved by the Building Official and installed prior to occupancy.

CONSTRUCTION AND DEMOLITION DEBRIS PLAN

71. In conformance with Rancho Mirage Municipal Code Chapter 7.07, construction and demolition debris from the project must be diverted from landfill and either recycled or reused to the maximum extent feasible. The applicant shall have prepared a Construction and Demolition Debris Plan (C&D Debris Plan) that shall be submitted to the Planning Division for review and must be approved by the City's Compliance Officer prior to the issuance of any development, building, grading or demolition permit. For ease of preparing the C&D Waste Diversion Plan, the applicant may contact the Planning Division to obtain the outline and format for the Plan.

PERMITS & CLEARANCES

72. The applicant shall provide evidence of permit(s) or clearance(s) from the following agencies:
    - City Engineer
    - County Dept. of Environmental Health
    - Rancho Mirage Planning Division
    - Coachella Valley Water District
    - Burrtec
    - Palm Springs Unified School District
    - Fire Marshal
    - City Attorney

JUSTIFICATION OR INFORMATION CONTINUED:

- SCAQMD
- Southern California Edison

CITY ATTORNEY

73. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this permit approval. The City shall notify the applicant of any claim, action, or proceeding and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action or proceeding, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the city.

74. The applicant shall reimburse the City for any court and attorney's fees which the City may be required to pay as a result of any claim or action brought against the City because of this project. Although the applicant is the real party in interest in an action, the City may, at its sole discretion, participate in the defense of the action, but such participation shall not relieve the permittee of any obligation under this Condition.

75. Pursuant to RMMC Chapter 15.64.280, all public improvements proposed with the Development Plan submittal, or required by the adopted approval Conditions, shall be guaranteed by cash bonds, letters of credit, or other legal instruments acceptable to the City Attorney and City Council.

76. Written authorization must be obtained from any certified, licensed or registered professional who signed the original building plans authorizing the plans to be made available by the City to all subsequent owners upon request (if on file with the City at the time of the request) for use by any subsequent owners solely for the construction, maintenance, operation, and use of the subject building(s) at the project site.

77. In the event that the applicant receives a notice of default from any lender in connection with funds loaned to the applicant for the proposed development, or that any security instrument given by the applicant to any lender is foreclosed upon whether through a trustee's sale or otherwise, or that the applicant files a petition for bankruptcy, the applicant shall immediately notify the City of such notice of default, foreclosure sale, and/or filing of the bankruptcy petition, as the case may be.

78. The current and future property owner(s) shall be responsible for maintaining in compliance with all City standards for the same, the on-site and off-site landscaping and integrated architectural features required by this entitlement. Landscape maintenance shall consist of regular watering mowing, pruning, fertilizing, clearing of debris and weeds, and the removal and replacement of irrigation systems, in compliance with all relevant and applicable provisions of the Rancho Mirage Municipal Code. Integrated architectural features must be kept in a manner which maintains the desirability of the immediate area and neighboring areas and respects the harmonious relationship with existing and adjoining developments. Due regard for preservation of each feature and its intended irrigation with surrounding landscaping, buildings, structures, screening and signs is required. All features must be maintained in a manner commonly accepted by

JUSTIFICATION OR INFORMATION CONTINUED:

professionals who are experts in the care and preservation of each particular type of feature. A covenant to assure continued maintenance of on-site and off-site required landscaping and integrated architectural features by the current and future property owners or other liable entity, consistent with the terms and provisions of this condition of approval, shall be prepared in a format approved by the City Attorney and recorded in the Office of the Riverside County Recorder against all parcels created with this subdivision and any subsequent amendments thereto.

FIRE MARSHAL

79. Adverse Impacts: The proposed project may have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures, traffic and population. The project proponents/developers will be expected to provide for a proportional mitigation to these impacts via capital improvements and/or impact fees.

80. Access: Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, City of Rancho Mirage Municipal Code, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

81. Water: Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, City of Rancho Mirage Municipal and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

EA25-0003 & PDP25-0003 – 69934 Highway 111
Aerial



ATTACHMENT 4

CITY OF RANCHO MIRAGE

Planning Division
69-825 Highway 111
Rancho Mirage, CA 92270
Planning@RanchoMirageCA.gov
(760) 328-2266

PUBLIC HEARING NOTICE

CITY COUNCIL MEETING
Thursday, January 15, 2026 – 1:00 p.m.

Global Wildlife Discovery Museum - Environmental Assessment Case No. EA25-0003 and Preliminary Development Plan Case No. PDP25-0003

Applicant: Prest Vuksic Greenwood Architects

Request: Consideration of a single-story 21,967 square foot museum that will be located south of the Atrium Shopping Center. The project contains three parcels that will be merged into one parcel totaling 6.78 acres. The museum will provide interactive exhibits, virtual habitats, conservation labs, and live educational events. Display areas will include representations of the animals, birds, reptiles, flora, and fauna in their natural environment. The museum will include an outdoor plaza with a fountain, a main parking lot, and an overflow parking lot with separate access from Mirage Cove Drive. The Planning Commission recommended approval on December 11, 2025.

Location: 69934 Highway 111, Rancho Mirage, CA, 92270. Assessor's Parcel Numbers: 689-040-023, 689-040-025, & 689-040-028

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City of Rancho Mirage City Council regarding consideration of the above referenced project, pursuant to Rancho Mirage Municipal Code Title 17. An environmental assessment application was submitted for the subject project, and the determination was made that the project required an initial study. An Initial Study has been prepared to result in the recommendation to adopt a Mitigated Negative Declaration (MND). A Notice of Intent to Adopt a Mitigated Negative Declaration was published in the Desert Sun newspaper on October 12, 2025, and distributed to interested parties. The 30-day public review period for the Draft Mitigated Negative Declaration was from October 13, 2025, to November 12, 2025.

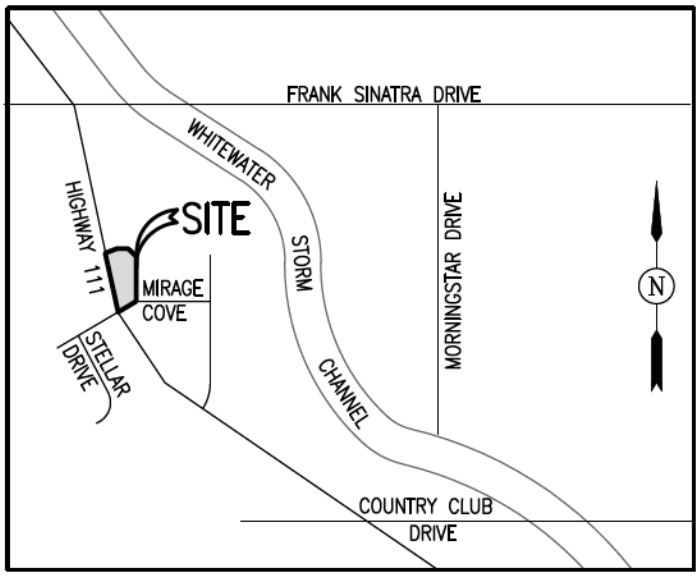
The Public Hearing will be held on Thursday, January 15, 2026, at 1:00 p.m., in the Council Chamber, 69-825 Highway 111, Rancho Mirage, California, at which time and place pertinent testimony will be heard. The file, including all environmental information, is available for public inspection at City Hall, Monday through Friday, between 8 a.m. and

5 p.m., and will be posted on the City's website with the publication of the City Council Agenda, to be posted at least 72 hours prior to the meeting.

Written testimony may be submitted to the City Clerk via email to CityClerk@RanchoMirageCA.gov, or mailed to City of Rancho Mirage, ATTN: City Clerk, 69-825 Highway 111, Rancho Mirage, CA 92270. Written testimony must be received no later than 10:00 a.m. on the day of the hearing to be considered by the City Council.

GOVERNMENT CODE § 65009 NOTICE: If you challenge this proposed activity in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Council sufficiently prior to the Public Hearing to enable its consideration by them.

Vicinity Map – Not to Scale



Global Wildlife Discovery Museum

Initial Study/Mitigated Negative Declaration

Lead Agency:

City of Rancho Mirage

69-825 Highway 111

Rancho Mirage, California 92270

Prepared by:

Terra Nova Planning & Research, Inc.

42635 Melanie Place, Suite 101

Palm Desert, California 92211

August, 2025

ENVIRONMENTAL INITIAL STUDY
Global Wildlife Discovery Museum

Project Title:	Global Wildlife Discovery Museum
City Project No:	Environmental Assessment Case No. EA25-0003 and Preliminary Development Plan PDP25-0003
Lead Agency Name and Address:	City of Rancho Mirage 69-825 Highway 111 Rancho Mirage, California 92270 Phone: (760) 328-2266
Applicant:	Nicole Williams, Prest Vuksic Greenwood Architects
Contact Person:	Lezlee Perez, Assistant Planner
Phone Number:	(760) 328-2266 EXT 257
Project Location:	69934 California Highway 111,
Accessor Parcel Number:	689-040-023, 689-040-025, & 689-040-028
General Plan Designation:	General Commercial (C-G)
Zoning Designation:	General Commercial (C-G)

TABLE OF CONTENTS

ENVIRONMENTAL INITIAL STUDY 2
Global Wildlife Discovery Museum 2
CHAPTER 1: PROJECT DESCRIPTION 7
Project Location 7
Access and Parking 7
Utilities 7
Environmental Setting and Surrounding Land Uses 8
Other public agencies whose approval is required. 8
CHAPTER 2: ENVIRONMENTAL ANALYSIS AND DETERMINATION 17
Determination: 19
1.1 Setting 20
1.2 Discussion of Impacts: 21
1.3 Mitigation Measures: 23
2 - Agriculture and Forestry Resources 24
2.1 Setting 24
2.2 Discussion of Impacts: 25
2.3 Mitigation Measures: 25
3 - Air Quality 26
3.1 Setting 26
3.2 Discussion of Impacts: 29
3.3 Mitigation Measures: 34
4 - Biological Resources 35
4.1 Setting 36
4.2 Discussion of Impacts: 37
4.3 Mitigation Measures: 41
5 - Cultural Resources 43
5.1 Setting 43
5.2 Discussion of Impacts: 47
5.3 Mitigation Measures: 48
6 - Energy 49
6.1 Setting 49
6.2 Discussion of Impacts: 51
6.3 Mitigation Measures: 55

7 - Geology and Soils 56
7.1 Setting 57
7.2 Discussion of Impacts: 59
7.3 Mitigation Measures: 61
Mitigation Monitoring: 62
8 – Greenhouse Gas Emissions 63
8.1 Setting 63
8.2 Discussion of Impacts: 65
8.3 Mitigation Measures: 66
9 - Hazards and Hazardous Materials 67
9.1 Setting 68
9.2 Discussion of Impacts: 68
9.3 Mitigation Measures: 70
10 - Hydrology and Water Quality 71
10.1 Setting 72
10.2 Discussion of Impacts: 74
10.3 Mitigation Measures: 78
11 - Land Use and Planning 79
11.1 Setting 79
11.2 Discussion of Impacts: 79
11.3 Mitigation Measures: 80
12 - Mineral Resources 81
12.1 Setting 81
12.3 Mitigation Measures: 81
13 - Noise 82
13.1 Setting 82
13.2 Discussion of Impacts: 84
13.3 Mitigation Measures: 89
14 - Population and Housing 90
14.1 Setting 90
14.2 Discussion of Impacts: 90
14.3 Mitigation Measures: 91
15 - Public Services 92
15.1 Setting 92
15.2 Discussion of Impacts: 93

15.3 Mitigation Measures: None required. 94
16 - Recreation 95
16.1 Setting 95
16.2 Discussion of Impacts: 95
16.3 Mitigation Measures 96
17 - Transportation 97
17.1 Setting 97
17.2 Discussion of Impacts: 98
17.3 Mitigation Measures: 99
18 - Tribal Cultural Resources 100
18.1 Setting 100
18.2 Discussion of Impacts: 102
18.3 Mitigation Measures: 103
19 - Utilities and Service Systems 104
19.1 Setting 104
19.2 Discussion of Impacts: 105
19.3 Mitigation Measures: 109
20 - Wildfire 110
20.1 Setting 110
20.2 Discussion of Impacts: 111
20.3 Mitigation Measures: 112
21 - Mandatory Findings of Significance 113
21.1 Discussion of Impacts: 113
Chapter 3: References 119
Chapter 4: Appendices 123
Chapter 5: Report Preparers 123

TABLES

Table 1 Ambient Air Quality Criteria Pollutants and Health Impacts 27
Table 2 South Coast AQMD Air Quality Significance Thresholds 28
Table 3 Project Land Use Assumptions for CalEEMod 29
Table 4 Maximum Daily Construction-Related Emissions (pounds per day) 31
Table 5 Maximum Daily Operational-Related Emissions (pounds per day) 31
Table 6 Localized Significance Thresholds Emissions (pounds per day) 33
Table 7 Special Status Species Potentially Occurring on the Project Site 38

Table 8 RMEA 2019 Power Content and 2022 SCE Power Content 49
Table 9 Project Construction Equipment Fuel Consumption Estimates 51
Table 10 Construction Worker Fuel Consumption Estimates 52
Table 11 Project Operational Annual Electricity Consumption 54
Table 12 Description of Major Greenhouse Gases 63
Table 13 Projected GHG Emission Summary (Metric Tons per Year) 66
Table 14 Project Operational Water Demand 75
Table 15 Project Operational Wastewater Generation 76
Table 16 Human Response to Groundborne Vibration 84
Table 17 Operational and Construction Noise Standards 85
Table 18 Hillside Excavation Reference Noise Levels for Construction Equipment 86
Table 19 Hillside Excavation Construction Reference Noise Levels 87
Table 20 Hillside Excavation Construction Noise Impacts on Four Receiver Locations 87
Table 21 Project Daily Trip Generation 98
Table 22 Project Operational Water Demand 106
Table 23 Project Operational Wastewater Demand 107
Table 24 Project Estimated Solid Waste Generation 108
Table 25 Mitigation Monitoring and Reporting Program 116

EXHIBITS

Exhibit 1 Regional Location Map 9
Exhibit 2 Project Vicinity Map 10
Exhibit 3 Aerial View of the Project Parcels 11
Exhibit 4 Project Site Plan – Museum and Parking Lot 12
Exhibit 5 Project Site Plan – Overflow Parking Lot 13
Exhibit 6 Elevations 14
Exhibit 7 Preliminary Landscape Plan 15
Exhibit 8 Noise Receiver Locations and Distances 16

CHAPTER 1: PROJECT DESCRIPTION

Project Description

The Proposed Global Wildlife Discovery Museum (Project) is a 21,967 square-foot (sf) museum facility sited on three parcels in the south portion of the Atrium Center on State Highway 111. In total, the parcels (689-040-023, 689-040-025, 689-040-028) encompass 6.78 acres including a rock outcrop that rises 100± feet to an elevation of 370 feet.

Global Wildlife Discovery Museum will include an exhibit building with a lobby, a coffee shop, a gift shop, storage spaces, office spaces, restrooms, an outdoor plaza with a fountain, a main parking lot and an overflow parking lot with a separate access from Mirage Cove Drive. Please see Exhibits 1 – 7.

Project Location

The Project site is located on the east side of Highway 111, north of Mirage Cove Drive, south of Braemar Drive, and west of Golden State Lane. Formally, the Project site is within the East ½ of Section 3, Township 5 South, Range 5 East, San Bernardino Principal Meridian.

Access and Parking

Driveway access to the Project site is from an existing entrance to the Atrium Center from Highway 111 and would permit westbound traffic to enter the Project site and restrict outbound traffic to a right-turn only. A signalized access into the Atrium center is located 290 feet north of the Project driveway allowing both right and left turning onto Highway 111 and is easily accessible from the Project site.

The improved museum parking lot directly in front of the facility includes 89 parking spaces. Additionally, 16 spaces for buses and overflow parking are planned for APN 689-040-028 at the south end of the Project site with access from Mirage Cove Drive, where visitors would traverse a 480-foot-long walking path to reach the museum.

Existing Site Conditions

Utilities

In the City of Rancho Mirage, the utility services are delivered by the following providers:

Domestic Water Service: Coachella Valley Water District (CVWD)

Wastewater Service: Coachella Valley Water District (CVWD)

Solid Waste Service: Burrtec Waste and Recycling Services

Electricity Service: Southern California Edison (SCE)

Natural Gas: Southern California Gas Company (SoCalGas)

Telecommunication: Frontier Fiber, Spectrum, Verizon, others

Cable: Spectrum

Environmental Setting and Surrounding Land Uses

The Proposed Museum is consistent with the Project site's General Commercial land use designation which allows for a wide variety of uses ranging from commercial centers to specialty retail shops. Encompassing 6.78 acres, the Project site contains three currently vacant in-fill parcels. The largest of the three parcels (APN 689-040-023) comprises 5.48 acres, however, only 2.27 acres are able to be developed due a rock outcrop that occupies 3.21 acres. This parcel had been previously developed and was the site of the historic 1978 Chart House Restaurant, which was demolished in 2013 due damage from a fire in 2012. North of this parcel is APN 689-040-025, which contains 0.37 acres of vacant land and abuts the Atrium Center parking lot further north. South of parcel -023 is APN 689-040-028, which contains 0.93 acres and is bounded by Mirage Cove Drive along the southern edge.

Excepting the rocky hillside on the east side of the Project site, the terrain is mostly flat and consists of an aging parking lot and compacted, graded soils; the flat portions of the Project site are fully disturbed. Approximately 16 mature California fan palms and a several Mexican fan palms are scattered throughout the site both at the toe of the hill and within the Highway 111 parkway.

North: The Atrium Center shopping center and High Density Residential development.

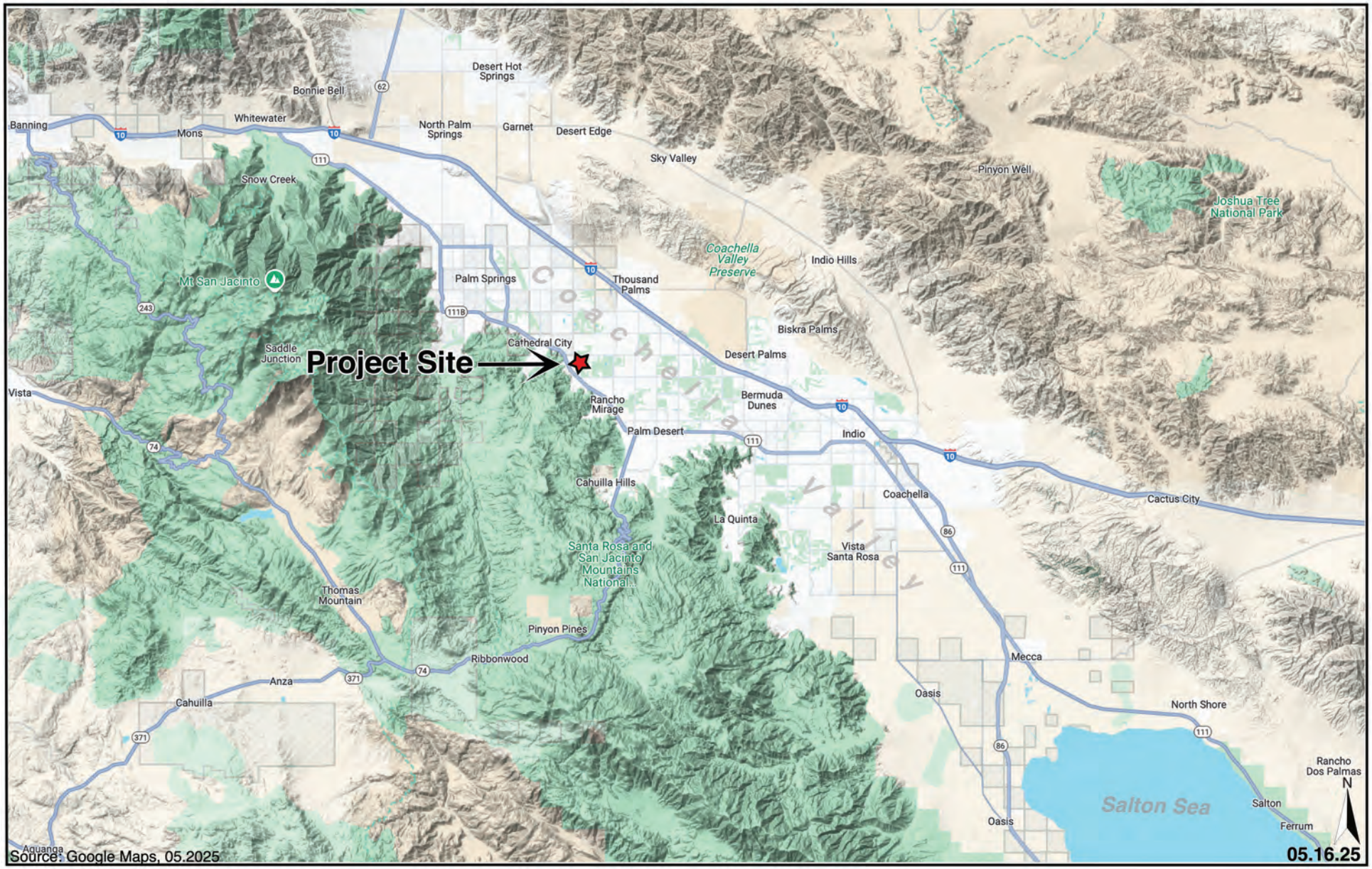
East: High Density Residential and Mobile Home Park development.

South: Mirage Cove Drive followed by one vacant undeveloped parcel.

West: Highway 111 followed by vacant, undeveloped land.

Other public agencies whose approval is required.

None



TERRA NOVA®
PLANNING & RESEARCH, INC.

Regional Location Map
Global Wildlife Discovery Museum
Rancho Mirage, California

Exhibit
1



TERRA NOVA®
PLANNING & RESEARCH, INC.

Project Vicinity Map
Global Wildlife Discovery Museum
Rancho Mirage, California

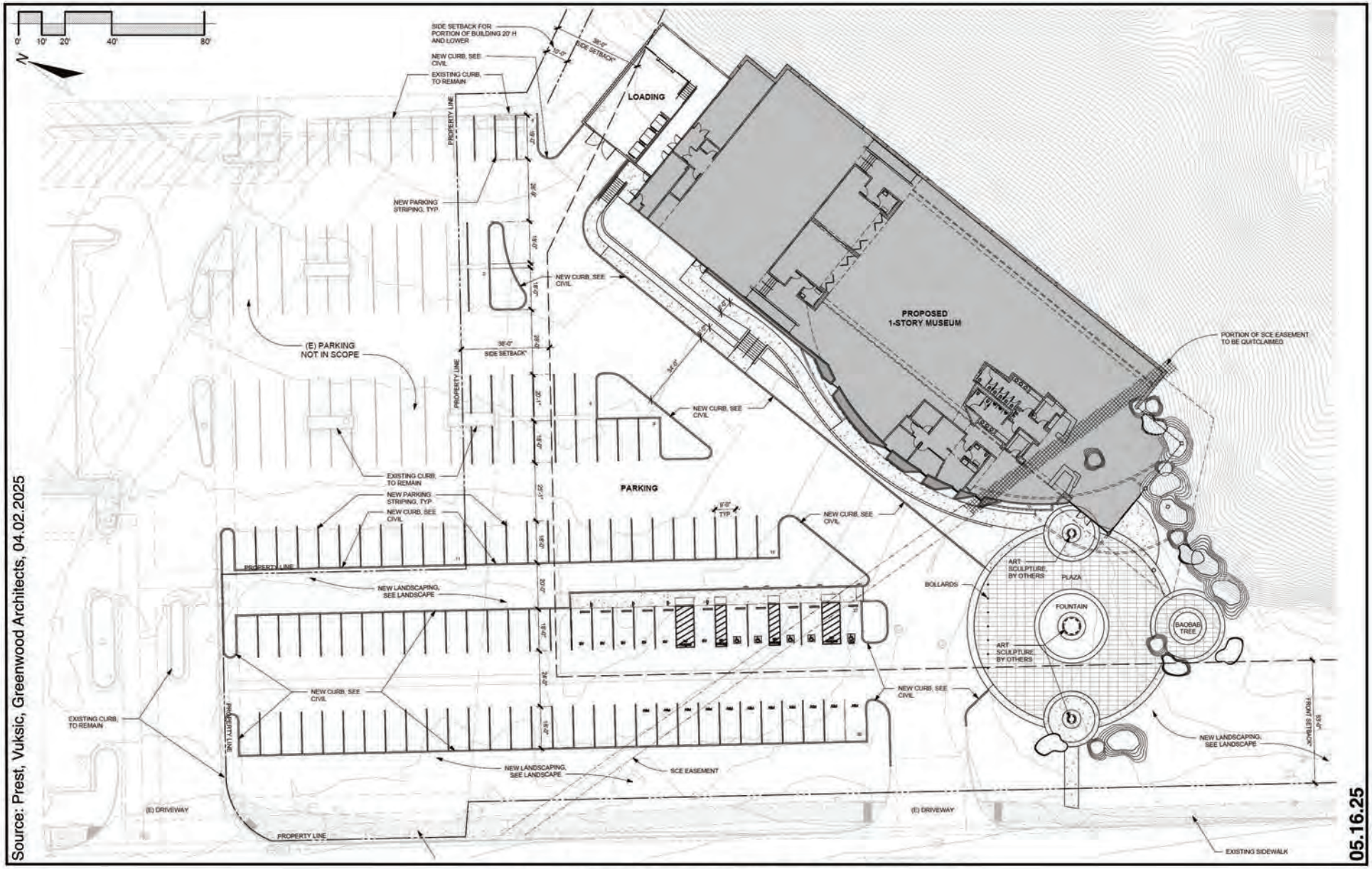
Exhibit
2



TERRA NOVA®
PLANNING & RESEARCH, INC.

Aerial View of the Project Parcels
Global Wildlife Discovery Museum
Rancho Mirage, California

Exhibit
3



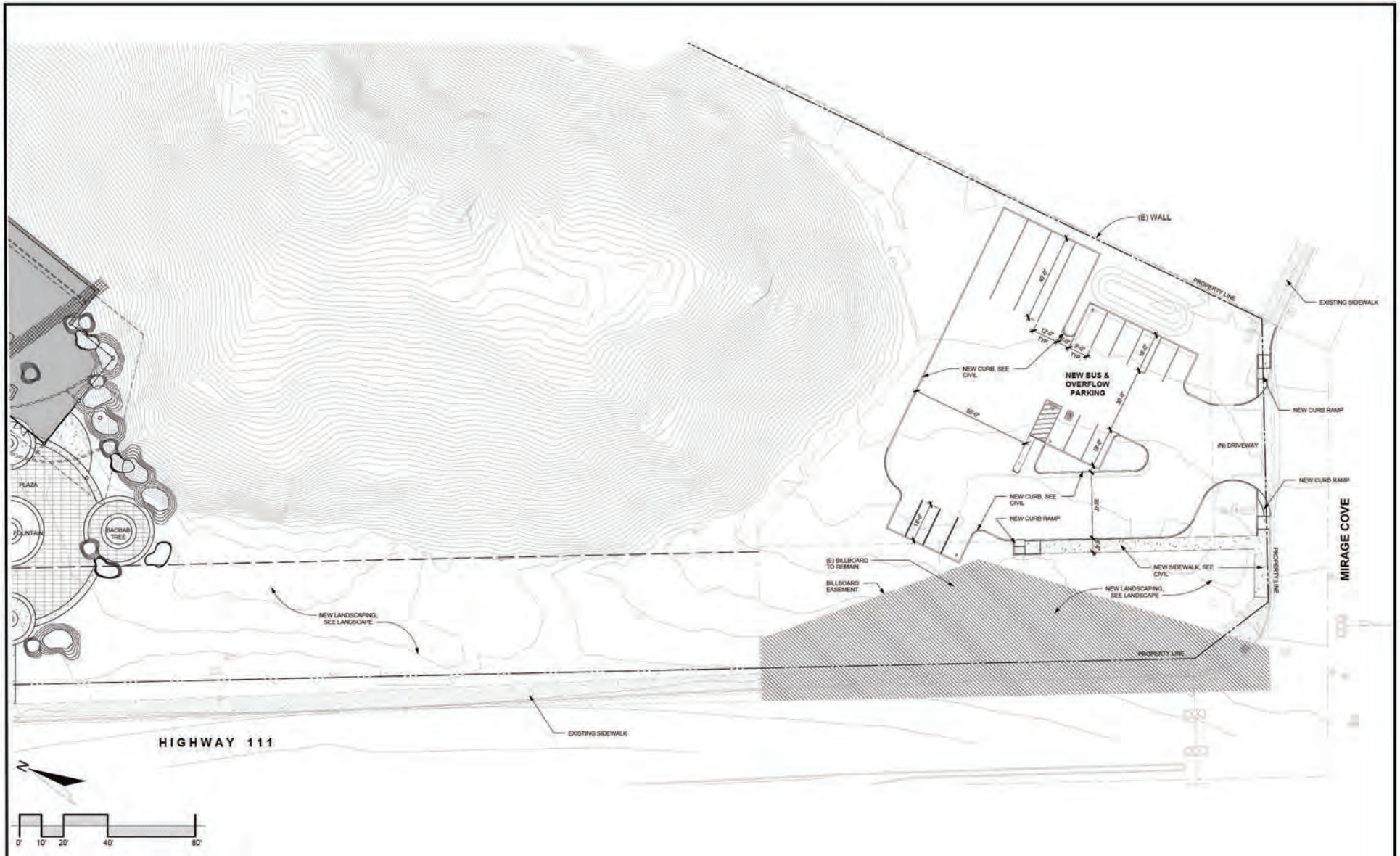
Source: Prest, Vuksic, Greenwood Architects, 04.02.2025

05.16.25

TERRA NOVA®
PLANNING & RESEARCH, INC.

Project Site Plan - Museum and Parking Lot
Global Wildlife Discovery Museum
Rancho Mirage, California

Exhibit
4



Source: Prest, Vuksic, Greenwood Architects, 04.02.2025

05.16.25

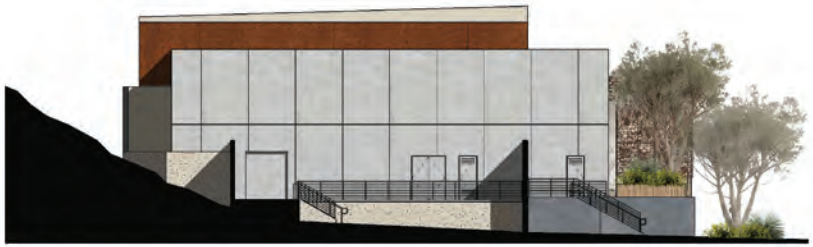
TERRA NOVA®
PLANNING & RESEARCH, INC.

Project Site Plan - Overflow Parking Lot
Global Wildlife Discovery Museum
Rancho Mirage, California

Exhibit
5



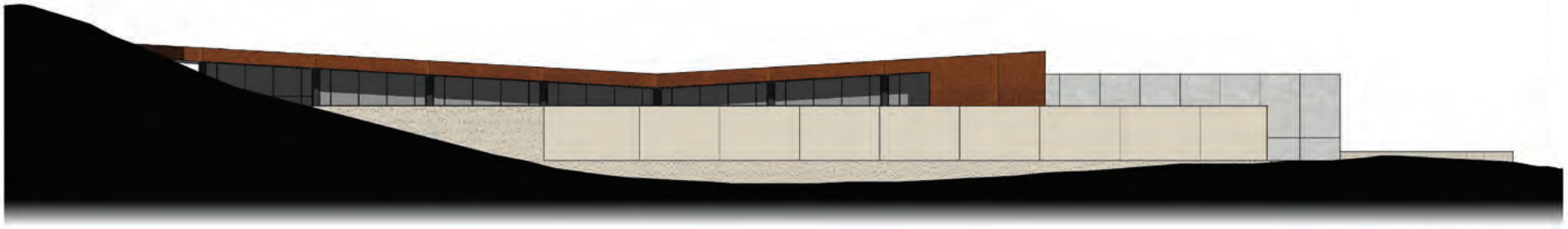
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

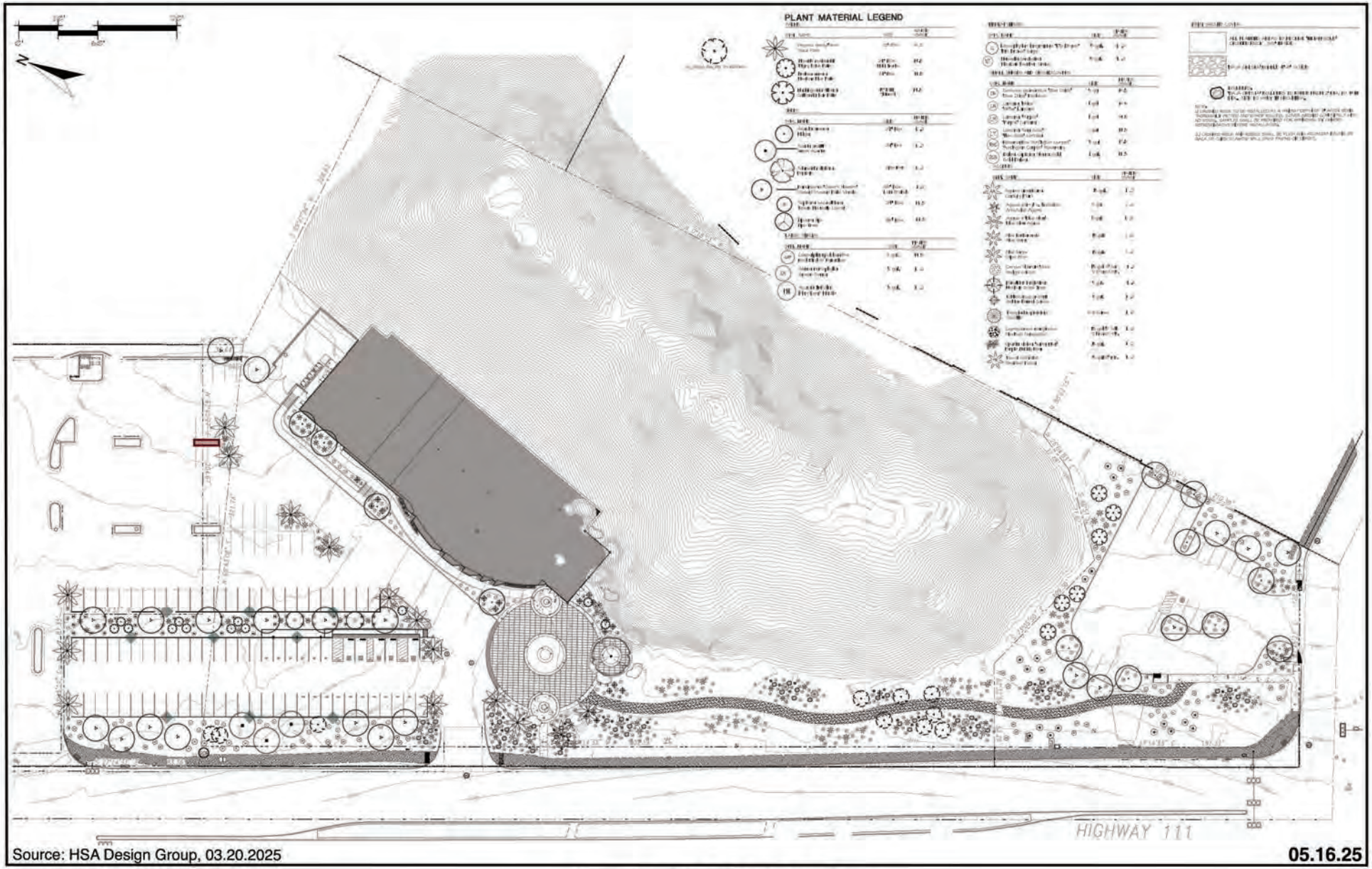
Source: Prest, Vuksic, Greenwood Architects, 04.02.2025

05.16.25

TERRA NOVA®
PLANNING & RESEARCH, INC.

Elevations
Global Wildlife Discovery Museum
Rancho Mirage, California

Exhibit
6



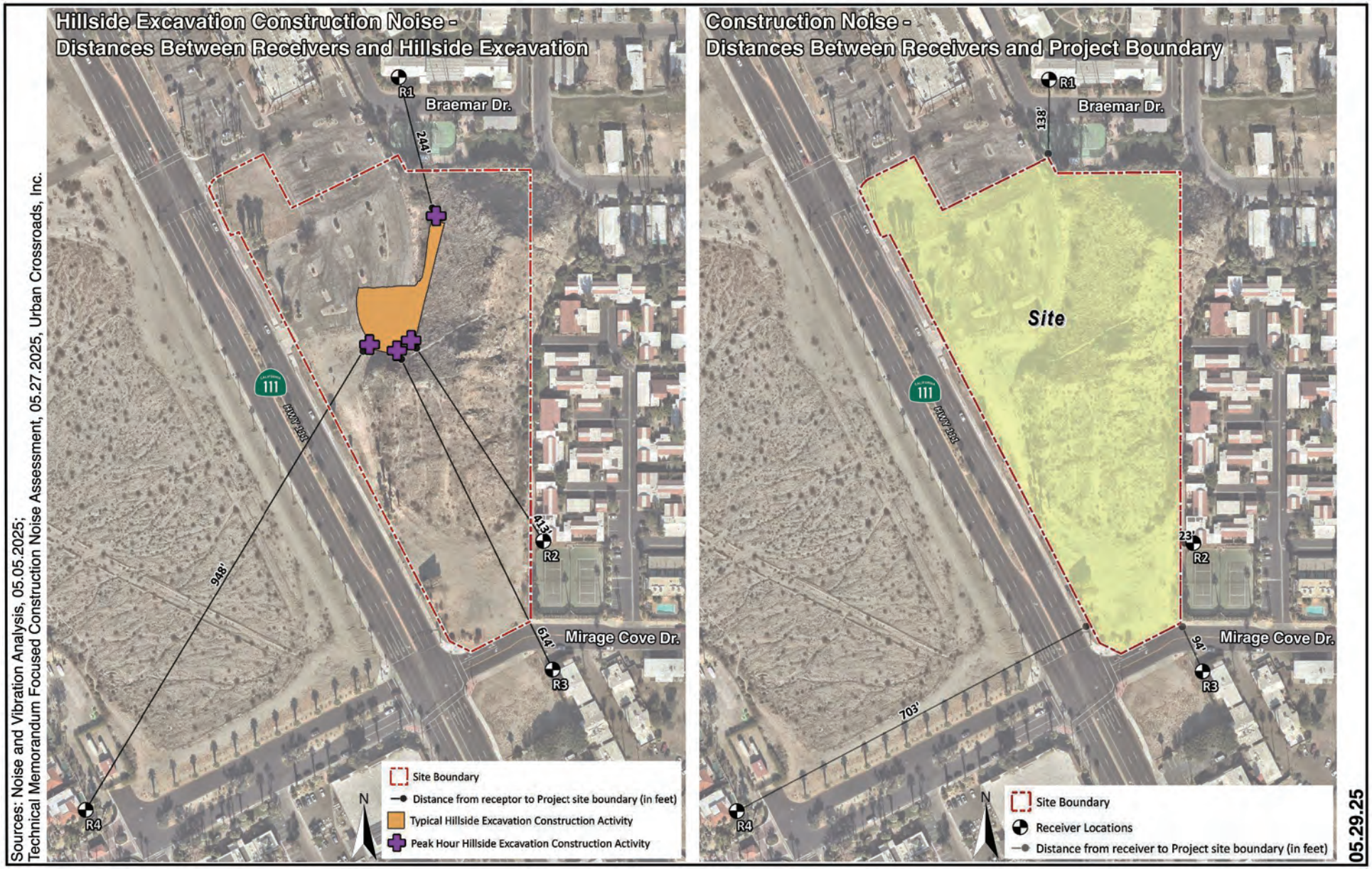
Source: HSA Design Group, 03.20.2025

05.16.25

TERRA NOVA®
PLANNING & RESEARCH, INC.

Preliminary Landscape Plan
Global Wildlife Discovery Museum
Rancho Mirage, California

Exhibit
7



Sources: Noise and Vibration Analysis, 05.05.2025;
Technical Memorandum Focused Construction Noise Assessment, 05.27.2025, Urban Crossroads, Inc.

TERRA NOVA®
PLANNING & RESEARCH, INC.

Noise Receiver Locations and Distances
Global Wildlife Discovery Museum
Rancho Mirage, California

Exhibit
8

CHAPTER 2: ENVIRONMENTAL ANALYSIS AND DETERMINATION

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology / Soils	☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials
☐ Hydrology / Water Quality	☐ Land Use / Planning	☐ Mineral Resources
☐ Noise	☐ Population / Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☐ Utilities / Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance

Evaluation of Environmental Impacts:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

a) Earlier Analysis Used. Identify and state where they are available for review.

b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify: a) the significance criteria or threshold, if any, used to evaluate each question; and b) the mitigation measure identified, if any, to reduce the impact to less than significance.

Determination: (To be completed by the Lead Agency) On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Lezlee Perez, Assistant Planner
City of Rancho Mirage

10/07/2025
Date:

Environmental Checklist and Discussion:

The following checklist evaluates the Proposed Project's potential adverse impacts. For those environmental topics for which a potential adverse impact may exist, a discussion of the existing site environment related to the topic is presented followed by an analysis of the Project's potential adverse impacts. When the Project does not have any potential for adverse impacts for an environmental topic, the reasons why there are no potential adverse impacts are described.

1 - Aesthetics

AESTHETICS -- Would the project**:**	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Sources: City of Rancho Mirage General Plan 2017 Update, Land Use Element, City Wide Land Uses, p. 16, November 17, 2017; City of Rancho Mirage Code of Ordinances §17.10.020; Global Wildlife Discovery Museum Site Plan.

1.1 Setting

The City of Rancho Mirage encompasses 24.8 square miles extending from the Interstate 10 freeway on the north to the Santa Rosa Mountains foothills on the south. The predominant land uses throughout Rancho Mirage consist of residential communities, desert resort and recreational uses including hotels, restaurants, and golf courses, commercial and retail centers, and regional

medical facilities. Of high importance to the City is the preservation of the natural desert environment. In-fill development is heavily encouraged along with low-impact, high-quality design standards that preserve scenic viewsheds.[1]

The Proposed 22,000± square-foot Global Wildlife Discovery Museum and parking lot would be sited on a General Commercial (C-G) in-fill lot along Highway 111 between Frank Sinatra Drive to the north and Mirage Cove Drive to the south. Surrounded by existing General Commercial (C-G) land uses, High Density Residential, and Mobile Home Park. The Project site would be consistent with the City's goals of encouraging high-quality commercial development on an in-fill lot in the midst of existing General Commercial (C-G) land uses. The existing parking lot on the site would be reconstructed and expanded across the adjoining 0.37-acre parcel (APN 689-040-025). The graded barren portion of the Project site closest to the west edge of the rock outcrop would contain the Museum building, very similar to the way the earlier restaurant was situated on the site. The proposed single structure would not exceed 34 feet. The proposed building design incorporates the rock outcrop and requires removal of a small portion of the adjoining hillside, which was previously modified to accommodate the previous restaurant.

1.2 Discussion of Impacts:

a) LESS THAN SIGNIFICANT IMPACT:

As noted above, the Project site includes a 100±-foot hill, an outlying spur of the foothills to the west, which serves as a backdrop for the developable portion of the site. Currently, westbound travelers on Highway 111 have distant, low-lying views across the Atrium development of the San Bernardino Mountains and Mt. San Gorgonio. If constructed, the proposed project would impact these views to the same degree as the previous restaurant did. These northwest views are not prominent for travelers and proposed project construction and landscaping are not expected to result in a substantial adverse impact on this viewshed.

The view across the Project site for eastbound Highway 111 travelers is dominated by the remnant hill on the Project site, which will rise approximately 65 feet above the top of the proposed museum building. The on-site elevated terrain also shields the development portion of the site from viewsheds enjoyed by residents to the east and northeast. The Project will not affect views of the surrounding mountains enjoyed by surrounding land uses.

Scenic vista views of the mountains from the rest of the Atrium Center north of the Project site would not be impacted, nor would views from existing commercial development to the south and southwest. Likewise, easterly scenic vistas of the Little San Bernardino Mountains would not be impacted by the Project, siting of the museum at the base of the rock outcrop backdrop. Project impacts to scenic vistas would be less than significant.

b) LESS THAN SIGNIFICANT IMPACT:

The existing elevated terrain and parkway and other landscaping are valuable scenic resources that enhance the scenic experience for travelers and others in the area. Substantial damage to scenic resources such as trees, rock outcroppings, and historic buildings within a state scenic highway would qualify as a significant impact. The Proposed

[1] City of Rancho Mirage General Plan 2017 Update, Land Use Element, City Wide Land Uses, p. 16, November 17, 2017.

Project is located on the east side of State Highway 111, which is an eligible state scenic highway, but has not been officially designated as such. While it does not contain historic buildings, the site does contain an isolated rock outcropping that stands 100± feet above the surrounding terrain. The site and adjoining parkway include approximately 20± mature California and Mexican fan palms, some of which may be lost or relocated within the site. Natural vegetation skirting the tow of slope of the on-site hill will be partially disturbed. The proposed landscape plan will introduce a variety of native and drought tolerant landscape material that will enhance the scenic resources of the site and will more than off-set the loss of existing vegetation.

The site plan proposes to situate the Museum building on the flat terrain adjacent to the base of west-facing side of the rock outcrop and incorporate the lower portion of the hillside into the eastside/backside of the building. This similar to the manner in which the previous restaurant was situated on the site. Construction of the proposed building will require the removal of a 220 feet long section of the rock outcrop up to a height of 19 feet high and up to 40 feet deep into the hillside. As noted on the Project preliminary grading plan (see Exhibit 6, Hillside Demolition Site Plan), the area of hillside removal would accommodate and be blocked by the new building that would abut this portion of the hillside. Most of the proposed hillside modifications would be shielded from view and, therefore, impacts to these scenic resources would be less than significant**.**

The adjoining segment of Highway 111 is a state-eligible scenic highway but has not been so designated. Therefore, the proposed project would not affect scenic resources along a state scenic highway. While the Project site once harbored a restaurant that was designated a historic resource by the City Council based on its architectural significance, this structure was destroyed by fire in 2012 and was subsequently removed. There are no other structures of historic significance that would be impacted by the proposed project.

In summary, the Project will not substantially damage scenic resources, including limited trees, rock outcroppings, and historic buildings within a state scenic highway. Impacts will be less than significant.

c) LESS THAN SIGNIFICANT IMPACT:

The Project is proposed for and complies with the General Commercial (C-G) land use designation along a major transportation corridor. At buildout, the Project will provide a Museum space of 21,967 sf with accompanying offices, a gift shop, a small café and a “flex space” in a one-story structure tucked against an existing 100-foot-tall rocky hillside. This development would comply with the City’s required development standards including appropriate setbacks, lighting and landscape design and architectural design. As mentioned above, the Museum will obstruct views of the proposed modifications to the hillside and leave the upper portion of the hillside undisturbed.

According to the City’s height standards, one-story buildings should be no higher than 20 feet from the finished grade to the highest point of the structure excluding chimneys and vents. An exception may be granted by the City if the setback is increased by a minimum distance of two feet for each foot of height exceedance. The additional setback applies to

the portion of the building that is taller than 20 feet.[2] The Proposed Museum building height reaches a height of 34 feet and appropriate additional setback allowances from the street and the north side are included in the Project site plan (see Exhibit 4).

The building materials for the Museum would incorporate neutral beige and gray concrete, and a dark rust color faux metal accent along the roofline. Dark glass windows would be visible from the front side at the south end around the south-facing wall. Across the front of the building decorative elements include a light gray/beige-toned wildlife mural next to a wall composed of beige-toned rock veneer supporting a dark brown laser-cut mesh aluminum sheet (see the Elevations Exhibit 6). The building design and decorative elements would deviate somewhat from the surrounding existing commercial and public buildings, but the color palette, the design element, and accompanying landscape design align with the aesthetic of the surrounding mountain hillsides that occur on the Project site and across Highway 111. Furthermore, the long roofline would not obstruct the rock outcrop directly behind the building, and as the building is tucked up against the rock outcrop, it would not interfere with views of surrounding vistas. The Project will not degrade the existing visual character or quality of public views. Impacts to the existing visual character and quality of public view will be less than significant.

d) LESS THAN SIGNIFICANT IMPACT:

Pursuant to the City's Ordinance Codes, §17.18.050 and § 17.26.120, exterior lighting, including security lighting, must be energy efficient and either recessed or shielded such that light, glare and reflection are directed downward and away from neighboring properties. All light fixtures should appropriately serve the immediate purpose and not emit light, glare, or reflection beyond the project's boundaries. Exterior lighting for the Proposed Project is subject to approval by the City prior to construction. Should the Museum require operation during the evening hours, light emanating from the interior would be largely shielded by the decorative wall positioned along the front side of the building. Light emanating from the back windows would be shielded by the rock outcrop directly behind the building. Adherence to the City's lighting ordinance codes would ensure that potential impacts resulting from lighting or glare would be less than significant.

1.3 Mitigation Measures: None required.

[2] City of Rancho Mirage Code of Ordinances, §17.20.100 General Property and Use Standards, January 2006.

2 - Agriculture and Forestry Resources

AGRICULTURE AND FORESTRY RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of forest land, timberland, or timberland zoned Timberland Production?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒

Sources: City of Rancho Mirage General Plan 2017 Update, November 17, 2017; City of Rancho Mirage Land Use and Zoning Map, August 2013; California Department of Conservation Farmland Mapping and Monitoring Program (accessed April 2025).

2.1 Setting

The City of Rancho Mirage contains no commercial agricultural uses but historically attracted date farmers during the mid-20th Century. These scattered date farms/gardens were converted to residential subdivisions and other development. Today, there are no lands designated for either agricultural, forestry, or timberland production use in the City and in City's Sphere of Influence.

The California Important Farmland Finder designates much of Rancho Mirage, the Project site included, as "Urban and Built-Up Land."[3]

2.2 Discussion of Impacts:

a-e) NO IMPACT:

Conversion of Farmland: The California Department of Conservation provides a mapping tool, the Important Farmland Finder, to identify significant or important agricultural lands throughout the state. The City of Rancho Mirage does not contain any farmland of any category including Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The Project site and surrounding properties are categorized as Urban and Built-Up Land. The Project would not convert any farmland or result in the loss of any farmland. No impact to farmland would occur.

Williamson Act: The Project site is zoned for General Commercial development and is not under, nor has ever been under, a Williamson Act contract. Therefore, the Proposed development would not conflict with any agricultural designation. No impact to lands under a Williamson Act contract would occur.

Conflict with Forest or Timberland Production: Neither the General Plan nor the Land Use and Zoning map for Rancho Mirage includes any Forestry or Forest Production designations. The Project site is located 270 feet above sea level in the Sonoran Desert ecological region where summer temperatures can exceed 120º Fahrenheit and receives an average annual rainfall of three inches. As such, there would be no conversion of timberland zones and no impacts are expected.

Loss of Forest Land: As noted, the City has no Forestry or Forest Production designations or areas. There are no forests in the City or surrounding Sphere. Therefore, the Project would not impact or cause the loss of any forest lands.

Other Changes in the Existing Environment: Buildout of the Project includes a Museum and parking area on a lot that is surrounded by existing urban uses and on a site that was previously developed. As the City does not contain any agricultural lands, the Project would not impact any agricultural uses.

2.3 Mitigation Measures: None required.

[3] California Department of Conservation, California Important Farmland Finder, accessed April 24, 2025, https://maps.conservation.ca.gov/dlrp/ciff/.

3 - Air Quality

AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Sources: CalEEMod Version 2022.1; City of Rancho Mirage General Plan 2017 Update, Land Use Element, November 16, 2017; EPA Greenbook; South Coast AQMD CEQA Handbook (1993), updated March 2023; SCAQMD Final 2022 Air Quality Management Plan, December 2022.

3.1 Setting

The state of California is divided into fifteen air basins, each defined by local topography, climate, and regional air quality issues. The City of Rancho Mirage occurs within the Coachella Valley Planning Area, which is an air quality management district (AQMD) subregion within the topographic boundary of the Salton Sea Air Basin (SSAB). The SSAB encompasses all of Imperial County and the central portion of Riverside County, where the Coachella Valley and the City are located.



Source: South Coast Air Quality Management District, Draft Final 2022

In the State of California, there are 35 air quality regulatory agencies that establish emission thresholds and monitor air quality the air basins. The South Coast Air Quality Management District (SCAQMD) is the regulatory agency that controls and monitors emissions from stationary sources within most of Riverside County, portions of San Bernardino County and Los Angeles County,

and all of Orange County. The SCAQMD monitors emissions via 37 permanent monitoring stations, conducts inspections, and drafts air quality management plans to guide governments and businesses in reducing emissions. The Coachella Valley Planning Area is subject to the 2022 SCAQMD Air Quality Management Plan. Three local monitoring stations in Palm Springs, Indio, and Mecca provide daily and annual emissions data throughout the Coachella Valley.

National ambient air quality standards (NAAQS) are a set of emissions thresholds designed to protect human health and environmental factors. An ambient air quality standard specifies the maximum amount of a pollutant that can be present in the air during a specific period of time and not cause harmful effects on the most sensitive members of the community and natural resources. If that pollutant's concentration in the air is at or below the threshold, then the area is said to be in attainment, while non-attainment areas experience pollution levels above the AAQS thresholds.

According to the Environmental Protection Agency, the Coachella Valley Planning Area is classified as a nonattainment zone for ozone (O_3) and particulate matter (PM_{10}). Ozone pollution in the Coachella Valley Planning Area can be traced primarily to the flow of photochemical smog contaminants from the South Coast Air Basin to the west. High levels of PM_{10} pollution result from the arid environment, the ubiquitous presence of sand and dust combined with agricultural activity concentrated in the southeastern end of the Coachella Valley. Due to this nonattainment status, the Coachella Valley Planning Area is subject to the 2003 Coachella Valley PM_{10} State Implementation Plan (CV PM_{10} SIP), in order to bring the Planning Area into compliance with the NAAQS PM_{10} threshold.

Ambient air quality standards for the SCAQMD are subject to federal NAAQS guidelines, as well as state guidelines referred to as California Ambient Air Quality Standards (CAAQS). Each set of AAQS focuses on certain criteria pollutants which together include the following list of pollutants. Table 1 explains properties of each criteria pollutant.

Table 1
Ambient Air Quality Criteria Pollutants and Health Impacts

Criteria Pollutant	Emissions Sources	Health Effects
Oxides of Nitrogen (NO_x)	A yellow-brown colored gas that forms when nitric oxide, emitted primarily from burning of petroleum gas, combines with atmospheric oxygen.	- Lung damage - Breathing difficulties
Reactive/Volatile Organic Compounds (ROG/VOC)	Primary pollutants that form secondary pollutants such as Ozone, or photochemical smog, when they react with ultraviolet sunlight in the atmosphere.	- Eye, nose and throat irritation - Headaches - Dizziness, fatigue - Allergic skin reaction
Ozone (O_3)	A secondary pollutant resulting from hydrocarbons and oxides of nitrogen, emitted by cars, solvents, factories and pesticides, reacting in the presence of sunlight.	- Difficulty breathing, chest pains, aggravate lung diseases such as asthma, emphysema, and chronic bronchitis. - Shortness of breath, coughing, and lung damage with prolonged and chronic exposure.

Table 1
Ambient Air Quality Criteria Pollutants and Health Impacts

Criteria Pollutant	Emissions Sources	Health Effects
Particulate Matter (PM_{10}) and Fine Particulate Matter ($PM_{2.5}$)	Fugitive dust particles with a width of 10 microns down to 2.5 microns. Emitted from construction activity, vehicles driving on unpaved roads, industrial smokestacks, wildfires. Particles may occur as liquids or solids.	- Cause damage to the respiratory system. - Aggravate respiratory illnesses. - Symptoms: Coughing, asthma, heart attacks, premature death.
Oxides of Sulfur (SO_x)	Colorless and pungent gas emitted from coal and oil power plants, refineries, and diesel engines.	- Irritates eyes, nose, and airways. - Causes shortness of breath, tightness of chest. - Asthma patients are at high risk of developing more severe issues.
Carbon Monoxide (CO)	Colorless and odorless gas emitted from the incomplete combustion of all fossil fuels including oil, coal, and natural gas.	- Interrupts the delivery of oxygen to the brain. - Causes dizziness, headaches, and nausea.
Lead (Pb)	Emitted from metals processing facilities, combustion of leaded fuel, manufacturing of lead-acid batteries.	- Damages the nervous system, and kidneys. - Interferes with developmental and reproductive systems.
Hydrogen Sulfide (H_2S)	A rotten egg-smelling gas emitted from geothermal power plants, petroleum production, and sewage treatment plants.	- Causes headaches and skin irritation. - Damages the respiratory system.

Sources: South Coast AQMD CEQA Handbook (1993), updated March 2023; SCAQMD Final 2022 Air Quality Management Plan, Appendix 1: Health Effects (2022)

Table 2 below provides the maximum daily emissions thresholds for a project's construction and operation per the SCAQMD CEQA Handbook.

Table 2
South Coast AQMD Air Quality Significance Thresholds

Criteria Pollutant	Construction	Operation
Oxides of Nitrogen (NO_x)	100 lbs/day	55 lbs/day
Reactive/Volatile Organic Compounds (ROG/VOC)	75 lbs/day	55 lbs/day
Particulate Matter (PM_{10})	150 lbs/day	150 lbs/day
Fine Particulate Matter ($PM_{2.5}$)	55 lbs/day	55 lbs/day
Oxides of Sulfur (SO_x)	150 lbs/day	150 lbs/day
Carbon Monoxide (CO)	550 lbs/day	550 lbs/day
Lead (Pb)	3 lbs/day	3 lbs/day

Source: South Coast AQMD CEQA Handbook (1993), updated March 2023

Forecast modeling of construction and operational emissions for the Project was calculated using the California Emissions Estimator Model (CalEEMod) Version 2022.1, a modeling software application used in quantifying emissions associated with land development projects in California. The model calculates criteria pollutant emissions, including CO, PM_{10}, $PM_{2.5}$ and the ozone precursors ROG and NO_x, in addition to greenhouse gas equivalent emissions. Table 3 below provides a summary of the Project's land use data that was incorporated into the model. The detailed CalEEMod report for the Project is available in Appendix A.

Although the three parcels contain 6.78 acres, or 295,337 sf, the on-site rock outcrop covers roughly 158,360 sf leaving approximately 136,977 sf. Upon buildout, the Project would include a museum building totaling 21,967 sf., and two parking areas comprising 59,810 sf, and landscaped areas would cover 44,300 sf.

The proposed museum building would be comprised of a lobby, exhibit space, a coffee shop, a gift shop, a "flex space," storage spaces, office spaces, and restrooms. Site improvements would also include an outdoor fountain, a main parking lot and an overflow parking lot, and a landscaped trail connecting the overflow parking to the Museum site. Land uses applied to CalEEMod for analysis purposes included an educational facility, parking area and landscape/park area to account for the proposed landscaping in front of the museum and the landscaped trail between the overflow parking lot and the museum. The anticipated length of the construction phase is one year with completion occurring in late 2026. The site is currently vacant, but a demolition phase would entail the removal of the existing parking lot and the removal of a portion of the west-facing hillside (220 feet long, 19 feet high from the ground level and up to 40 feet deep into the hillside).

Table 3
Project Land Use Assumptions for CalEEMod

Project Land Use	Area Data
Total Project Site Area	6.78 acres (295,337 sf)
Land Uses	
Museum Building	21,967 square feet (sf)
Main Parking Lot	43,860 sf (89 spaces)
Overflow Parking Lot	13,150 sf (16 spaces)
Landscaped Area	44,300 sf
Earthwork	
Cut	1,035 cubic yards (cy)
Fill	1,485 cy
Net Import	450 cy
Export	350 cy
Daily Trips[1]	150

1. Daily Trips generated by the museum are based on the ITE Land Use Code 580.

3.2 Discussion of Impacts:

a) NO IMPACT:

A project's impacts on local air quality would be significant if the project does not conform to, or if it obstructs, an applicable Air Quality Management Plan. Within the Coachella Valley Planning Area, projects are subject to the 2022 SCAQMD Air Quality Management Plan (AQMP). SCAQMD works closely with local governments and actively cooperates with federal and state agencies to establish pollution emissions thresholds and guidelines for controlling emissions. The 2022 SCAQMD AQMP defines strategies to control and

reduce air pollution emissions from stationary and mobile sources. The 2022 AQMD was prepared with cooperation between SCAQMD, the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG) and is based in part on regional land use planning, population growth forecasting, and transportation modeling. In conformance with SB 375, SCAG prepares a Regional Transportation Plan/Sustainable Communities Strategy every four years to analyze regional development patterns and integrate policies and programs to reduce emissions. The most current report, Connect SoCal 2024, includes the most recent regional land use planning and forecast analyses, and projects that are consistent with these analyses are also consistent with the AQMP.

The land use and zoning designation on the Project site is Commercial General (C-G) which permits a variety of smaller-scale commercial centers, specialty retail shops, small department stores and may range from free-standing buildings to planned commercial centers. To expedite the use of in-fill lots and promote the growth of high-quality, conveniently located retail opportunities, the City encourages integrated development planning along the Highway 111 Corridor.[4] The Project incorporates a unique educational experience with a local small retail and coffee shop and a landscaped outdoor walking area on three in-fill parcels that had been previously developed. Utility services would not need to be expanded, and the public would not need to travel beyond this major City corridor to access the Project.

In conclusion, although the Project would result in air emissions, as discussed below, it would not conflict with or obstruct the implementation of an applicable air quality plan because its commercial characteristics are consistent with the City's adopted Land Use requirements and are included in the development of regional plans. No conflicts with or obstructions to the implementation of the applicable air quality plan are expected.

b) LESS THAN SIGNIFICANT IMPACT:

The Project will have a significant impact if it causes a considerable net increase of any criteria pollutant for which the Coachella Valley Planning Area is in nonattainment per federal or state ambient air quality standards. Currently, the Coachella Valley is designated as "extreme" nonattainment for the 2008 and 8-hour ozone standard, "severe" for the 2015 8-hour ozone standard, and "serious" for the 1987 PM_{10} standard.[5] In response to these designations the SCAQMD adopted a series of attainment plans beginning in 1987. The most current attainment plans are:

- Coachella Valley Attainment Plan for the 2008 8-Hour Ozone Standard, October 2024
- 2003 Coachella Valley PM_{10} State Implementation Plan

Construction Emissions:

For purposes of analysis, the construction phase was assumed to take place over one year with completion set for late 2026. The construction period includes all aspects of project development, including demolition of the existing parking lot, site preparation, removal of a portion of the west-facing side of the rock outcrop during grading, pad and foundation work, building construction, paving, and application of architectural coatings. Applicable standard requirements and best management practices include, but are not

[4] City of Rancho Mirage General Plan 2017 Update, Land Use Element, November 16, 2017.
[5] EPA Greenbook, California Nonattainment/Maintenance Status for Each County by Year, April 2025.

limited to, the implementation of a dust control and management plan in conformance with SCQAMD Rule 403.1, proper maintenance and limited idling of heavy equipment, and the use of low-polluting architectural paint and coatings per SCAQMD Rule 1113.

As shown in Table 4, given that criteria pollutant thresholds will not be exceeded, and standard best management practices will be applied during construction, impacts associated with air emissions during construction will be less than significant.

Table 4
Maximum Daily Construction-Related Emissions (pounds per day)

Construction Emissions	ROG	NO_x	CO	SO_2	PM_{10}	$PM_{2.5}$
Daily Maximum[1]	22.148	17.089	16.454	0.0415	5.7249	2.3581
SCAQMD Thresholds	75	100	550	150	150	55
Exceeds?	No	No	No	No	No	No

1. Standard dust control measures have been applied to the PM emissions.
2. All other emissions are maximum daily unmitigated estimates.
Source: South Coast AQMD CEQA Handbook (1993), updated March 2023.

Operational Emissions:

Operational emissions are ongoing emissions that will occur over the life of the project. They include area source emissions, emissions from energy demand (electricity), and mobile source (vehicle) emissions. The ITE TripGen Web-based App estimates that the average daily total (ADT) number of trips that the Project would generate is 150.[6] Table 5 provides a summary of forecasted daily emissions during the operation of the proposed Project. As shown below, operational emissions will not exceed daily SCAQMD thresholds of significance for any criteria pollutants for operations. Impacts related to operational emissions are expected to be less than significant.

Table 5
Maximum Daily Operational-Related Emissions (pounds per day)

Operational Emissions	ROG	NO_x	CO	SO_2	PM_{10}	$PM_{2.5}$
Daily Maximum[1]	1.386	1.144	10.451	0.0199	1.798	0.4765
SCAQMD Thresholds	75	100	550	150	150	55
Exceeds?	No	No	No	No	No	No

1. Standard dust control measures have been applied to the PM emissions.
2. All other emissions are maximum daily unmitigated estimates.
Source: South Coast AQMD CEQA Handbook (1993), updated March 2023.

Cumulative Contribution: Non-Attainment Criteria Pollutants

If a project indirectly induces additional criteria pollution emissions by encouraging an increase in the number of vehicles traveling along a new roadway, for example, and thus causes a cumulative net increase in emissions, then the project may cause a significant cumulative impact. Given the dispersing nature of pollutant emissions and aggregated

[6] Institute of Transportation Engineers Manual, 11th Ed., ITE TripGen Web-based App, Land Use Code 580, accessed May 2025.

impacts from nearby jurisdictions, cumulative air quality is evaluated on a regional scale. As previously mentioned, the Coachella Valley Planning Area is a nonattainment zone for PM_{10} and ozone. Any development resulting in emissions of PM_{10}, ozone, or ozone precursors will, to some extent, contribute to the existing regional non-attainment.

The SCAQMD does not currently provide thresholds of significance for the cumulative emissions of multiple projects. A project's potential cumulative contributions can instead be analyzed using the criteria for project-specific impacts. Assuming an individual development generates less than significant construction and operational emissions, then the project would not generate a cumulatively considerable increase in non-attainment criteria pollutants and its impacts would be regarded as less than significant. As shown in Tables 4 and 5, emissions resulting from the proposed Project's construction and operational phases are calculated to be well below the thresholds SCAQMD considers to be cumulatively considerable.

Mandatory standard best practices will be applied during construction, including dust control measures, in accordance with SCAQMD Rule 403, as well as the use of low VOC content in architectural coatings per SCAQMD Rule 1113. California Building Code requirements for energy efficiency and improving technology for automobiles will also reduce air emissions in the future. Therefore, while the Project will contribute to incremental increases in emissions, the impacts on regional PM_{10} and ozone levels are not anticipated to be cumulatively considerable.

Summary:

As shown above, both construction and operation of the proposed Project will result in criteria emissions that are below the SCAQMD significance thresholds, and neither phase would violate any air quality standard or contribute substantially to an existing or projected air quality violation. Overall, impacts related to construction and operation will be less than significant and are not cumulatively considerable from a non- attainment standpoint.

c) LESS THAN SIGNIFICANT IMPACT:

A Project will have a significant impact if it exposes sensitive receptors to substantial pollutant concentrations. Sensitive receptors are defined as members of the population who are potentially more sensitive to air pollutants due to age and health condition. Sensitive receptors include schools, playgrounds, childcare centers, retirement homes, hospitals and residences. SCAQMD provides a Localized Significance Thresholds (LST) analysis to determine whether a project will pose significant air quality impacts on nearby sensitive receptors. LST thresholds are provided for distances of 25, 50, 100, 200 and 500 meters between a project site and a sensitive receptor. Per the SCAQMD, LST analysis is designed for projects up to five acres in size or projects that involve up to five acres of daily disturbance during construction. While the proposed Project contains 6.78 acres, fewer than five acres would be disturbed as the rock outcrop consumes about one-half of the Project site and will not be developed.

The nearest sensitive receptors are the two residential neighborhoods that are adjacent to the Project site. One neighborhood occurs 64 meters to the north on Braemar Drive and the other neighborhood occurs 80 meters to the east on the north side of Mirage Cove Drive. This easterly neighborhood is protected from the Project construction activity by the intervening 100-foot-high rock outcrop. Based on the Project's size and proximity to the

nearest sensitive receptor, the 5-acre site table at a distance of 25 meters (nearest measurement option in LST table) was used for air quality analysis. Table 6 shows that on-site emission concentrations for Project construction will not exceed LST thresholds for carbon monoxide, nitrogen oxides, and particulate matter. Overall, the impacts will be less than significant.

Table 6
Localized Significance Thresholds Emissions (pounds per day)

Pollutant	CO	NOx	PM_{10}	$PM_{2.5}$
Construction				
Maximum Emissions	**16.454**	**17.089**	**5.7249**	**2.3581**
SCAQMD LST Threshold	2,292.00	304.00	14.00	8.00
Exceed?	**No**	**No**	**No**	**No**
Operation				
Maximum Emissions	**10.451**	**1.144**	**1.798**	**0.4765**
SCAQMD LST Threshold	2,292.00	304.00	4.00	2.00
Exceed?	**No**	**No**	**No**	**No**

Sources: CalEEMod model, version 2022.1; LST Threshold Source: LST Mass Rate Look-up Table, SCAQMD.

Health Impacts

The SCAQMD is the local implementing and enforcing agency for the Air Toxics "Hot Spots" Information and Assessment Act of 1987 (commonly known as AB 2588), which established a statewide program for the inventory of air toxic emissions from specifically identified individual facilities as well as requirements for risk assessment and public notification of potential health risks. The SCAQMD requires the preparation of an operational HRA for “facilities” associated with high levels of toxic air contaminants. The eight categories of identified sources of TACs include high-traffic freeways and roads, distribution centers, rail yards, ports, refineries, chrome plating facilities, perchloroethylene dry cleaners, and large gas stations. The Project neither proposes the development of any such facilities, nor is it situated in proximity to any such facility.

As shown in Tables 4, 5, and 6, construction and operation of the proposed Project will result in criteria emissions that are well below the SCAQMD significance thresholds and would neither violate any air quality standard nor contribute substantially to an existing or projected air quality violation. In addition, localized emissions will be less than significant.

With today’s technology, it is not scientifically possible to calculate the degree to which exposure to various levels of criteria pollutant emissions will impact an individual’s health. There are several factors that make predicting a Project-specific numerical impact difficult:

- Not all individuals will be affected equally due to medical history. Some may have medical pre-dispositions and diet and exercise levels tend to vary across a population.
- Due to the dispersing nature of pollutants, it is difficult to locate and identify which group of individuals will be impacted, either directly or indirectly.
- There are currently no approved methodologies or studies to base assumptions on, such as baseline health levels or emission level-to-health risk ratios.

Due to the limitations described above, the extent to which the Project poses a health risk is uncertain but unavoidable. It is anticipated that impacts associated with carbon monoxide, nitrogen oxides and particulate matter will be less than significant overall, and that health effects will also be less than significant.

d) LESS THAN SIGNIFICANT IMPACT:

If the Project produced emissions of objectionable odors that adversely affect a substantial number of people, then the Project would have a significant impact. Land uses which are likely to generate odors, other than agricultural operations that are exempted, include chemical plants, composting operations, dairies, fiberglass molding, landfills, refineries, rail yards, and wastewater treatment plants.[7]

Short term odors associated with paving and construction activities could be generated by the Project's construction; however, any such odors would be quickly dispersed below detectable levels as distance from the construction site increases and would occur for short time periods during the construction phase only.

During the operational phase, odors produced by the Museum would result from vehicle emissions and potentially from the café. As the café is intended to be a coffee/sandwich shop rather than a full-service restaurant. Given the limited scope of food service provided by the café, and the distance from other businesses and residences, potential odors stemming from the Project site are expected to be less than significant.

3.3 Mitigation Measures: None required.

[7] SCAQMD Guidance Document, Chapter 2: Air Quality Issues Regarding Land Use.

4 - Biological Resources

BIOLOGICAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☒	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☒	☐

Sources: Biological Resources Assessment and Coachella Valley Multiple Species Habitat Conservation Plan Consistency Analysis Report – APNs 689-040-023 and 689-040-028," WSP USA Environment and Infrastructure, Inc., March 10, 2025; City of Rancho Mirage Code of Ordinances, §3.29.147 Coachella Valley Multiple Species Habitat Conservation Plan/Natural Community Conservation Plan Local Development Mitigation Fee, May 2019.

4.1 Setting

The Coachella Valley occurs within the Colorado Desert, a warmer and drier ecological subregion of the larger Sonoran Desert ecoregion. The Colorado Desert subregion is bounded by the Colorado River to the east, the Mojave Desert ecoregion to the north, and the San Bernardino, San Jacinto, and Santa Rosa Mountain ranges to the west. Much of the Colorado Desert sits between -275 feet and 3,000 feet in elevation, while the highest elevations are found at the top of Mt. San Jacinto (10,835 feet) and Mt. San Gorgonio (11,499 feet). The City of Rancho Mirage occurs at approximately 270 feet above sea level at the foot of the Santa Rosa Mountains along the northwestern edge of the Coachella Valley.

Wide temperature variation is a key characteristic of the desert southwest, and in Rancho Mirage, temperatures can range from 46° Fahrenheit (F) in December to 115+°F in July, with an average annual rainfall of two to four inches. These environmental extremes have led to the evolution of highly specialized desert species, some of which are endemic to the region. Development throughout the Coachella Valley is guided by regulations meant to protect remaining habitats for diminishing and endangered biological resources embodied in the Coachella Valley Multiple Species Habitat Conservation Plan, as described below.

Coachella Valley Multiple Species Habitat Conservation Plan

The City and the Project site are located within the boundaries of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), a regional plan that streamlines the permitting process for economic development in a manner that also preserves 27 different natural communities and protects 27 native species across 1.2 million acres of the Coachella Valley. As a signatory and "Permittee", the City is subject to the payment of requisite development fees for development of projects on heretofore vacant and undeveloped lands. The CVMSHCP establishes specific conservation areas where habitat, ecological processes, and/or wildlife corridors are protected from development activity. About 0.15 miles west of the Project site is the Santa Rosa and San Jacinto Mountains Conservation Area.

The following discussion of impacts is based on the March 2025 Biological Resources Assessment and CVMSHCP Consistency Analysis Report[8] (BRAR). The BRAR is available in Appendix B of this Initial Study. For the BRAR, biologists conducted an exhaustive literature review to identify special status plant and animal species that are known to occur within a five-mile radius of the Project site. Additionally, a pedestrian field assessment of the Project site and a 500-foot radius around the site was conducted on foot on January 27, 2025. All site conditions including weather, topography and soil, signs of animal activity, and resident plant species were recorded.

[8] "Biological Resources Assessment and Coachella Valley Multiple Species Habitat Conservation Plan Consistency Analysis Report – Assessor's Parcel Numbers 689-040-023 and 689-040-028," WSP USA Environment and Infrastructure, Inc., March 10, 2025.

4.2 Discussion of Impacts:

a) LESS THAN SIGNIFICANT IMPACT WITH MITIGATION:

The Project will pose a significant impact if it results in a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

Vegetation Observed

The northwest section of the Project site contains an unimproved graded quadrangle with two clusters of palms including nine California fan palms and about seven Mexican fan palms, as well as an older parking lot with irrigated ornamental vegetation. Along the westerly portion and extending to the southerly parcel, the terrain is flat, graded, and sparsely vegetated except for ten mature California fan palms and one Mexican fan palm. Other representative perennial plant species observed within this section included, but are not limited to, creosote bush *(Larrea tridentata)*, white bursage (*Ambrosia dumosa*), brittlebush (*Encelia farinosa*), narrow leaved bedstraw (*Galium angustifolium*) and desert needle grass (*Stipa speciosa*). Nonnative species include Mediterranean grass (*Schismus barbatus*), Bermuda grass (*Cynodon dactylon*), and puncture vine (*Tribulus terrestris*).

Approximately 50% of the Project site is covered by a rock outcrop rising to 370 feet in elevation, which separates the site from the residential land uses to the east. Despite the presence of a few walking trails, the hillside has been left in a natural state and creosote scrub remains as the dominant plant community.

None of the observed plant species are considered to be special status species.

Wildlife Observed

During the field survey, 14 species of vertebrates which are common to the region were observed: one reptile species, the side-blotched lizard (*Uta stansburiana*), was observed on the Project site. Additionally, 11 bird species, and two mammal species were also noted during the survey. Bird species noted included mourning dove (*Zenaida macroura*), Costa's hummingbird (*Calypte costae*), Western blue bird (*Sialia mexicana*), Say's phoebe (*Sayornis saya*), red-shouldered hawk (*Buteo lineatus*), American kestrel (*Falco sparverius*), Northern mockingbird (*Mimus polyglottos*), common raven (*Corvus corax*), American crow (*Corvus brachyrhynchos*), house finch (*Haemorhous mexicanus*), and yellow-rumped warbler (*Setophaga coronata*). The two mammal species observed on site were Botta's pocket gopher (*Thomomys bottae*) and an unidentified species of wood rat (*Neotoma sp.)*

Of the observed wildlife, only the Costa's hummingbird (*Calypte costae*) is designated as a special status species. No candidate, sensitive, or other special status species were observed. It should be mentioned that one field survey presents a limited perspective of the wildlife that may occur on a given project site due to the seasonality of species movements and the fossorial (burrowing) behavior of many desert wildlife species.

Special Status Species

The literature review of the Project vicinity, which includes the Project site and a five-mile radius, generated a list of 103 special status species that occur in the Project vicinity, 19 of which have the potential to occur on the Project site, and only one of which, Costa's

hummingbird, was observed during the field survey. Table 7 provides a summary of the 19 special status species that have either a high, moderate, low, or very low potential to occur on the Proposed Project site, species that are presumed to be absent were omitted from Table 7. The complete list of the 103 species is available in the BRAR.

Of the 19 species with potential to occur on the Project site, five are fully covered and conserved under the CVMSHCP. The City is a signatory to the CVMSHCP and payment of the development fee is expected to mitigate potential impacts to these five species who are otherwise protected in established conservation areas.

Table 7
Special Status Species Potentially Occurring on the Project Site

Special Status Species	Probability to Occur on the Project Site
• Pink velvet mallow (*Horsfordia alata*)	• Low: Suitable habitat present on rocky hillside but not observed. • Not covered by the CVMSHCP
• Newberry's velvet mallow (*Horsfordia newberryi*)	• Low: Suitable habitat present on rocky hillside but not observed. • Not covered by the CVMSHCP
• Winged crypantha (Johnstonella holoptera)	• Low: Suitable habitat present on rocky hillside but not observed. • Not covered by the CVMSHCP
• Narrow-leaf sandpaper plant (*Petalonyx linearis*)	• Low: Suitable habitat present on rocky hillside but not observed. • Not covered by the CVMSHCP
• Desert fan palm oasis woodland	• Absent: California fan palms occur on the site, but they were planted as landscaping and are found along the eastern edge by Hwy 111. • Fully covered by CVMSHCP
• Monarch butterfly (*Danaus plexippus*)	• Low: Larval host plants (milkweeds) not observed but may been dormant at time of survey. Winter roost site no present. Adults may occasionally fly through and could breed/reproduce if mildweek was present. • Not covered by CVMSHCP
• Northern red diamond rattlesnake (*Crotalus ruber ruber*)	• Very Low: Rocky hillside suitable bus very small and isolated. Site is low quality for this species. • Not covered by CVMSHCP
• Cooper's Hawk (*Accipiter cooperii*)	• Absent: Nesting habitat lacking. • Moderate: Could forage on site if nesting nearby. • Not covered by CVMSHCP
• Golden eagle (*Aquila chrysaetos*)	• Absent: Nesting habitat lacking. • Low: Could forage on site if nesting nearby. • Not covered by CVMSHCP
• Costa's hummingbird (*Calypte costae*)	• Moderate: Suitable nesting habitat. • High: Observed foraging. • Not covered by CVMSHCP

Table 7
Special Status Species Potentially Occurring on the Project Site

Special Status Species	Probability to Occur on the Project Site
• Prairie falcon (*Falco mexicanus*)	• Absent: Nesting habitat lacking. • Low: Foraging habitat is low, but nearby Santa Rosa Mtns offer refuge. • Not covered by CVMSHCP
• Loggerhead shrike (*Lanius ludovicianus*)	• Absent**:** Suitable nesting habitat lacking. • Low: May forage if nesting nearby. • Not covered by CVMSHCP
• Black-tailed gnatcatcher (*Polioptila melanura*)	• Absent**:** Suitable nesting habitat lacking. • Low: May forage or move through from nearby areas. • Not covered by CVMSHCP
• Vermilion flycatcher (*Pyrocephalus rubinus*)	• Absent**:** Suitable nesting habitat lacking. • Low: May forage if nesting nearby. • Not covered by CVMSHCP
• Lawrence's goldfinch (*Spinus lawrencei*)	• Absent**:** Suitable nesting habitat lacking. • Very Low: May forage or move through during migration. • Not covered by CVMSHCP
• Crissal thrasher (Toxostoma crissale)	• Absent**:** Suitable nesting habitat lacking. • Very Low: May forage if nesting nearby. • Fully covered by CVMSHCP
• Le Conte's thrasher (Toxostoma lecontei)	• Absent**:** Suitable nesting habitat lacking. • Very Low: May forage if nesting nearby. • Fully covered by CVMSHCP
• Least Bell's vireo (*Vireo bellii pusillus*)	• Absent**:** Suitable nesting habitat lacking. • Low: May forage during migration. • Fully covered by CVMSHCP
• Western yellow bat (Lasiurus xanthinus)	• Moderate: Could roost in palm fronds of the palms on site. • Moderate: Will forage if roosting on or near site. • Fully covered by CVMSHCP
• Pocketed free-tailed bat (Nyctinomops femorosaccus)	• Low: Could roost on the rocky hillside but prefers higher cliffsides. • Low: may forage if roosting on or near site. • Not covered by CVMSHCP

Summary

The Project site is an isolated remnant of the Santa Rosa foothills and is separated from these foothills by State Highway 111, and developed and vacant lands. The site was previously developed with a restaurant and parking lot, but as the restaurant was destroyed by fire in 2012 and subsequently removed, the site is vacant. Development of the proposed Project would result in the permanent alteration of approximately three acres of land which currently contains a parking lot, graded compact soil, 20± palms, and sparse vegetation. A small portion of the lower west-facing side of the rock outcrop will be scraped with machinery (mechanical ripping; no blasting is planned) to accommodate the museum building, but the hillside will largely remain intact. Because most of the rock outcrop will

remain in its current state, the special status species listed in the above Table 7 that are associated with the rocky hillside habitat would be less than significantly impacted by the Project.

The purpose of the CVMSHCP is to facilitate the development permitting process in exchange for the mitigation of impacts to covered species via assembly of conservation lands and the payment of the development fee. Hence, payment of the required fee for development on lands outside CVMSHCP-designated Conservation Areas is found to sufficiently mitigate impacts to species potentially occurring on the proposed Project site with exception of the western yellow bat.

The western yellow bat is covered by the CVMSHCP, however, the species is also considered to be imperiled and is a California species of special concern. The pocketed free-tailed bat is also a California species of special concern. Fan palms are the preferred roost habitat for western yellow bats and crevices in rocky hillsides are the preferred roosting habitat for the pocketed free-tailed bat. Pre-construction bat surveys must be conducted prior to the removal of any palms, and prior to the disturbance to the rock outcrop. BIO-1 Mitigation Measure provides details of bat clearance surveys.

Virtually all resident and migratory bird species are protected by the Migratory Bird Treaty Act (MBTA). Many of these are further protected by the California Department of Fish and Wildlife (CDFW), California Fish and Game Commission (FGC), and the US Fish and Wildlife Service (USFWS). To avoid impacts to bird species, Project-related disturbances including vegetation removal, grading, operation of heavy equipment, construction, etc.) should be scheduled outside of nesting season (February 1 through August 31). If such scheduling is not possible, then a nesting bird clearance survey to be conducted by a qualified ornithologist or biologist immediately prior to site disturbance is required to reduce impacts to less than significant. See BIO-2 Mitigation Measure.

Monarch butterflies (*Danaus plexippus*) are not covered by the CVMSHCP and are re considered to have a low potential to occur on the Project site. However, if any milkweed plants occur on the site, then monarch butterflies may be attracted to the site as milkweed species are the sole larval host plants for the monarch butterfly. In January 2025 when the field survey was conducted, milkweed was not observed, but the timing was outside of the blooming season when the plants are dormant and more difficult to identify. To mitigate potential impacts to monarch butterflies that may occur on the Project site, the on-site biologist conducting the nesting bird survey and/or the bat survey, should also check the Project site for milkweed prior to any vegetation removal (BIO-3 Mitigation Measure).

Payment of the requisite CVMSHCP developer fee and implementation of the three mitigation measures will reduce potential impacts to less than significant to the any species identified as a candidate, sensitive, special status species, or otherwise protected species that may occur on the Project site.

b, c) NO IMPACT:

There are no riparian habitats, protected wetlands, marshes, vernal pools, or other sensitive communities that are protected by US fish and Wildlife Service or the California Department of Fish and Wildlife occurring on the Project site. There would be no impact to any such natural community by this Project.

d) LESS THAN SIGNIFICANT IMPACT WITH MITIGATION:
If the proposed Project interferes substantially with the movement of any native resident wildlife species or with established native resident or migratory wildlife corridors, or if it impedes the use of native wildlife nursery sites, then the Project would have significant impacts. Project site is not considered to be a known wildlife nursery nor is it considered to be a part of any established wildlife corridor. Urban land uses surround the site on three sides and a major transportation corridor, Highway 111, occurs on the fourth side. Although the Project site is near the Santa Rosa and San Jacinto Mountains Conservation Area, Highway 111 impedes terrestrial access between the Project site and the mountains. Flighted species would be able to access the Project site, and for this reason, three mitigation measures, BIO-1, BIO-2, BIO-3, are described below for the purpose of identifying and protecting potentially occurring sensitive and protected wildlife prior to construction activities. Adherence to survey protocols would reduce potential impacts to nesting birds, roosting bats, and endangered butterfly larvae to less than significant levels.

e, f) LESS THAN SIGNIFICANT IMPACT:
The Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Likewise, the Project would not conflict with an adopted habitat conservation plan, natural community conservation plan, or any other approved local, regional, or state habitat conservation plan.

The City of Rancho Mirage is a signatory to the CVMSHCP and therefore disturbance of at least a portion of the Project site is subject to the payment of a Local Development Mitigation Fee (LDMF), which would mitigate potential Project impacts to CVMSHCP-covered species.[9] Currently, the western yellow bat is the only species covered by the CVMSHCP that has a high potential to occur on the Project site. The Santa Rosa and San Jacinto Mountains Conservation Area occurs 0.15 miles to west of the Project site. No known CVMSHCP designated wildlife corridors or biological linkages occur on the Project site.

Adherence to the mitigation measures described below and payment of the LDMF would ensure that the Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Impacts would be less than significant.

4.3 Mitigation Measures:

BIO-1 Bat Clearance Surveys: Western yellow bats roost on the undersides of California and Mexican fan palm fronds, particularly the dead fronds where they can blend in more easily. If there are no dead fronds, they may choose to roost in the live fronds. Bat clearance surveys are recommended for the Western yellow bat if the Project entails the removal of any palm trees from the site. Each palm that is scheduled to be removed must be inspected by a qualified biologist for the presence of roosting western yellow bats.

Pocketed free-tailed bats roost in rock crevices of hillsides, therefore, to avoid significant impacts, a pre-construction bat clearance survey of the rock outcrop must be conducted prior to any disturbance to the rock outcrop. The appropriate level and extent of the survey

[9] City of Rancho Mirage Code of Ordinances, §3.29.147 Coachella Valley Multiple Species Habitat Conservation Plan/Natural Community Conservation Plan Local Development Mitigation Fee, May 2019.

shall be commensurate with the level of disturbance to the rock outcrop. If roosting bats are identified, the biologist shall provide guidance as to the appropriate avoidance measures that should be taken.

BIO-2 **Nesting Bird Survey:** To avoid impacts to resident and migratory nesting birds, all vegetation clearing, ground disturbance, and construction activity should be scheduled between September 1 and January 31 if possible. If construction occurs during the nesting season, February 1 through August 31, a qualified ornithologist or biologist must conduct a pre-construction nesting bird survey (NBS) immediately prior to scheduled construction activity. If active nests are identified, the biologist will demarcate a no-work buffer zone(s) around the active nest(s) and check the nest site(s) weekly until the young birds fledge and the nest(s) become inactive. The buffer zone size would be based on the nesting species, its sensitivity to disturbance, nesting stage and the expected intensity and duration of disturbance. No ground or vegetation disturbance shall occur within the nest site buffer zone(s) until the qualified biologist determines that the young have successfully fledged, and the nest is inactive. Per CDFW recommendations, a buffer of 500 feet shall be set for listed species and birds of prey, and a buffer of 100 to 300 feet shall be set for unlisted songbirds.

BIO-3 **Milkweed Survey:** During the NBS, the biologist should scan the Project site for milkweed plants supportive of Monarch butterflies. Monarch butterflies have a low potential to occur on the Project site as no milkweed plants were observed during the January field survey. However, the milkweed bloom from April to July, and if any milkweed plants are observed during this timeframe, the plants should be inspected for monarch pupae. If any pupae are identified, the host plant(s) should be marked, and, at the biologist's discretion, a no-work buffer zone around each plant should be established until the pupae complete the metamorphosis and leave the plant.

Mitigation Monitoring:

BIO.A The Project biologist shall supply the City with reports of findings regarding nesting birds, roosting Western yellow bats, roosting pocketed free-tailed bats, and monarch butterfly pupae. The reports shall be attached to the grading permit for the Project.

Responsible Parties: Project Biologist, City Engineer, Planning Department

Timeline: Prior to issuance of any permits that result in ground disturbance

5 - Cultural Resources

CULTURAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

Sources: Phase 1 Historical/Archaeological Resources Survey for Global Wildlife Discovery Museum Project Assessor's Parcel Nos 689-040-023, -025, -028, City of Rancho Mirage, California," CRM TECH, April 10, 2025; California Code of Regulations, Title 14 §15064.5; Guidelines for Determining the Significance of and Impact to Cultural Resources: Archaeological, Historic, and Tribal Cultural Resources, Society for California Archaeology, April 2020.

5.1 Setting

Under CEQA, the term, "cultural resources," encompasses a broad range of artifacts spanning prehistoric and historic eras that are comprised of traces or remains of humans and human cultures who lived in California. Sites may contain archaeological artifacts belonging to indigenous cultures and non-indigenous cultures. Archaeological resources may include items such as tools, carvings, structures, and sites, that are associated with scientifically recognized important prehistoric or historic events or cultures and that contain important scientific research value. Cultural resources also include "historic" resources, which are associated with the more recent built environment such as old houses, structures, roads, walls, etc. In addition, cultural resources include traditional cultural places, objects, records and manuscripts. "Tribal resources" refer to a specific class of cultural resources that are significant to California Native American Tribes. These resources are discussed further in the Tribal Cultural Resources Section 18.[10]

Per CEQA, cultural resources that are significant are labeled as "historical" resources and warrant a certain level of protection from a project's impacts. An historical resource may be prehistoric or historic in age and may be archaeological and/or significant to a California Native American Tribe. The lead agency may consider resources to be historically significant if they meet criteria for listing in the California Register of Historical Resources, which contains all resources listed in the National Register of Historic Resources. Section 15064.5 of the CEQA Guidelines defines a historical resource as the following[11]:

[10] "Guidelines for Determining the Significance of and Impact to Cultural Resources: Archaeological, Historic, and Tribal Cultural Resources," Society for California Archaeology, April 2020.

[11] "Determining the Significance of Impacts to Archaeological and Historical Resources," California Code of Regulations, Title 14 §15064.5.

1) A resource that is listed in or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources is historically significant.

2) A resource is considered to be historically significant if is included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of section 5024.1(g) of the Public Resources Code.

3) Any object, building, structure, site, place, record, or manuscript which a lead agency determines to be historically significant in the architectural engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be a significant historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record.

4) Finally, a lead agency may determine that a resource is historically significant even if it has not been previously listed in or determined to be eligible for listing in the California Register of Historical Resources and is not already included in a local register of historical resources or previously identified in a historical resources survey.

The following discussion of the Project area and potential impacts is based on the "Phase 1 Historical/Archaeological Resources Survey for Howard World Wildlife Museum Project" prepared by CRM TECH (referred to as "Cultural Resources Report").[12] A copy of the Cultural Resource Report is provided in Appendix C of this IS. For the analysis, archeologists conducted an historical and archaeological records search, initiated a Native American Sacred Lands File search, contacted pertinent Native American representatives, researched historical background data, and performed an intensive-level field survey.

The City of Rancho Mirage is located near the northwestern portion of the Coachella Valley, a low-lying desert region at the west extent of the Colorado Desert and surrounded by mountain ranges. Wide elevation ranges from -230 up to 11,000 feet, temperature extremes from 46° Fahrenheit (F) in December to 106+°F in July and an average annual rainfall between two and four inches characterize the region. The City and the surrounding Coachella Valley have been the central home of the Desert Cahuilla People.

Prehistoric Setting

The Cahuilla People have inhabited the Coachella Valley and surrounding mountains for thousands of years. According to the Cultural Resources Report, the earliest evidence of prehistoric human activities dates from the Paleoindian Era (10,000 to 8,000 years ago) and consists of "very simple stone tools, 'cleared circles, rock rings, [and] some geoglyph types.'"[13] The Early Archaic Period (8,000 to 4,000 years ago), and Late Archaic Period (4,000 to 1.500 years ago) are identified by "groundstone artifacts." The Late Prehistoric Era (1,500 to 250 years ago) provides the most amount of early human civilization. Ceramics are frequently recorded from this era.

---

12 "Phase 1 Historical/Archaeological Resources Survey for Howard World Wildlife Museum Project, Assessor's Parcel Nos 689-040-023, -025, -028, City of Rancho Mirage, California," CRM TECH, April 10, 2025.

13 Schaefer, Jerry, "The Challenge of Archaeological Research in the Colorado Desert: Recent Approaches and Discoveries," Journal of California and Great Basin Anthropology, Vol. 16, Issue 1,1994.

Cahuilla life in the Coachella Valley during the Holocene Epoch, a geologic timeframe beginning at the end of the last ice age about 11,700 years ago, was influenced by the intermittent presence of Ancient Lake Cahuilla (a terminal lake) toward the eastern portion of the Coachella Valley. Periodically, the lake would fill the Salton Basin when the Colorado River would temporarily turn northward from its usual course to the Gulf of California. Lakeshore mineral deposits along the lower Santa Rosa foothills up to 42 feet above sea level suggest the high stand of the most recent inundation approximately 500 years ago. Artifacts from Cahuilla presence around the ancient lakeshore include "brown and buff ware ceramics, stone grinding tools, and projectile point types, ornaments, and cremation remains."[14] As the Lake would dry, Native people moved away from the receding shoreline toward streams, rivers, and higher elevations in the nearby mountains.

Ethnohistoric Setting

Cahuilla are a Takic-speaking people whose traditional territory extends from the San Bernardino Mountains to the north down across the Santa Rosa Mountains to the Borrego Desert to the south, and from the City of Riverside to the west over to the Colorado River. The Cahuilla relied on hunting and gathering of local wildlife and plants for food, medicine, and materials needed for clothing, cooking, shelter, and hunting. Acorns, mesquite beans, cacti, pinyon nuts, yucca, agave, and fan palms were commonly used.

Anthropologists identify three regional groups of Cahuilla: Desert Cahuilla, Western (or, Pass) Cahuilla, and Mountain Cahuilla. However, Cahuilla associate with one of two moieties, the Tuktum (Wildcat) or the Istam (Coyote) and were further organized into clans along patrilineal lines. Today, nine bands of Cahuilla are federally recognized. While actual population data is difficult to establish, the Cahuilla may have numbered between 3,600 to 10,000 living in many villages throughout the Coachella Valley, Pass area, and the mountain ranges.

The Spanish Mission System began in California in 1776, however, due to the remoteness of their territories in the mountains and deserts, many of the Cahuilla remained out of reach of the Mission System until 1819 when an outpost, or Asistencia, of the San Gabriel Mission was built in Redlands area. Thus began the forced transition of many Cahuilla from their traditional homelands and lifestyles to Spanish Mission lifestyle and labor. The late 1800s saw the arrival of the railroad and non-Native agriculturalists and who were given traditional Cahuilla lands by the federal government to convert into farmland.

Historic Setting

The earliest European explorers arrived in the Coachella Valley in 1823 seeking a route to Yuma, Arizona. The hot and arid desert climate precluded most non-Native people from exploring the low desert until more established trails, and eventually the Southern Pacific Railroad (1876), were constructed. During the 1870s, the railroads brought farmers and other land prospectors to the West to claim land under the Homestead Act of 1862 and the Desert Land Act of 1877. The availability of land and the presence of plentiful groundwater launched agriculture as the dominant economic engine of central Riverside County and Imperial County.

[14] "Phase 1 Historical/Archaeological Resources Survey for Howard World Wildlife Museum Project, Assessor's Parcel Nos 689-040-023, -025, -028, City of Rancho Mirage, California," CRM TECH, April 10, 2025.

Records Search

A records search was conducted on February 27, 2025 at the South Coastal Information Center (SCIC) of the California Historical Resources Information System (CHRIS) which is located at San Diego State University. Additionally, the City's archival records were researched. The search produced a compilation of previously documented resources and existing cultural resources reports of the Project site and buffer radius of one mile. The records search found that within the one-mile buffer, 28 previous studies had been completed between 1978 and 2017 which had led to the documentation of two historic period sites and one prehistoric period site. One of the documented historic sites was a 1930s vernacular wood-frame house that was part of the Peterson Ranch, and the second historic resource was a small refuse deposit. The pre-historic resource consisted of trail segments and rock cairns occurring along the slopes of the San Jacinto Mountains. These three sites were located over 0.25 miles from the Project site and require no further analysis here.

The City's records showed that from 1978 to 2013, a building designed by Kendrick Bangs Kellogg for the Chart House restaurant chain, had occupied the Project site. Kellogg's building was considered to be a quintessential example of Organic Modern architecture. While the building did not meet the 50-year threshold for listing in the National Register of Historic Places, prior to its removal the City of Rancho Mirage in 2004 designated it as a local historic resource, and therefore a significant resource. In 2012, the building was severely damaged in a fire and restoration was not feasible, which led to the removal of the building from the site.

Native American Consultation

The Native American Heritage Commission (NAHC) stated in a letter dated February 3, 2025 that the results of the Sacred Lands File search found that no Native American resources had ever been documented on the Project site, but recommended contacting local tribes for more information. The NAHC provided a list of 22 contacts affiliated with 11 Native American groups. CRM TECH sent a letter dated February 14, 2025 to the Agua Caliente Band of Cahuilla Indians (ACBCI), the group nearest to the Project site. Their cultural resources analysts identified the Project site as occurring within the tribe traditional use area and subsequently participated in the archaeological field survey. ACBCI cultural resources analysts followed up by requesting copies of all cultural resource documentation pertaining to this Project and the presence of an ACBCI tribal monitor on the Project site during ground-disturbing construction activities. A copy of ACBCI correspondence is provided in the Cultural Resources Report.

In addition to the consultation conducted by the Project archaeologist, Assembly Bill 52 (AB 52) instructs lead agencies to consult with any local California Native American tribe who is traditionally and culturally affiliated with the geographic area of the Proposed Project if the tribe has requested formal notification.[15] AB 52 has established guidelines for completing consultation process and incorporating tribal requests. In a letter dated May 19, 2025 (see Appendix D), the City initiated the AB 52 consultation for the Proposed World Wildlife Museum with 11 local tribes who have 30 days to respond with their consultation requests. As described in Section 18, Tribal Cultural Resources, the City received responses from three tribes. One, the Fort Yuma Queshan Indian Tribe, declined consultation. The ACBCI and the Morongo Band of Mission Indians both requested consultation. After meeting with both tribes, it was determined that the ACBCI's request

[15] California Public Resources Code §21080.3.1, January 1, 2015.

for ACBCI monitors would take precedence, and that the Morongo would monitor only if ACBCI failed to do so. In order to assure that impacts to archaeological and tribal resources are maintained at less than significant levels, mitigation measures have been provided below.

Historical Background Research

The historical background research provides evidence that the Project site occurs adjacent to an historic and prehistoric travel corridor known as the Bradshaw Trail that connected lands to the west with the gold fields of Arizona. Less than one-half mile north of the Project site a mid-19th century trail resulting from early US government land surveys was located, and later a branch of this trail was modified and aligned within 200 feet of the Project site's northeast corner. In the early 20th century, an old wagon road (Bradshaw Trail) transitioned to an automobile highway which is today known as State Highway 111. During this entire time, the Project site remained undeveloped until the period between 1921 and 1954 when a large building was present at the corner of Highway 111 and Mirage Cove Drive. Between 1972 and 1975 this building was removed, and in 1978, the Kellogg-designed Chart House restaurant was constructed on the northeast portion of the site. By 2003, the Chart House company had left the location and other restaurant businesses occupied the building until the fire incident in 2012 and the subsequent removal of the Kellogg building in 2013. The Project site has remained in its present condition since 2013.

Field Survey

Project archaeologists in tandem with a Native American ACBCI monitor conducted an intensive-level field survey of the Project site. No resources of cultural, prehistoric or historic significance were identified during the field survey. The only trace of the former Kellogg Chart House structure was the adjacent parking lot that was not removed. At the south end of the site where the large building from the mid-20th century stood, only a concrete slab remains, and it is not considered to be historically significant. Finally, scattered debris such as bottle fragments, cans, paper, and plastic scraps were observed across the Project site, and none of the items were deemed to be of historical or archaeological interest.

5.2 Discussion of Impacts:

a) NO IMPACT:
The Cultural Resources Report found that presently there are no historical resources on the Project site and the Project will not cause a substantial adverse change to any historical resources. CRM TECH suggested that the applicant may consider establishing a commemorative display of the former Kellogg Chart House restaurant to recognize the architectural significance of the building. Otherwise, no impacts to historical resources are expected.

b) LESS THAN SIGNIFICANT IMPACT WITH MITIGATION:
No historic or prehistoric cultural or archaeological resources were identified on the Project site during the field survey and during the cultural/archaeological records search. Per the Cultural Resources Report, no further investigation is necessary unless the site plans change and include areas that were not studied by the Report. However, as a result of tribal consultation described above, the ACBCI requested monitoring during all earth moving activities. The mitigation measures provided below would avoid adverse effects and reduce impacts to less than significant.

c) LESS THAN SIGNIFICANT IMPACT:
No human remains or cemeteries were identified as occurring on the Project site. Should any human remains be found during the construction phase, California Health and Safety Code § 7050.5 requires that all excavation activity must stop, and the County Coroner must inspect the site. If the remains are identified as those of a Native American individual by the Coroner, the NAHC is informed and required to contact the Most Likely Descendant. The descendant will recommend the appropriate next step. This state law requirement would ensure that the Project would not impact any potentially occurring human remains.

5.3 Mitigation Measures:

CUL-1 A qualified archaeologist and ACBCI tribal monitors shall be on-site during all ground disturbing activities. The monitors shall be empowered to stop or redirect equipment if resources are identified. The monitors shall quickly identify the resource, determine its significance, and determine if any additional investigation is necessary. The archaeologist and tribal monitor shall determine when monitoring activities can be suspended.

CUL-2 If resources are identified during monitoring activities, the qualified archaeologist and ACBCI tribal monitor shall determine whether they should be reburied on site, or curated with the ACBCI.

The following mitigation measures will only be implemented if ACBCI does not provide monitoring for the Project:

CUL-3 Prior to the issuance of grading permits, the applicant shall enter into a Tribal Monitoring Agreement with the Morongo Band of Mission Indians for the project. The provisions of CUL-1 and CUL-2 shall otherwise apply.

CUL-4 The Project archaeologist shall prepare a Cultural Resource Management Plan (CRMP) and/or Archaeological Monitoring and Treatment Plan (AMTP) to address the details, timing, and responsibilities of all archaeological and cultural resource activities that occur on the project site for submittal to the Morongo Band. The CRMP and/or AMTP shall include provisions for a pre-construction meeting with the Project contractor, disposition of identified resources, and reburial or curation with the ACBCI.

Mitigation Monitoring:

CUL-A The Project archaeologist will provide a report of findings within 30 days of completion of monitoring activities. If resources are found, the report shall include a description of their disposition. The final report shall be provided to the City and monitoring tribe, and filed with South Coastal Information Center.

Responsible Parties: Project applicant, Project archaeologist, City Planning Department

6 - Energy

ENERGY – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

Sources: CalEEMod 2022.1; Rancho Mirage Energy Authority; SCE 2022 Power Content Label; CPUC "Fuel Consumption Rate Factors, Table D-21"; Carl Moyer Program Guidelines, Volume I: Program Overview, California Environmental Protection Agency Air Resources Board, June 20, 2017; City of Rancho Mirage Energy Action Plan, Chapter V, Rancho Mirage Municipal and Community Energy Usage, March 2013.

6.1 Setting

Electricity

Southern California Edison (SCE) is the electric power provider to most of the City of Rancho Mirage. Imperial Irrigation District (IID) provides electricity to the region of the City north of Gerald Ford Drive and east of Bob Hope. SCE provides electricity to the City through an agreement with the Rancho Mirage Energy Authority (RMEA). Under Assembly Bill 117, which permits Community Choice Aggregation (CCA), the RMEA was established in 2017 as a City-owned provider that procures electricity from various generators and contracts with SCE to deliver the electricity to customers through its power grid. Customers pay the RMEA a slightly lower rate for the same service they would receive from SCE. Customers have the option to purchase electricity from a mix of renewable and nonrenewable sources or purchase 100% of their energy from renewable sources. Table 8 summarizes the energy mix provided by RMEA and SCE.

Table 8
RMEA 2019 Power Content and 2022 SCE Power Content

Energy Source	RMEA[4]		SCE[5]	State Power Mix
Specific Purchases	Base Choice	Premium Renewable Choice		
	Percent of Total Retail Sales (kWh)			
Eligible Renewables[1]	35%	100%	33.2%	35.8%
Biomass & Biowaste	19.5%	31%	0.1%	2.1%
Geothermal	8.6%	0%	5.7%	4.7%
Eligible Hydroelectric[2]	0%	0%	0.5%	1.1%

Table 8
RMEA 2019 Power Content and 2022 SCE Power Content

Energy Source	RMEA[4]		SCE[5]	State Power Mix
Specific Purchases	Base Choice	Premium Renewable Choice		
	Percent of Total Retail Sales (kWh)			
Solar	0.6%	0%	17.%	17.0%
Wind	6.3%	69%	9.8%	10.8%
Coal	0%	0%	0.0%	2.1%
Large Hydroelectric	18.4%	0%	3.4%	9.2%
Natural Gas	0%	0%	24.7%	36.4%
Nuclear	0%	0%	8.3%	9.2%
Other	0%	0%	0.1%	0.1%
Unspecified Power[3]	46.6%	0%	30.3%	7.1%
TOTAL	100%	100%	100%	100%

[1] Eligible renewable percentage does not refer to the RPS compliance.
[2] Large hydroelectric plants generate more than 30MW. Small hydro plants generate under 30MW and qualify as "renewable energy" under the RPS.
[3] Unspecified power is electricity purchased through open market transactions and cannot be traced to a specific source of electricity.
[4] Represents SCE 2022 Power Content Label.
[5] Represents RMEA 2019 power generation data retrieved from the California Public Utilities Commission (CPUC), May 2025.
Sources: Rancho Mirage Energy Authority; SCE 2022 Power Content Label; CPUC

Natural Gas

Natural gas is provided to the City by Southern California Gas (SoCalGas) and is used for home heating, water heating, laundry dryers and gas stoves. More than 90% of the natural gas consumed in California is sourced from Texas and New Mexico, and the SoCalGas transmission network consists of storage facilities and pipelines. Southern California Gas is committed to reducing greenhouse gas emissions by supporting the development of renewable natural gas (RNG) resources. Unused methane that is released from landfills, composted food waste, dairies, and wastewater treatment plants can be captured and transported along existing SoCalGas gas pipelines. SoCalGas offers assistance to individual methane generators, such as wastewater treatment plant and landfills, to convert its by-products into methane for use at its own site.

California State Standards

To reduce energy consumption and pollution emissions, the State of California has enacted several laws and building codes to guide the construction and operations of commercial and residential development. The California Code of Regulations (CCR) Title 24, Part 6, "California's Energy Efficiency Standards for Residential and Nonresidential Buildings," (Energy Code, or Title 24) was established in 1978 and is updated regularly. In 2007, Title 24, Part 11, also known as the Green Building Standards Code (CALGreen) was added to the CCR. Together the Energy Code and CALGreen address all stages of building construction from the planning process to the end use, and set standards for reducing energy and water use, for materials recovery and conservation, and for reducing construction and operational impacts on the local environment.

The Renewable Portfolio Standard required electricity providers to derive 33% of their electricity from renewable sources by 2020. Senate Bill 100 furthered this target by requiring 60% of electricity to be derived from renewable sources by 2030 and 100% by 2045.

Senate Bill 375 established new planning processes to facilitate coordination between land use planning, regional transportation plans and funding priorities with the goal of reducing regional vehicle miles traveled (VMT) and thus reducing transportation energy use and greenhouse gas emissions.

6.2 Discussion of Impacts:

a) LESS THAN SIGNIFICANT IMPACT:

Construction Energy Consumption

The California Emissions Estimator Model (CalEEMod) provides land use-specific estimates of the amount of electricity and natural gas the Project would consume based on the following land use inputs: "library" land use, city park, and parking lot. CalEEMod provides a limited number of land uses and those with the most similar characteristics were applied to the Project model for purposes of analysis. The "library" land use most closely resembles a museum, and the "city park" land use most closely resembled the landscaped portion of the containing the walking path.

During construction, the Project would use energy during demolition, site preparation, grading, building construction, paving, and architectural coating. Electricity would be used to operate a temporary construction office which would require lighting, climate control, and electricity to power office equipment. To operate construction equipment and worker transportation, the primary sources of energy would consist of petroleum fuels including gasoline and diesel fuels. Table 9 provides fuel consumption estimates for the construction phasing timeline of the Project. Construction equipment schedules, equipment power ratings, and load factors were programmed into CalEEMod. The aggregate fuel consumption rate for all equipment is estimated at 18.5 horsepower hour per gallon (hp-hr-gal.) per the California Air Resource Board's (CARB's) Carl Moyer Program Guidelines (2017).[16] CalEEMod assumes all construction equipment is diesel powered. Total diesel fuel consumption for construction activities is estimated to be 25,686 gallons.

Table 9
Project Construction Equipment Fuel Consumption Estimates

Phase	Duration (Days)	Equipment	HP Rating	Qty	Usage Hours	Load Factor	HP-hrs/day	Fuel Consumption
Demolition	10	Rubber Tired Dozers	367	1	8	0.4	1,174	653
		Tractors/Loaders/Backhoes	84	3	8	0.37	746	403
		Concrete/Industrial Saws	33	1	8	0.76	193	104
Site Preparation	10	Tractors/Loaders/Backhoes	84	1	7	0.37	218	118
		Scrapers	423	1	8	0.48	1,624	878
		Graders	148	1	8	0.41	485	262

[16] "Fuel Consumption Rate Factors, Table D-21," Carl Moyer Program Guidelines, Volume I: Program Overview, California Environmental Protection Agency Air Resources Board, June 20, 2017, https://ww2.arb.ca.gov/sites/default/files/classic/msprog/moyer/guidelines/2017/2017_cmpgl.pdf.

Table 9
Project Construction Equipment Fuel Consumption Estimates

Phase	Duration (Days)	Equipment	HP Rating	Qty	Usage Hours	Load Factor	HP-hrs/day	Fuel Consumption
Grading	15	Graders	148	1	8	0.41	485	394
		Rubber Tired Dozers	367	1	8	0.4	1,174	952
		Tractors/Loaders/Backhoes	84	2	7	0.37	435	353
		Rubber Tired Dozers	367	1	8	0.4	1,174	6,348
Building Construction	205	Forklifts	82	2	8	0.2	262	2,908
		Cranes	367	1	8	0.29	851	9,435
		Welders	46	3	8	0.45	497	5,505
		Generator Sets	14	1	8	0.74	83	918
		Tractors/Loaders/Backhoes	84	1	6	0.37	186	2,066
Paving	10	Pavers	81	1	8	0.42	272	147
		Paving Equipment	89	1	8	0.36	256	139
		Rollers	36	2	8	0.38	219	118
		Tractors/Loaders/Backhoes	84	1	8	0.37	249	134
Architectural Coating	10	Air Compressors	37	1	6	0.48	107	58
TOTAL Construction Equipment Fuel Demand (Gallons Diesel Fuel)								**25,686**

- The aggregate fuel consumption rate for all equipment is estimated at 18.5 horsepower hour per gallon (hp-hr-gal.), per the California Air Resource Board's (CARB's) Carl Moyer Program Guidelines (2017), Table D-21 Fuel Consumption Rate Factors. (The Carl Moyer Program Guidelines Volume I: Program Overview, Program Administration and Project Criteria, approved by the California Environmental Protection Agency Air Resource Board on April 27, 2017. https://ww2.arb.ca.gov/sites/default/files/2020-06/2017_cmpgl.pdf)
- CalEEMod outputs provide Phase, Duration, Equipment, HP Rating, Quantity (number of equipment), Usage Hours, and Load Factor.
- Fuel consumption = [(Usage Hours x Qty.) x Load Factor] x HP Rating/18.5 x Number of Days

The estimated amount of fuel consumed by construction worker trips is provided below in Table 10. Construction phase duration, trip type, number of worker trips per day and average trip lengths are provided by the CalEEMod tool. The U.S. Department of Energy Alternative Fuels Data Center provides the average vehicle fuel economy estimates.[17] For this analysis, it was assumed that the majority of worker trips would be by car (24.4 mpg), hauling trips by Class 8 trucks (6.45 mpg, diesel), and vendor trips by delivery trucks (7.7 mpg, diesel). The total amount of fuel that will potentially be consumed by construction workers, vendors, and haulers traveling to the Project site during construction is 4,316.8 gallons.

Table 10
Construction Worker Fuel Consumption Estimates

Phase	Duration (Days)	Trip Type	Worker Trips/ Day	Trip Length (Miles)	VMT	Avg. Fuel Economy (mpg)	Fuel Consumption (gallons)
Demolition	10	Worker	13	18.5	2,405	24.4	98.57
		Vendor	1	10.2	102	7.7	13.25
		Hauling	37	20.0	7,400	6.4	1,156
Site Preparation	10	Worker	8	18.5	1,480	24.4	60.66
		Vendor	1	10.2	102	7.7	13.25
Grading	15	Worker	10	18.5	2,775	24.4	113.73
		Vendor	1	10.2	153	7.7	19.87
		Hauling	4	20.0	1,200	6.4	187.50

[17] U.S. Department of Energy, "Average Fuel Economy by Major Vehicle Category," Alternative Fuels Data Center, updated January 2024, https://afdc.energy.gov/data/10310?page=2.

Table 10
Construction Worker Fuel Consumption Estimates

Phase	Duration (Days)	Trip Type	Worker Trips/ Day	Trip Length (Miles)	VMT	Avg. Fuel Economy (mpg)	Fuel Consumption (gallons)
Building Construction	205	Worker	9	18.5	34,132.5	24.4	1,398.87
		Vendor	4	10.2	8,364	7.7	1,086.23
Paving	10	Worker	15	18.5	2,775	24.4	113.73
		Vendor	3	10.2	306	7.7	39.74
Architectural Coating	10	Worker	25	18.5	370	24.4	15.16
TOTAL Construction Worker Vehicle Fuel Demand (Gallons of Gasoline)							**1,800.72**
TOTAL Construction Vendor Vehicle Fuel Demand (Gallons of Diesel)							**2,516.09**
Total							**4,316.8**

- The average vehicle fuel economy estimates were derived from the U.S. Department of Energy Alternative Fuels Data Center. For purposes of this analysis, it is assumed that the majority of worker trips are by cars (24.4 miles per gallon (mpg), gasoline), hauling trips are by Class 8 trucks (6.4 mpg, diesel), and vendor trips are by delivery trucks (7.7 mpg, diesel). (Average Fuel Economy by Major Vehicle Category, last updated January 2024. U.S. Department of Energy. https://afdc.energy.gov/data/10310)
- CalEEMod outputs provide Phase, Duration, Trip Type, Worker trips/day, Trip Length.

In total, the Project is estimated to use 30,002.8 gallons of fuel during the construction phase. To offer context, the Project's total fuel consumption during the construction phase may be compared to the total amount of fuel consumed by VMT generated within the SCAQMD Salton Sea Air Basin as provided by the CARB Emission Factor (EMFAC). Based on the EMFAC Scenario Analysis, the average daily VMT within the Salton Sea Air Basin in 2024 was 11,751,811.4,[18] which would've consumed approximately 286,744,198 gallons of gasoline and diesel combined, assuming that the average fuel economy was 24.4 mpg. The Project's construction fuel demand would equate to 0.01% of the daily fuel consumption within the entire Air Basin.

The construction phase is temporary and the fuel demand represents a "single-event" and does not pose an on-going demand. Compliance with CARB's In-Use Off-Road Diesel-Fueled Fleets Regulation will help to reduce impacts on energy consumption by the Project's construction activities.[19] The regulation aims to reduce idling, retire older less fuel-efficient equipment, encourage greater use of renewable diesel, and standardize additional fuel reduction tactics. The temporary duration of the construction phase and mandatory compliance with California Air Resources Board's (CARB) Off-Road Regulation of diesel-fueled equipment ensures that the Project will have a less than significant impact on energy consumption relating to the wasteful use of resources.

Operational Energy Consumption

During the operational phase, the Project would consume energy from the use of the heating/ventilation and air conditioning (HVAC) system, lighting, electronics, appliances, and irrigation. The Project will be constructed in compliance with the 2022 California

[18] California Air Resources Board, EMFAC Scenario Analysis, 2024 Total Daily VMT, accessed April 2025.
[19] California Air Resources Board, In-Use Off-Road Diesel-Fueled Fleets Regulation, 2024.

Building Energy Efficiency Standards (or the Building Code in effect at the time that building permits are issued) which include mandatory guidelines per the California Energy Code, Title 24, Part 6. The California Green Building Code, Title 24, Part 11 (CALGreen), defines mandatory and voluntary energy efficiency standards for nonresidential building projects. CALGreen standards apply to all aspects of a project from the choice of project location, choices of building materials, appliances, on-site renewable energy production, landscaping, shade, waste disposal/reuse, and more. The proposed Project would be subject to the mandatory standards. CALGreen also includes water efficiency standards for indoor and outdoor water demand.

Table 11 summarizes the annual amount of electricity and natural gas the Project would be expected to consume during operation. As described above, three land uses were applied to the Project CalEEMod calculations. The proposed museum is expected to use 260,854 kilowatt hours of electricity per year (kWh/yr) and 946,410 kilo British thermal units per year (kBTU/yr) of natural gas. CalEEMod estimates that lighting in the parking lot would use 50,020 KWh/yr. The Project's annual consumption is compared to the City's 2010 energy consumption data, which is provided by the City's Energy Action Plan, the most recent City energy consumption data available.[20]

Table 11
Project Operational Annual Electricity Consumption

Land Use	Electricity Use (kWh/yr)	Natural Gas (kBTU/yr)
Museum ("Library" CalEEMod land use)	210,854	946,410
Parking Lot Lighting	50,020	0.00
Total Operational Energy Demand[1]	**260,874**	**946,410**
City of Rancho Mirage 2010 Commercial Consumption[2]	1,870,966	217,790,000
Project's % of City 2010 Commercial Consumption	14%	0.43%

Source:
1. CalEEMod 2022.1 (Full report is available in Appendix A).
2. City of Rancho Mirage Energy Action Plan, Chapter V, Rancho Mirage Municipal and Community Energy Usage, March 2013.

Summary

The construction and operation of the proposed Project would generate a new demand for energy in the City, albeit one that existing at the site prior to the loss of the Charthouse restaurant. The construction phase of the new development will be temporary and does not constitute a permanent impact. The operational phase will be governed by the State's stringent CALGreen energy efficiency standards for buildings and appliances, which have demonstrated a net savings of billions of dollars, and millions of metric tons of carbon

[20] City of Rancho Mirage Energy Action Plan, Chapter V, Rancho Mirage Municipal and Community Energy Usage, March 2013.

emissions.[21] The energy efficiency standards ensure that the Project would not result in wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.

b) NO IMPACT:

The Project will comply with the State's renewable energy and energy efficiency plans and the City's Energy Action Plan, all of which guide municipal operations in reducing energy consumption and increasing public awareness of energy use. The Community Design Element of City's General Plan 2017 Update incorporates goals and policies aimed at encouraging the use of alternative and renewable energy sources and directs new development to incorporated CALGreen Building Standards such as active and passive solar design, the use of water permeable surfaces, net zero energy designs, and LEED certification for public buildings.[22] Furthermore, commitments by SoCalGas and the RMEA/SCE partnership to bolster sources of renewable energy, would restrict the potential impacts on energy use by the Project. The Project will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. In this regard, there would be no impact.

6.3 Mitigation Measures: None required.

[21] Office of Energy Efficiency and Renewable Energy, "Why Building Energy Codes?", Building Energy Codes Program, accessed June 12, 2024, https://www.energycodes.gov/why-building-energy-codes#:~:text=Building%20energy%20codes%20represent%20a,of%20avoided%20CO2%20emissions

[22] City of Rancho Mirage General Plan 2017 Update, Community Design Element, Architecture, Policy CD 8.2, November 16, 2017.

7 - Geology and Soils

GEOLOGY AND SOILS – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☒	☐	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☒	☐	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☒	☐	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risk to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

Sources: Geotechnical Investigation, Proposed Howard World Wildlife Museum, Sladden Engineering, March 31, 2025; California Department of Conservation's Earthquake Hazards Zone Application.

7.1 Setting

Seismicity and Faulting

The Coachella Valley lies within the northwestern portion of a larger topographic feature known as the Salton Trough (also referred to as the Salton Sink, and the Salton Basin), which is a northwest-southeast trending structural depression extending from the Banning Pass to the Gulf of California. The Salton Trough is approximately 130 miles long by 70 miles wide and is dominated by the underlying Southern San Andreas Fault (SSAF) system running along the eastern/northeastern edge of the Coachella Valley and through the east shore of the Salton Sea. From west to east, regional faulting has created the San Bernardino Mountains, Little San Bernardino Mountains and the Indio Hills, which form the north/northeast boundary of the Coachella Valley. The San Jacinto Mountains and the Santa Rosa Mountains extend along the west and southwest side of the Valley. For over 20 million years, the Salton Trough has been spreading and subsiding while sediment eroding from the adjacent mountain ranges has deposited a sequence of 20,000 feet thick and more onto the floor of the subsiding Coachella Valley.

Most earthquakes that occur in southern California result from the strike-slip motion between the North American and Pacific tectonic plates. At a rate of about two inches per year, the North American plate is sliding southwest while the Pacific plate is sliding northwest. The San Andreas Fault, an 800-mile fault extending from Bombay Beach on the east shore of the Salton Sea to Cape Mendocino on the northern California coast, facilitates about 70% of this tectonic movement between the North American and Pacific plates. Portions of the San Andreas Fault zone are made up of multiple fault strands splintering off the main fault. In the Coachella Valley, the SSAF zone splits into strands known as the Banning Fault, the Mission Creek Fault, and the San Jacinto Fault Zones. According to a 2023 paper by the Scripps Institution of Oceanography, the SSAF experienced a major earthquake approximately every 180 years over the last 1,000 years. However, the last major earthquake in the Coachella Valley region of the SSAF was 300 years ago, leading analysts to assume that accumulated stress between the plates could result in a magnitude 7.8 earthquake.[23]

The Project site occur in a region that is highly seismic due to the influence of several active and potentially active fault systems. Per the Geotechnical Investigation, the State defines an active fault as one that has experience surface displacement within the Holocene epoch (last 11,000 years), and a potentially active fault has experience movement within the Pleistocene era (between 11,000 and 1.6 million years ago). Recent seismic events that were recorded within the surrounding seismically active region include the following locations, years and earthquake magnitudes:

- North Palm Springs, 1986, M6.0
- Joshua Tree, 1992, M6.1
- Landers, 1992, M7.3
- Big Bear, 1992, M6.2
- Hector Mine, 1999, M7.1
- Ridgecrest, 2019, M7.1

[23] "California's Salton Sea May Be Staving off Earthquakes As It Disappears," Scripps Institutions of Oceanography, University of California San Diego, June 7, 2023.

Soils

Soils in Rancho Mirage are comprised of a mix of eroded granitic sediments from the surrounding mountain ranges that have been deposited onto the Valley floor by water, also known as alluvium. Soils in the City also contain lake sediments from the intermittent presence of Ancient Lake Cahuilla and minor amounts of marine deposits. Soils on the Project site contain disturbed fill soil and native alluvium consisting of silty sand and sandy silt. The granular soils are dry, medium dense and grayish brown in color. The cohesive layers are dry to slightly moist, medium stiff, dark grayish brown with low plasticity characteristics. Finally, the bedrock is moderately hard, moderately strong, and highly weathered metamorphite that breaks down to a poorly graded SM/SP soil type.

Liquefaction

Liquefaction occurs when seismic ground shaking causes groundwater pressure to increase and fully saturate the the upper layers of soil causing the soil to become a fluid-like mass and lose stability or bearing strength. This occurs within the upper 50 feet of the ground surface in loose fine-grained to medium-grained sandy/silty soils. Ramifications can include damage to buildings and structures and subsurface infrastructure. Liquefaction leads to other ground failure conditions such as lateral spreading, flow failure, ground oscillation, and ground lurching. Three geologic conditions need to be met for liquefaction to occur: long duration of ground shaking; the presence of young, loose, unconsolidated sediments; and the presence of groundwater within 50 feet of the surface. The depth to groundwater under the Project site exceeds 50 feet.

The Project site is located in a Riverside County zone designated as having a “moderate” liquefaction potential. However, the groundwater table under the Project site is greater than 50 feet below the surface. The presence of shallow seated bedrock at this location also reduces the potential for liquefaction to occur.

Ground Subsidence

The gradual settling or sinking of the ground surface can occur as smaller local collapses or broader regional lowering of the ground occurs. A diverse range of causes commonly stem from both natural phenomenon such as earthquakes, and human activities such as construction, water and mineral extraction, as is common in southern California. Ground subsidence in the Coachella Valley has been associated with excessive groundwater pumping and the greatest extent has occurred in the central portions of the valley between Indian Wells and the Lake Cahuilla reservoir in southern La Quinta. The Coachella Valley Water District and the Desert Water Agency are primarily responsible for addressing the over-pumping and overdraft condition that has caused ground subsidence. A program of groundwater recharge has been underway for several decades and has slowed or overdraft and has slowed or stopped subsidence in most areas where it had occurred. The replenishment sites have seen an increase groundwater in storage. The Geotechnical Investigation reports that so surficial evidence of subsidence was observed either on or near the Project site.

Paleontological Resources

Paleontological resources are the fossilized remains of prehistoric plant and animal life dating more than 10,000 years ago, near the end of the last Pleistocene glaciation period and the beginning of the Holocene epoch. Fossil remains including bones, teeth, shells, and plant leaves are typically discovered in the geologic deposits where they were buried, although erosion can expose fossils to the surface.

Analysis of the impacts stemming from geologic and soil conditions rely primarily upon the project-specific Geotechnical Investigation for the proposed Project, prepared in March 2025 by Sladden Engineering (see Appendix E). The Geotechnical Investigation conducted subsurface exploration, laboratory testing on soil samples, a literature review, investigation of ground-motion potential, and engineering analyses to determine recommendations for site preparation and foundation design.

7.2 Discussion of Impacts:

a, i) LESS THAN SIGNIFICANT IMPACT:
A fault rupture occurs when movement on a fault breaks through the surface of the Earth. Fault ruptures can range from one inch to fifty miles or more. While the Rancho Mirage Planning Area is near the SSAF, which could potentially generate a magnitude 7.8 earthquake, there are no active faults on or near the Project site. According to the California Department of Conservation's Earthquake Hazards Zone Application (EQ Zapp), the Project site is located 6.51 miles southwest of the Banning Strand of the SSAF. The Geotechnical Report states that no signs of active surface faulting or fault rupture were identified in either site non-stereo digitized photographs of the Project site or during the field investigation and therefore the risks associated with surface ground rupture re low. Since there are no signs of active surface fault rupture nor any secondary seismic effects on the Project site or within the vicinity, the risks of potential fault rupture are considered to be less than significant.

a, ii) LESS THAN SIGNIFICANT IMPACT WITH MITIGATION:
The Project is located in a seismically active region and the active SSAF fault system occurs 6.51 miles to the northeast. The close proximity of the Project site to the SSAF includes the risk of experiencing strong seismic ground shaking during the design life of the Project. Based on the ground motion parameters prepared for the Project site, the Geotechnical Investigation finds that the Project site could be subjected to a peak ground acceleration on the order of 0.788g (G=force of gravity).[24] The Project Structural Engineer shall verify that the Project design includes all necessary modifications to withstand the peak ground acceleration. As described in the GEO-1 Mitigation Measure below, the Geotechnical Investigation outlines recommendations for engineered fill compaction, design parameters of the shallow spread footings and slabs-on-grade and retaining walls. Adherence to these recommendations are necessary to ensure that the impacts associated from strong seismic ground shaking would be less than significant.

a, iii) LESS THAN SIGNIFICANT IMPACT:
The Project is located in a Riverside County zone designated as having "moderate" liquefaction potential. As noted above, due to the presence of shallow seated bedrock under the Project site and the fact that the groundwater depth exceeds 50 feet, the risks of seismic-related liquefaction and associated hazards are deemed by the Geotechnical Investigation to be "negligible." Impacts resulting from liquefaction-induced ground failure are expected to be less than significant.

a, iv) LESS THAN SIGNIFICANT IMPACT WITH MITIGATION:
The portion of the Project site where the building and parking areas are planned is relatively flat. The project geologists did not observe signs of past landslides and rock falls on or near the Project site. Moreover, the rock outcrop, also defined as an ascending

[24] Op. cit. Sladden 2025.

bedrock slope, is characterized by the Project geologists as being in a stable configuration that has a low risk of failure. Nevertheless, areas of perched or highly fractured rock occurring on the slope above the proposed building should be further assessed and stabilized as necessary to preclude hazards from landslides or rock falls in the event of strong ground shaking. GEO-1 Mitigation Measure requires the adherence to the Geotechnical Investigation recommendations for retaining walls and the associated back drain system to mitigate the potential impacts resulting from rockfalls. Implementation of the recommendations set forth in the Project Geological Investigation would reduce impacts associated with landslide or rockfall hazards to less than significant.

b) LESS THAN SIGNIFICANT IMPACT:

The development of the proposed Project is not expected to result in substantial soil erosion or the loss of topsoil. Much of the site is comprised of exposed bedrock with pockets of shallow soils. As noted in the Project geotechnical report, field investigations identified disturbed/fill soil across the site to a depth of less than approximately three (3) feet. These soils are identified as moderately susceptible to wind and water erosion but easily managed with standard soils preparation and management during and following construction. Underlying the disturbed/fill soil, native alluvium overlying bedrock was encountered. As signs of on-site flooding or erosion were not observed during the geotechnical research and field survey, associated impacts are expected to be less than significant.

c) LESS THAN SIGNIFICANT IMPACT WITH MITIGATION:

The Project site has a very low potential for landslide events and liquefaction. Subsidence has been documented regionally in the Coachella Valley and is attributed to the extraction of groundwater. Areas experiencing subsidence are not in the immediate vicinity of the Project site, and surficial evidence of subsidence such as fissures are not present on the Project site. Furthermore, as noted above, the there is a very low potential for liquefaction to occur due to the depth of groundwater being greater than 50 feet and the shallow seated bedrock lying below the Project site. The Geotechnical Investigation provides detailed recommendations for remediating potentially unstable soil including the design of conventional shallow spread footings and the slabs-on-grade. Mitigation Measure GEO-1 provides the Geotechnical Investigation recommendations for soil stabilization that should be applied to the Project design. Adherence to the recommendations would stabilize the soil ensure that impacts associated with lateral spreading and subsidence would be less than significant.

d) LESS THAN SIGNIFICATN IMPACT:

Clay minerals can expand in size as the amount of moisture increases in the soil. Expansion can cause the ground to swell (expansive soils), which can result in damage to buildings, structures, roadways, and other surface features. Presently, the near-surface soils consist of silty sand and have a very low potential for expansion. Recommended remedial grading will include overexcavation of the first 3± feet of artificial fill and mixing, blending and recompacting surface soil (see GEO-1 Mitigation Measure). As such, the Geotechnical Investigation recommends that the expansion potential be reevaluated after grading activities as clay minerals are present in the region. Based on the present condition of the near-surface soil, impacts associated with expansive soils would be less than significant.

e) NO IMPACT:
The Project will be connected to the Coachella Valley Water District sewer system which currently serves the Project site and will not require the use of a septic tank. Therefore, there will be no impacts associated with use of on-site septic tanks or leach fields.

f) NO IMPACT:
The potential for discovery of paleontological resources on the Project site is low as there are no records of any such discoveries in the nearby vicinity of the City's Planning Area. On site soils and rock formations are not associated with paleontological resources. The Project is not expected to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. There would no impact.

7.3 Mitigation Measures:

GEO-1 Per the Geotechnical Investigation, specific guidelines are provided to mitigate potential impacts resulting from site-specific poorly graded soil, seismic-related unstable soil, seismic ground shaking, and hazards from rock falls induced by seismic activity. In addition, the Geotechnical Investigation provides recommendations regarding utility trench backfill, exterior concrete flatwork, on-site pavement design, soil corrosion potential, and drainage.

Development of the Project shall adhere to the recommendations provided by the Geotechnical Investigation as required by the City prior to issuance of grading and building permits.

Earthwork and Grading Recommendations

Site Clearing: Guidelines describe the removal of all vegetation, underground utilities, debris and old fill. Any voids must be properly backfilled and compacted.

Preparation of Building Areas: Over-excavation and re-compaction of the surface soil and bedrock throughout the building area and extending laterally for five feet beyond the building envelope are recommended.

Cut/Fill Slopes: The Geotechnical Investigation describes the necessary removal of weak soil on slopes steeper than five horizontal to one vertical (5H:1V) and the associated keyway design requirements.

Compaction: To ensure soil stability, specific recommendations pertaining to compaction of the engineered fill are provided in the Geotechnical Investigation. All fill material should be placed in thin lifts, not exceeding six inches in loose condition at near optimum moisture contents and compacted to a minimum of 90% relative compactions.

For the asphalt concrete sections, compact the top 12 inches to at least 95% compaction at near optimum moisture content.

Shrinkage and Subsidence: The shrinkage of the replacement fill should be anticipated and should not exceed 10% to 20%. Subsidence of the scarified and compacted surfaces should be between 1/10 and 3/10 of a foot.

Conventional Shallow Spread Footings

The Geotechnical Investigation provides specific design recommendations for the footings including but not limited to embedment depth, minimum widths and bearing pressures. The lateral load resistance provided by the footings is described in the Investigation.

Slabs-On-Grade

The recommended placement, thickness, reinforcement, and treatment of moisture-sensitive surfaces of the concrete slabs-on-grade are described in the Geotechnical Investigation.

Retaining Walls

To stabilize the slope behind the building, the Geotechnical Investigation provides details for designing cantilever retaining walls and an accompanying back drain system behind the retaining walls.

Mitigation Monitoring:
GEO-A The City shall review the Geotechnical Investigation for the Proposed Project prepared by Sladden Engineering, March 31, 2025 to ensure that the Project development plans adhere to the recommendations.

Responsible Parties: Project applicant, construction manager, Planning Department, City Engineer.

8 – Greenhouse Gas Emissions

GREENHOUSE EMISSIONS – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Sources: CalEEMod Version 2022.1; City of Rancho Mirage General Plan 2017 Update, Land Use Element, November 16, 2017; Overview of Greenhouse Gases, Environmental Protection Agency, accessed March 2025, https://www.epa.gov/ghgemissions/overview-greenhouse-gases; Global Warming Potentials, IPCC Fourth Assessment Report, 2007.

8.1 Setting

The lower troposphere of the Earth's atmosphere contains a mix of gases that sustain life. Greenhouse gases (GHGs) comprise a small percentage, 0.04%, of these tropospheric gases and trap just enough heat to maintain a relatively constant and livable air temperature. Even small alterations in this air chemistry are well documented via proxy and direct climate measurements. Human activities including the burning of fossil fuels, clearing native vegetation, altering landscapes to accommodate hardscapes and built environments all emit additional GHGs and reduce the Earth's ability to cycle and sequester carbon resulting in exponential net increase in atmospheric GHG levels. While no one development project can have a globally significant impact on greenhouse gas increases, the cumulative impacts of regional development can result in locally significant environmental changes, which in turn contribute to wider climatic changes. Hence, the state and local jurisdictions have adopted policies and thresholds that cap GHG emissions and mandate mitigations when needed to ensure new land uses minimize their impacts.

The major greenhouse gases present in the atmosphere and increased by human activities are described in Table 12.

Table 12
Description of Major Greenhouse Gases

Greenhouse Gas	Emissions Sources	Global Warming Potential	Atmospheric Lifetime
Carbon Dioxide (CO_2)	Next to water vapor, carbon dioxide is the most abundant GHG. Human activities emit CO_2 when burning fossil fuels and burning and removing forests and other vegetation. Looking back 800,000 years prior to the Industrial Revolution, the level of CO_2 in the atmosphere never climbed above 300 parts per million. Today we measure CO_2 at 419.81 parts per million.	1	1,000s of years

Table 12
Description of Major Greenhouse Gases

Greenhouse Gas	Emissions Sources	Global Warming Potential	Atmospheric Lifetime
Methane (CH_4)	Methane is the third most abundant GHG in the atmosphere. It is released during the extraction, refining, and burning of fossil fuels, and the burning and clearing of native vegetation. Raising of livestock, decay of organic waste, and landfills also emit methane.	25	About 10 years
Nitrous Oxide (N_20)	Like carbon dioxide and methane, nitrous oxide naturally occurs in the atmosphere. It is also released by agricultural activities and agricultural chemicals, fossil fuel combustion, wastewater treatment and industrial processes.	298	More than 100 years
Fluorinated Greenhouse Gases	Chlorofluorocarbons (CFCs), Hydrofluorocarbons (HFCs), Perfluorocarbons (PFCs), Sulfur Hexafluoride (SF_6) Together these 30 different gases are referred to as fluorinated GHGs. F-GHGs are solely emitted as by-products of industrial processes such as aluminum and semi-conductor manufacturing and used as refrigerants and aerosol propellants.	Between 12 and 22,800	Tens to thousands of years

Sources: CalEEMod, 2022.1; Overview of Greenhouse Gases, Environmental Protection Agency, accessed March 2025, https://www.epa.gov/ghgemissions/overview-greenhouse-gases; Global Warming Potentials, IPCC Fourth Assessment Report, 2007; Interim CEQA GHG Significance Thresholds for Stationary Sources, Rules and Plans, adopted December 5, 2008.

State, Regional, and City Emissions Reductions Setting

The 2016 Senate Bill 32 (SB 32) requires California to reduce overall greenhouse gas emissions by 40% below 1990 levels by the year 2030. This bill furthers the mandates of the prior 2006 Assembly Bill 32 which required the state the reduce GHG emissions to 1990 levels by 2020. Going beyond SB 32 is the 2022 Scoping Plan proposed by the California Air Resources Board (CARB) which sets forth a plan to achieve statewide 100% carbon neutrality by 2045.

In March 2013 the City adopted a Sustainability Action Plan, which was linked to the City's 2010 Greenhouse Gas Inventory. Driven by the State AB 32 GHG reduction target in place at the time, the Sustainability Action Plan put forth 82 measures that guided the City's efforts in reducing greenhouse gas emissions. Emissions reductions would stem from sectors including, but not limited to greater energy efficiency achievements, reduction of solid waste, installation of renewable energy systems, increase the amount of open space and shade vegetation, and the growth of alternative transportation systems. The City's Sustainability Action Plan has not been updated since its initial adoption.

SCAQMD Greenhouse Gas Thresholds

The City of Rancho Mirage is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD), the regional agency that determines pollution emissions standards from stationary sources. Since each GHG affects the atmosphere differently, for purposes of Project analysis, GHG emissions are converted to carbon dioxide equivalencies (CO_2e) and measured in metric tons ($MTCO_2e$). When evaluating potential GHG emissions from proposed non-industrial

projects, SCAQMD applies a tiered approach. If a project does not conform to at least one of the tiers described below, the project's impacts would be considered significant.[25]

Tier 1: Consider whether the project qualifies for any applicable exemption under CEQA. If the project qualifies for an exemption, then the project is not significant, and no other action is required.

Tier 2: Consider whether the project complies with a local greenhouse gas reduction plan that is at minimum consistent with AB 32.

Tier 3: Consider whether the project is below an absolute threshold of either 10,000 $MTCO_2e$/year for industrial projects or 3,000 $MTCO_2e$/year for residential projects.

Tier 4: Consider whether the project is below a set performance threshold. This threshold is yet to be set and is not recommended for analysis at this time.

Tier 5: Consider whether off-site mitigation would reduce the project's GHG emission impacts to less than the proposed screening level.

8.2 Discussion of Impacts:

a, b) LESS THAN SIGNIFICANT IMPACT:
If the Project generates greenhouse gas emissions in excess of the established thresholds, either directly or indirectly, then the Project's impact would be significant. As stated above, project-based impacts are compared against the SCAQMD tiered greenhouse gas emissions thresholds. For the Proposed Project, emissions are measured against Tier 3, 3,000 $MTCO_2e$/year for residential and commercial projects.

It should first be noted that the Project site was previously developed with a sit-down restaurant, which was destroyed by fire in 2012. The subject Project proposes construction of a natural history museum, the Global World Wildlife Discovery Museum, which will consist of 21,967 square-feet, two parking lots, outdoor plaza, and landscaped areas. The museum building would be comprised of a lobby, exhibit space, a coffee shop, a gift shop, a flexible-use event space, storage and office spaces, restrooms, an outdoor plaza with a fountain, a main parking lot and an overflow parking lot.

CalEEMod Version 2022.1 was used to forecast GHG emissions generated by the construction and operational phases of the Project. Table 3 in the Air Quality Section provides a detailed summary of the Project data that was input to CalEEMod. Appendix A provides a full copy of the CalEEMod report.

Project Construction and Operation

Since SCAQMD does not provide GHG construction thresholds for projects, the total amount of CO_2e emissions from the construction phase of the Project is amortized over 30 years to estimate the CO_2e emissions over a one-year operational cycle. Upon buildout, six emissions source categories would contribute either directly or indirectly to operational greenhouse gas emissions including area emissions (pavement and architectural coating off-gassing) building energy usage, mobile energy usage, solid waste disposal, water

[25] Interim CEQA GHG Significance Thresholds for Stationary Sources, Rules and Plans, adopted December 5, 2008.

usage, and refrigeration. Table 13 shows annual construction and operational greenhouse gas emissions from the Project and then compares the Project's total annual emissions, 442.8 $MTCO_2e$, to the SCAQMD Tier 3 threshold. The Project would not exceed the 3,000 MT/YR CO2e standard for residential and commercial projects.

Table 13
Projected GHG Emission Summary
(Metric Tons per Year)

Construction	CO_2e (MT/YR)
1 Year	295.8
30-Year Amortized*	9.86
Operation	**CO_2e (MT/YR)**
Area	0.323
Energy	113.54
Mobile	309.58
Waste	6.33
Water	3.17
Total Operational	432.94
Total Annual Operational (30-Year amortized + Operational)	**442.8**
SCAQMD Annual Threshold	3,000
Exceeds?	No

*Buildout construction emissions were amortized over 30 years then added to buildout operational GHG emissions.
Source: CalEEMod 2022.1

As shown in the above Table 13, greenhouse gas emissions resulting from the Project's construction and operational activities are expected to be lower than the established threshold. Compliance with the State's greenhouse gas reduction goals, CARB's 2022 Scoping Plan, and the City's Sustainability Action Plan is requisite and will ensure that the Project will align with adopted GHG reduction plans and policies. By these parameters, the Project would have a less than significant impact on greenhouse gas emissions.

8.3 Mitigation Measures: None required.

9 - Hazards and Hazardous Materials

HAZARDS AND HAZARDOUS MATERIALS – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

Sources: City of Rancho Mirage General Plan 2017 Update, Circulation Element; City of Rancho Mirage Local Hazard Mitigation Plan Update, 2023; California Department of Toxic Substances Control (DTSC), Envirostor; State Water Resource Control Board, GeoTracker; Riverside County Department of Environmental Health; CalFire Fire Hazard Severity Zones Map Viewer.

9.1 Setting

The California Health and Safety Code defines a hazardous material as a substance or waste that poses a risk of endangering human health or safety and, or, a risk of degrading the environment. Criteria for identifying hazardous substances are based on whether the substance, due do "quantity, concentration, or physical, chemical or infectious characteristics, may:

1. Cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness.
2. Pose a substantial present or potential hazard to human health or the environment, due to factor including, but not limited to, carcinogenicity, acute toxicity, chronic toxicity, bioaccumulative properties, or persistence in the environment, when improperly treated, stored, transported, or disposed of, or otherwise managed."[26]

In the 1970s, the state of California began to adopt formal policies and protocols to manage the handling, processing and disposal of hazardous waste. Past and current landmark investigations led to numerous legislative actions and to the establishment of the California Environmental Protection Agency (CalEPA) in 1991 and its associated departments including the Department of Toxic Substances Control (DTSC). On a regional and local level, county environmental health departments, such as the Riverside County Department of Environmental Health, implement federal and state public health and safety programs throughout local jurisdictions. Specifically, the Hazardous Materials Management Branch of the Department of Environmental Health serves as the County's Certified Unified Program Agency (CUPA) which coordinates six state hazardous waste and materials regulatory management programs. The City of Rancho Mirage is subject to these program policies.

The discussion of impacts from hazards and hazardous materials is based on the characteristics of the proposed project and the City's 2023 Local Hazard Mitigation Plan (LHMP), the Department of Toxic Substances Control (DTSC) EnviroStor, the State Water Resource Control Board (SWRCB) GeoTracker, and the Riverside County Department of Environmental Health.

9.2 Discussion of Impacts*:*

a, b) LESS THAN SIGNIFICANT IMPACT:

Project Construction Phase: The Project proposes to construct 21,966± square-foot museum, an outdoor plaza and two parking lots. Construction would necessitate the transporting of potentially hazardous materials such as fuels, paints, solvents, concrete and asphalt. The use of heavy equipment which would consume limited quantities of diesel fuel and oil would be required. During construction, an on-site staging area would be identified where equipment and construction supplies would be stored. Should any spillage or leakage of hazardous substances occur, it would occur in this staging area where it could be contained and cleaned. The construction phase is temporary, and the use of hazardous materials would not be in quantities that would pose significant risks to public health or environmental health. Impacts from the transport, handling and disposal of hazardous materials related to construction are expected to be less than significant. The use of Best Management Practices (BMPs) and associated containment of construction-related hazardous materials to a staging area where an accidental release of a hazardous substance to the environment would be quickly remediated reduces potential impacts to less than significant levels.

[26] California Health and Safety Code, HSC §25141, January 1, 2023.

Project Operational Phase: The proposed museum is anticipated to use and dispose of a limited amount of toxic and hazardous materials such as cleaners, landscaping chemicals, paints, oil, batteries, light bulbs and electronic waste. The amount of chemicals stored on site would be in small quantities and would not pose a health risk to the public or the environment. For purposes of proper disposal, businesses must comply with federal and state laws by classifying their waste products and follow guidelines for the appropriately sized very small or small quantity generator.

State and County regulatory oversight regarding the transport, handling, and disposal of hazardous materials ensure that the construction and operational phases of the Project would generate less than significant impacts. The use of hazardous materials in small quantities during construction and operational phases and the use of a construction staging area and application of standard BMPs would contain potential accidental releases to the environment and reduce their impacts to less than significant levels.

c) NO IMPACT:
The nearest school, Rancho Mirage Elementary School, is 2.4 miles southeast of the Project site. While the proposed Project is not expected to emit hazardous materials or acutely hazardous substances or produce waste that would jeopardize a school, the Project is also not located within one-quarter mile of a school. No impact would occur.

d) NO IMPACT:
Government Code Section 65962.5 is also known as the Hazardous Waste and Substances Sites, or the Cortese List. The California Environmental Protection Agency (CalEPA) annually compiles this list of hazardous materials release sites based on data from the DTSC, the California Department of Health Care Services (DHCS), and the State Water Resources Control Board (WRCB). There are no hazardous materials or waste sites on or within 1,000 feet of the proposed Project site. The Project site is not included in the Cortese List. Thus, the Project site would not pose any impacts associated with hazardous materials sites.

e) NO IMPACT:
The Project site is located 4.5 miles southeast of the Palm Springs International Airport, and 1.3 miles southeast of the Airport Influence Area boundary. Due to this distance, the Project area is not in an airport safety hazard zone and would not pose a safety hazard for people living or working at the Project site. There would be no impacts associated with the nearby airport.

f) NO IMPACT:
The Project is proposed for the north side of Highway 111, a major arterial roadway, between Frank Sinatra Drive to the north and Mirage Cove Drive to the south. Vehicle access to the Museum and the main parking lot would be facilitated by an existing 33-foot-wide driveway on Highway 111. Approximately 100 feet north, a fully signalized intersection of Highway 111 and Atrium Way) permits controlled access to the Atrium retail center parking lot which is connected to the Project's parking lot. The overflow parking lot will be accessible via a 34-foot-wide driveway on Mirage Cove Drive. These Project access points on will not alter the City's current circulation pattern or interfere with the City's emergency response and evacuation plans.

Project review by the Police and Fire Departments will be necessary to assure that the Project's site layout, driveways and streets would accommodate emergency vehicles and building access. Traffic management during the Project's construction will be implemented so that the Project will not interfere with the City's emergency response plan or emergency evacuation plan. The Project is not expected to impact the implementation of, or physically interfere with, the City's emergency response plan or emergency evacuation plan.

g) NO IMPACT:

Overall, the City has a moderate risk of wildfire due to the wildland urban interface (WUI) along the slopes of the adjacent Santa Rosa Mountains. However, according to the CalFire Fire Hazard Severity Zone (FHSZ) Viewer, there are no designated FHSZs along the mountain slopes facing the Project site or on the west side of Highway 111. Furthermore, the Project is located in an urban section of the City along a major evacuation route and is not within an FHSZ. The risk of a wildland fire occurring at the Project site is very low. The City maintains a coordinated emergency response plan for natural and manmade disasters, and should a wildfire occur in the WUI near the City's western boundary, the estimated response time of the CalFire air attack based at the Hemet/Ryan airport is fifteen minutes.[27] The Project is not expected to expose people or structures to a significant risk of loss, injury or death due to wildland fires. No impact is anticipated. Wildland fire is discussed more thoroughly below in Section XX, Wildfire.

9.3 Mitigation Measures: None required.

[27] City of Rancho Mirage Local Hazards Mitigation Plan, Plan Update 2023, Section 4.4.2 Wildfires, adopted 2024.

10 - Hydrology and Water Quality

HYDROLOGY AND WATER QUALITY – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which would: i) Result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?	☐	☐	☒	☐
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
iv) Impede or redirect flood flows?	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

Sources: City of Rancho Mirage General Plan 2017 Update, Conservation and Open Space Element, November 16, 2017; City of Rancho Mirage Code of Ordinances; Preliminary Water Quality Management Plan, Howard World Wildlife Museum, The Altum Group, March 27, 2025; World Wildlife Museum, Rancho Mirage, CA, Preliminary Hydrology Report, The Altum Group, March 27, 2025; Coachella Valley Water District, 2023-24 Annual Review, March 2025; FEMA National Flood Hazard Layer Viewer.

10.1 Setting

Regional Climatic Conditions

The Coachella Valley climate may be described as a subtropical desert where summer temperatures can exceed 120°F and winter temperatures can drop below 35°F. The arid climatic conditions result from both the latitudinal setting as well as the rainshadow effect formed by the the San Jacinto and Santa Rosa Mountains, which block much of the moist and cool coastal air masses flowing from the west. The Coachella Valley is part of the West Basin of the Colorado River Watershed, where water drains from the higher elevations at the west end towards into the Salton Trough and ultimately to the terminal lake, the Salton Sea, in the eastern end of the valley. The Project site occurs along the southern edge of the valley floor at the foot of the Santa Rosa Mountains.

Rainstorms tend to occur during the summer monsoon season between August and September as more intense downpour events, and also during the winter season when rainfall tends to be more frequent but less intense. The average annual rainfall is under five inches. Although dry much of the year, the Coachella Valley is susceptible to flood events especially when high intensity rainfall saturates the ground surface thus reducing the ability of the water to percolate. The alluvial fans are particularly prone to flooding and associated soil erosion/deposition, also known as fluvial transport. Flooding events from rainstorms are important components of the low desert hydrology.

Water Quality

As water flows over the land in rivers, streams, springs, and lakes and collects in groundwater basins, both naturally occurring contaminants and those emitted from human activities can end up in water supply systems. Water districts, like the Coachella Valley Water District (CVWD), the water purveyor for the City, and regulatory agencies consistently test water supplies for contaminant levels and mitigate as needed. Contaminants include microorganisms, inorganic salts and metals, pesticides and herbicides, organic chemicals, and radioactive particles. According to the Coachella Valley Water District 2023-24 Annual Review, there were no federal or State water quality exceedances of detected contaminants.[28] Currently, water quality does not constrain or otherwise affect water supply reliability in the CVWD service area.

To protect surface and groundwater resources from pollution contamination, states must comply with standards set by the federal Clean Water Act of 1972 (CWA) and the National Environmental Policy Act of 1969 (NEPA). In accordance with the Clean Water Act, the EPA administers a pollutant permit system via the National Pollutant Discharge Elimination System (NPDES), whereby development activities must implement Water Quality Management Plans (WQMP) “to effectively prohibit non-storm water discharge into the storm drains and require controls to reduce the discharge of pollutants from storm water systems to water the United States to the maximum extent possible.” In the State of California, federal law governing water quality regulation is administered by the Porter-Cologne Water Quality Control Act, which established the State water Resources Control Board and nine Regional Water Quality Control Boards; Region 7, Colorado River Basin Regional Water Qualtiy Control board, has jurisdiction in Rancho Mirage and the Proposed Project.

[28] Ibid.

Floodplain and Stormwater Management

The Coachella Valley lies within the Whitewater River Watershed, the regional drainage feature that extends from the slopes of Mount San Gorgonio and the San Bernardino Mountains to the Salton Sea. The Whitewater River is the valley's main drainage feature and is fed by mountain streams along its course. In the higher elevations of the Whitewater River, the river has water generally year-round, but is ephemeral in the low desert stretch, and has been channelized throughout much of the valley to control stormwater flows. The CVWD and Riverside County Flood Control maintain major tributary facilities that guide stormwater flows into the Whitewater River/Coachella Valley Stormwater Channel (Stormwater Channel).

Within the Whitewater River Watershed, urban runoff flowing through the existing development in the Coachella Valley is regulated under the Whitewater River Region Municipal Separate Storm Sewer System Permit (MS4 Permit), which is aimed at reducing pollutants stemming from construction, municipal, commercial and industrial land uses. Entities responsible for administering the MS4 Permit within their specific jurisdictions are the Riverside County Flood Control District and Water Conservation District, Riverside County, CVWD, and the incorporated cities within the Whitewater River Basin. The City of Rancho Mirage defines a broad range of stormwater management and discharge control requirements Chapter 7.03 of the City's Code of Ordinances. The City's stormwater drainage is facilitated by a combination of on-site retention, gutters, pipes, culverts, and channels which transport stormwater to regional drainage facilities.

Domestic Water Service

The Coachella Valley Groundwater Basin is the main source of municipal, or domestic, water for the entire Coachella Valley. Local rainwater and snowmelt have filled the basin over several million years, but human activity during the 20th and 21st centuries have until recently extracted more water than was being naturally recharged. Groundwater overdraft has been eliminated in portions of the basin. Six different water agencies utilize the basin: Mission Springs Water District (MSWD), Desert Water Agency (DWA), Coachella Valley Water District (CVWD), Myoma Dunes Mutual Water Company (MDMWC), Indio Water Authority (IWA), and the Coachella Water Authority (CWA). CVWD and DWA are state water contractors and have primary responsibility for managing the basin and supplementing natural recharge with imported Colorado River water into the basin via four replenishment facilities.[29] Both agencies also supplement irrigation water with recycled wastewater.

The Coachella Valley Groundwater Basin is technically comprised of several subbasins which are divided by geologic faults. Water for the Project site is supplied by the Indio Subbasin, and domestic water service is provided by CVWD, the largest water district in the Coachella Valley. The CVWD serves a population of 270,000 and manages 114,196 accounts. In 2023-2024 the average daily freshwater demand within CVWD's service area was 75.9 mgd, and the total amount of water delivered was 85,014 af.[30]

[29] Coachella Valley Water District, Groundwater Replenishment and Imported Water, History of Groundwater Management, https://www.cvwd.org/162/Groundwater-Replenishment-Imported-Water, accessed May 2025.

[30] Coachella Valley Water District, 2023-24 Annual Review, CVWD 2024 Domestic Water Quality Summary, March 2025.

Wastewater Treatment

According to the 2023 CVWD Annual Report, the District's wastewater treatment facilities serve a population of 250,000 people and 105,203 active accounts. Sewer lines totaling 1,173 miles and 30 lift stations convey approximately 17.11 million gallons per day (mgd) of wastewater to five different wastewater reclamation plants (WRPs). CVWD's average daily wastewater demand is 17.11 mgd while its total capacity is 33.1 mgd. The Project site would be served by Wastewater Reclamation Plant (WRP) 10 located on 43000 Cook Street in Palm Desert. WRP 10 is a tertiary level treatment facility with a capacity to treat 15 mgd.

10.2 Discussion of Impacts:

a) LESS THAN SIGNIFICANT IMPACT:

At build out, the Project site will include a new 21,966-square-foot museum building connected to a re-designed main parking lot on the north (adjacent to the Atrium Center) and new overflow parking lot located on the south bordering Mirgae Cove Drive. The Project is required to comply with the Clean Water Act, the State's Porter-Cologne Water Quality Control Act, Regional Water Quality Control Plans, Safe Drinking Water Act, and recycled water regulations. Impacts would be significant if the Project were to violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. In compliance with the National Pollutant Discharge Elimination System (NPDES) regulations to minimize the pollutant load associated with urban and development activities, a Project-Specific Preliminary Water Quality Management Plan (Preliminary WQMP) dated March 27, 2025 was prepared for the Project by The Altum Group (see the full Preliminary WQMP in Appendix F).[31]

Pollutants potentially discharged from the Project site may include bacteria/viruses, nutrients, toxic organic compounds, trash and debris, oil and grease, and toxaphene(2), and dieldren. Per City requirements as prescribed in Chapter 7.03 of the Rancho Mirage Code of Ordinances, Stormwater Management and Discharge Control, the Project will implement permanent Site Design Best Management Practices (BMPs), Source Control, Low Impact Development/Site Design (LID), and Treatment Control BMPs where necessary.

To accommodate this requirement, the Preliminary WQMP outlines a list of source control BMPs that will be implemented including but not limited to the minimization of urban runoff by minimzing the impervious footprint, conserving natural areas and natural drainage and depressional storage feature on site, planting additonal native/drought tolerant trees and large shrubs, installing landscape buffer areas, incorporating self-treating and self-retaining areas, and an infiltration type retention basin in the overflow parking lot, properly designed loading docks and trash storage areas, litter control and street sweeping, and activity restrictions.

For construction drainage, the Project would be required to prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) to ensure that construction activities do not contaminate surface or groundwater quality. The SWPPP would reduce the potential for pollutant discharge as well as provide practical monitoring and reporting processes

[31] Preliminary Water Quality Management Plan, Howard World Wildlife Museum, The Altum Group, March 27, 2025.

and other strategies to ensure any pollutant discharge does not adversely impact water quality.

Adherence to these water quality requirements ensures that the Project will not violate any water quality standards or waste discharge requirements, or otherwise substantially degrade surface or ground water quality. Any potential impacts will remain at less than a significant levels.

b) LESS THAN SIGNIFICANT IMPACT:

Project operational domestic water demand calculations are based on the building's square footage and use, and on the type and square footage of the landscaped area. The indoor water demand estimate is derived from the American Water Works Association demand factor which estimates that commercial and institutional buildings demand 15 gallons of water per square foot per day. To assess the Project's outdoor water use, CVWD provides the outdoor water demand calculation for a landscaped area which incorporates localized evapotranspiration and evapotranspiration adjustment factors.

According to the 2023-2024 CVWD Annual Review, CVWD customers generate an average daily water demand of 75.9 mgd. The total amount of water delivered in 2023-2024 was 85,014 acre-feet (af); an acre-foot equates to 327,000± gallons. The Project's total estimated water demand for both indoor and outdoor uses is 3.44 af per year, which would account for 0.004% of the total domestic water demand supplied by CVWD during the 2023-2024 year. Table 14 recaps the Project's estimated annual water demand compared to the most recent CVWD annual water delivery data.

Table 14
Project Operational Water Demand

Indoor Use	**Total Building Area (ft^2)**	**Indoor Demand Factor (gal/SF/year)**	**Indoor Daily Demand (gpd)**	**Total Indoor Demand (acre-feet/yr)**
Commercial/ Institutional	21,967	15[1]	903	1.01
Outdoor Use[2]	**Landscape Area (ft^2)**	**Outdoor ETo (in/yr) x ETAF x Outdoor Conversion Factor**	**Outdoor Daily Demand (gpd)**	**Total Outdoor Demand (acre-feet/yr)**
Landscape	44,300	64 x 0.45 x 0.62	2,167.18	2.43
		Total Project Annual Water Demand		**3.44 af**
		2023-2024 CVWD Average Daily Demand[3]		**75.9 mgd**
		Project's Percentage of 2023-2024 CVWD Average Daily Demand		**0.0029%**
		2023-2024 CVWD Total Water Delivery[3]		**85,014 af**
		Project's Percentage of 2023-2024 CVWD Total Water Delivery		**0.004%**

[1] The water demand factor is derived from AWWA Commercial and Institutional End Uses of Water, 2000. Office use = 15 gal/SF/year.
[2]Outdoor water demand calculations based on CVWD Evapotranspiration (ETo), Evapotranspiration Adjustment Factor (ETAF), and Conversion Factor (CVWD Landscape Ordinance No. 1302.5, Appendix C).
[3] CVWD 2023-2024 Annual Review, Domestic Drinking Water Service Information, June 2024.

As noted above, CVWD operates five wastewater reclamation plants (WRP), and the Project would be served by WRP 10 on Cook Street in Palm Desert. According to the most recent Annual Report for the Indio Subbasin, WRP 10 treated 9,366 af of wastewater, and

it has a total daily capacity of 15 million gallons. About 85% of this effluent was recycled and the remainder was routed to percolation recharge ponds.[32]

To estimate the amount of wastewater generated by the Project, the CVWD Equivalent Dwelling Unit (EDU) calculation for office/warehouse projects was applied for analysis purposes. Per this calculation, each restroom in an office/warehouse is equivalent to one dwelling unit (EDU), and each EDU, or restroom, would generate 250 gallons of wastewater per day (gpd). The proposed Project includes three restrooms, which would comprise 0.018% of the total daily capacity of WRP 10 and represents 0.009% of the total amount of wastewater treated during 2023-2024. Please see Table 15 for a summary of the calculations.

Table 15
Project Operational Wastewater Generation

Land Use	Daily Wastewater Generation	Annual Wastewater Generation	Annual Wastewater Generation
Office/Warehouse	750 gpd	273,750 gallons	**0.84 af**
		Total Daily Capacity of WRP 10	**15,000,000 mgd**
		Project's Percentage of Total Daily Capacity WRP 10	**0.018%**
		Total 2023-2024 Acre-Feet Treated at WRP 10	**9,366 af**
		Project's Percentage of 2023-2024 Acre-Feet Treated at WRP 10	**0.009%**

Source: Office/Warehouse wastewater demand factor is derived from CVWD Regulations Governing Sanitation Service, Table A-1 Equivalent Dwelling Unit p. A-2, February 2021, https://cvwd.org/ArchiveCenter/ViewFile/Item/860.
1 Restroom = 1 Equivalent Dwelling Unit (EDU) = 250 gpd.

The Project would be consistent with the City's water conservation policies outlined the General Plan 2017 Update by using native and drought tolerant landscaping and low water-use appliances.[33] Water demand by the Project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge. Likewise, the Project's water demand would not impede sustainable groundwater management of the Basin. Project water demand impacts would be less than significant.

ci-iv) LESS THAN SIGNIFICANT IMPACT:
Project impacts would be significant if development of the property substantially alters an existing drainage pattern, increases the rate or amount of runoff, contributes runoff that exceeds the existing local drainage system, and results in substantial erosion, or impedes or redirects flood flows. The Project site encompass 6.78± acres; however, an isolated spur of the Santa Rosa foothills occupies approximately 50% of the site leaving 3.1 developable acres. The developable area is flat and covered by graded unimproved natural surface and an existing parking lot that served the former Charthouse restaurant. The restaurant was destroyed by a fire and has been demolished, but the parking lot remains and would be reconfigured for the proposed Project. The main parking lot redesign would include an additional 0.5-acre area that is currently unpaved, and a new entrance plaza, and the overflow parking lot on the southerly portion of the site would be paved thereby increasing the impermeable surface area by ±1.2 acres. The museum

[32] Indio Subbasin Annual Report for Water Year 2023-2024, Table 5-10 WY 2023-2024 Wastewater Treatment, Reuse, and Disposal in the Indio Subbasin, March 2025.
[33] City of Rancho Mirage General Plan 2017 Update, Conservation and Open Space Element, Goal COS 7, November 16, 2017.

building will be sited on a portion of the existing parking lot and will not add to the overall impermeable area. To accommodate the new building, a portion of the west side of the rock outcrop will be scraped. As discussed in Section 7, Geology and Soils, retaining walls and a back drainage system will be incorporated to guide flows descending from the hillside toward the new on-site drainage system.

Proposed Drainage System

A Preliminary Hydrology Report was prepared for the Project by The Altum Group (Appendix G) which, along with the Project grading and drainage plan, describes the Project's drainage system and explains how it complies with the design criteria required by Rancho Mirage and the Coachella Valley Water District.[34] Within the City, development projects to the south and southwest of the Coachella Valley Stormwater Channel must comply with the MS4 permit but are not required to retain 100-year storm event runoff.[35]

Storm runoff occurring on the north portion of the Project site where the museum and large parking lot are planned will utilize the existing flow pattern and route the water toward a low point in the northeasterly portion of the parking lot and into a new combination collection basin and underground storage system. Storm runoff on the overflow parking lot will be directed eastward to a new on-site surface retention basin. Flows that exceed the Project storage capacity will be directed off-site and will be routed toward the Stormwater Channel located approximately 0.4 mile to the east.[36]

To ensure that the Project design would meet the City's stormwater control requirements, the Preliminary Hydrology Report analyzed WQMP Design Capture Volume (DCV) for the Project using Riverside County Flood Control District parameters ranging from a 2-year and 100-year, one hour precipitation events. According to the analysis, the Project will be capable of collecting, storing and treating the DCV such that flowrates, velocities and volumes leaving the site do not exceed those of the existing condition. Thus, as proposed the Project would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding either on- or offsite. Nor would the Project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Furthermore, the Project would use the existing flow pattern and would not impede or redirect flood flows. The expected impacts to associated with stormwater flows would be less than significant.

Compliance with Required Erosion Control and Pollution Mitigation

The proposed Project will be required to comply with Chapter 7.03 of Rancho Mirage Code of Ordinances, Stormwater Management and Discharge Control, and §15,64.570 et al, Erosion Control Plan. Included in the requirements are the approvals of a SWPPP, a project-specific final hydrology study, and a final WQMP prior to the issuance of building permits. In compliance with the National Pollutant Discharge Elimination System (NPDES) the Project will mitigate silt and other contaminant runoff from Project-induced erosion and

[34] World Wildlife Museum, Rancho Mirage, CA, Preliminary Hydrology Report, prepared for Prest Vuksic Greenwood Architects, The Altum Group, March 27, 2025.
[35] Project Specific Preliminary Water Quality Management Plan, Howard World Wildlife Museum, Project Description, prepared by The Altum Group, March 27, 2025.
[36] Ibid.

runoff through the implementation of BMPs prescribed in the PWQMP. Implementation of required BMPs will also reduce pollutants of concern that may otherwise enter nearby receiving waters and will help reduce short and long-term water quality impacts caused by the construction and operation of the proposed Project. Approval of and compliance with the final WQMP, SWPPP, and the required BMPs will reduce Project impacts to surface waters by reducing erosion and siltation in storm flows. With the implementation of these standard requirements, the Project would not result in substantial erosion or siltation either on- or off-site and impacts would be less than significant.

d) **NO IMPACT:**
According to the FEMA National Flood Hazard Layer Viewer, the Project site is designated as Flood Zone X, an area of minimal flood hazard and low flood risk. The Stormwater Channel, which occurs 0.4 miles east of the Project site, is the backbone of the Coachella Valley stormwater flood control system and is constructed to convey approximately 80,000 cubic feet of water per second, which is greater than a 100-year storm event. Given the Project's proximity to the Stormwater Channel and the Flood Zone X designation, impacts from flood hazards are not expected to occur. The City of Rancho Mirage is also not located near the Pacific Ocean or other large water body and there will be no impacts from either seiche or tsunami hazards.

e) **NO IMPACT:**
As described above, the Proposed Project will comply with all applicable water quality requirements and will implement a SWPPP and a WQMP subject to approval by the City and the Regional Water Quality Control Board for both construction activities and the long-term operation of the site. The WQMP will incorporate grading, hydrology, and BMPs to achieve requisite water quality standards. The Project design will continue to retain the stormwater flows per the existing standards via a new stormwater collection and underground retention system and a new surface retention basin in the overflow parking lot.

Operational water demand is projected to align with the approved water demand for the designated Project site land use. Project water demand will be constrained by water conservation standards established by CVWD and approved by the City which include drought-tolerant landscaping and water efficient appliances. Estimated annual operational water demand will be 0.004% of the 2023-2024 CVWD total water delivery, which is a small fraction of the local water supply. It should also be noted that the Project does not constitute new demand because it is a re-establishment of previous water demand established by the former Charthouse restaurant that once occupied the site.

In summary, the Project would not obstruct the implementation of the City's water quality control plan or the region's sustainable groundwater management plan. There would be no impacts.

10.3 Mitigation Measures: None required.

11 - Land Use and Planning

LAND USE AND URBAN PLANNING – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

Sources: City of Rancho Mirage General Plan 2017 Update; City of Rancho Mirage Municipal Code.

11.1 Setting

The Land Use Element of the City's General Plan 2017 Update (General Plan) guides all development within the City by defining how and where each type of project may be built. Rancho Mirage uses a single map system whereby the designated land uses mirror the zoning designations. In total, there are seven different commercial land uses defined in the Land Use Element as the City places substantial emphasis on hosting a variety of "high-quality" commercial uses that "conveniently and appropriately distributed." A variety of commercial land uses occur along the Highway 111 Corridor such as Neighborhood Commercial (C-N), General Commercial (C-G), and Mixed Use M-U). Two residential uses, Very Low Density (RL-2) and Hillside Reserve (H-R), along with Private Open Space (OS-PV), the Fire Station (P-FS) and City Hall (P-CH) are also found on Highway 111 in the Project vicinity.

11.2 Discussion of Impacts:

a) NO IMPACT:
The subject museum Project is proposed for a General Commercial (C-G) land use area which abuts C-G lands to the south and west, and Commercial Neighborhood lands to the northeast. The nearest residential uses are High Density Residential (R-H) neighborhoods located east of the Project site on the far side of the rocky hillside and to the northeast. These neighborhoods are built out and well-established. The Project site is separate from surrounding neighborhoods and will not adversely affect these land uses and will not divide an established community. There will be no impacts in this regard.

b) NO IMPACT:
The General Plan defines the Project site's designated General Commercial (C-G) land use and zone as and one that includes a variety of commercial centers, specialty retail shops, small department stores and may range from free-standing buildings to planned commercial centers.[37] This offers some leeway in the specific type of commercial use

[37] Rancho Mirage General Plan Update, 2017, Land Use Element, Table 1 Land Use Designations, November 16, 2017.

which accommodates a small natural history museum and gift shop. The museum building, parking area and landscape design are consistent with the City's General Plan and Land Use and Zoning regulations.

Rancho Mirage participates in the regional Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), and the subject parcel is within a fee mitigation area established by the CVMSHCP. Heretofore undeveloped portions of the Project site may be subject to development impact fee associated with the CVMSHCP. The location of the Project site is not in a designated conservation area per the CVMSHCP and will not impact the efficacy of the CVMSHCP. There are no environmental conflicts with respect to the land use policy or adopted environmental mitigation policy. No Project impacts are expected.

11.3 Mitigation Measures: None required.

12 - Mineral Resources

MINERAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Sources: City of Rancho Mirage General Plan EIR, 2005; California Department of Conservation, Geological Survey, Mineral Land Classification; Riverside County General Plan, Multipurpose Open Space Element, Mineral Resource Zones, December 2015; Special Report 159: Mineral Land Classification: Aggregate Materials in the Palm Springs Production-Consumption Region, California Department of Conservation, Division of Mines and Geology, 1988.

12.1 Setting

The City of Rancho Mirage occurs within the Palm Springs Production Consumption Region, which is classified as an Aggregate Materials production area. The City's SOI north of Interstate 10 is designated as Mineral Zone 2 (MRZ-2) and contains significant mineral resources. The Project site on the east side of Highway 111 is in Mineral Resource Zone 1 (MRZ-1), a zone containing no significant mineral resources.[38]

12.2 Discussion of Impacts:

a, b) NO IMPACT:

The Project site occurs in an area designated as MRZ-1, an area where the presence of significant mineral resources is unlikely due to the geologic formation.[39] Extraction of mineral resources from the site or the vicinity is also precluded by existing urban development and major transportation corridors. It should also be noted that the Coachella Valley has nearly a dozen permitted aggregate operations, which contain approximately 272 million tons of mineable aggregate.[40] These reserves are expected to meet the demand and provide adequate supply at current rates of consumption for approximately 130 years.

Since there are no mineral resources of value to the state, region or the local area in the MRZ 1 in which the Project is located, the Project will not result in any loss of availability of valuable mineral resources. There will be no impacts.

12.3 Mitigation Measures: None required.

[38] Special Report 159: Mineral Land Classification: Aggregate Materials in the Palm Springs Production-Consumption Region, California Department of Conservation, Division of Mines and Geology, 1988
[39] Ibid.
[40] Ibid.

13 - Noise

NOISE – Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☐	☒	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

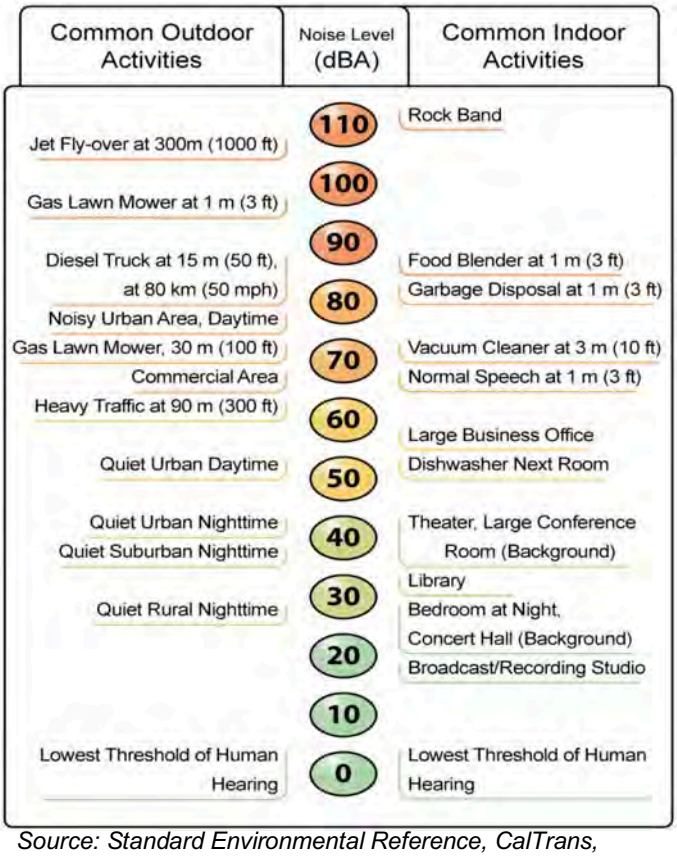
Sources: Howard World Wildlife Museum Noise and Vibration Analysis, Urban Crossroads, May 5, 2025; Howard World Wildlife Museum Focused Construction Noise Assessment Technical Memorandum, Urban Crossroads, May 27, 2025.City of Rancho Mirage General Plan 2017 Update, Noise Element; City of Rancho Mirage Municipal Code.

13.1 Setting

Noise

Ambient noise is comprised of background sounds emitted from a variety of sources and can either be unintrusive sounds from wind, wildlife, and neighborhood activity, or intrusive sounds from construction equipment, traffic, landscaping equipment, mechanical equipment such as HVAC systems and so forth. Noise levels are expressed as decibels (dB). The A-weighted decibel scale (dBA) filters out very high and very low frequencies such that the scale correlates to the sound a human ear would detect. Noise at a 25 dBA level is a very quiet sound such as a rural nighttime environment, while 50 dBA is the noise level of a refrigerator running, 80 dBA is the noise level of a tractor idling, and 105 dBA would be a louder sound such as a jet flying overhead. The chart below identifies sources and levels of community noise. Exposure to 70 dBA noise level and higher over certain periods of time can damage a person's hearing.

To measure noise for city planning purposes, the Community Noise Equivalent Level (CNEL) scale is applied as it measures the average intensity of a sound over a 24-hour period. CNEL scale measures sound levels by assigning heavier dBA weights, or adding decibel "penalties," to existing sound dBA levels if those sounds occur in either certain sensitive zones or during unpermitted times. Table 17 below provides the City's acceptable CNEL for residential land uses.



Source: Standard Environmental Reference, CalTrans, February 2018.

Vibration

Ground-borne vibrations can be characterized as rumbling sounds which travel through the ground. Typically, ground-borne vibrations from human activity such as construction activity, heavy traffic, or jet planes flying overhead are felt indoors and are rarely a problem outdoors. Construction equipment may be categorized as either continuous vibration (excavation and grading equipment), low-rate repeated impact vibration (blasting, drop balls, impact pile drivers), or high-rate repeated impact vibration (jackhammers, hoe rams). The duration and amplitude of ground-borne vibration from construction equipment varies. A blast would emit a high amplitude over a short duration, but grading equipment would emit a low amplitude vibration over a longer duration.[41] Ground-borne vibration as it relates to disturbance to people is measured in vibration decibels (VdB). Vibration velocity level of 65 VdB is considered to be barely perceptible by humans and a lower vibration velocity would be undetectable.

Ground vibration is not as prevalent issue as noise disturbance. Typically, vibration levels occur well below the threshold of human perception, approximately 0.02 inches per second. Plus, the duration of these events is typically short and occurs over an extended time; thereby reducing the times of perceived disturbance. Table 16 below summarizes average human response to groundborne vibration.

[41] Transportation and Construction Vibration Guidance Manual, California Department of Transportation, April 2020.

Table 16
Human Response to Groundborne Vibration

Average Human Response	PPV (in/sec)
Barely to distinctly perceptible	0.02 to 0.10
Distinctly to strongly perceptible	0.10 to 0.50
Strongly perceptible to mildly unpleasant	0.50 to 1.00
Mildly to distinctly unpleasant	1.00 to 2.00
Distinctly unpleasant to intolerable	2.00 to 10.00

Source: Transportation and Construction Vibration Guidance Manual, California Department of Transportation, April 2020.

"Sensitive receptors" is a CEQA designation assigned to land uses where there are people in the community who may be particularly sensitive to noise such as residential areas, schools, libraries, churches, nursing homes, health care facilities. There are two high density residential neighborhoods and a mobile home park in proximity to the Project. The nearest neighborhood is 205 feet north of the Project site and behind the Atrium commercial center. The next nearest is 245 feet east of the Project site and the 100-foot rock outcrop that forms a natural barrier between these residences and the Project. Lastly, the mobile home park is 335 feet northeast of the Project parking lot and is also somewhat shielded by the on-site hill.

The Noise Element of the City General Plan provides goals and policies for ensuring that noises are maintained at appropriate levels for the various land uses. Within single- and multi-family residential land uses, ambient 55-65 CNEL dBA exterior noise levels are acceptable, and 65-70 dBA noise levels are conditionally acceptable for other land uses. Noise levels above 70 CNEL dBA are considered unacceptable. The City Noise Ordinance provides guidance for controlling incompatible noise levels. Construction activities are exempted from the City Noise Ordinance with the condition that construction occurs within acceptable hours of the day.[42]

The construction phase for the Proposed Project includes the construction of the Museum building and entrance plaza, a redesign of the existing parking lot, and the construction of an overflow parking lot. In addition, partial excavation of hillside where the Museum is planned will be required. The following analysis of potential noise and ground-borne impacts is primarily based on the Howard World Wildlife Museum Noise and Vibration Analysis prepared by Urban Crossroads.[43] To specifically analyze construction noise impacts from the hillside excavation activities, an additional Technical Memorandum entitled, "Howard World Wildlife Museum Focused Construction Noise Assessment" was prepared.[44] The Noise and Vibration Analysis and the Construction Noise Assessment are provided in Appendices H and I respectively.

13.2 Discussion of Impacts:

a) LESS THAN SIGNIFICANT IMPACT:
For each land use and zoning designation, the City has established noise level standards that are permitted within specific daytime periods. As construction activity may exceed noise level standards, the City restricts the permitted hours for such activity. Table 17 provides the City's timeframes for acceptable operational exterior noise level standards and the acceptable temporary construction noise standard.

[42] City of Rancho Mirage Code of Ordinances, Noise Code 8.45.050, 1995.
[43] Howard World Wildlife Museum Noise and Vibration Analysis, Urban Crossroads, May 5, 2025.
[44] Howard World Wildlife Museum Focused Construction Noise Assessment Technical Memorandum, Urban Crossroads, May 27, 2025.

Table 17
Operational and Construction Noise Standards

Land Use[1]	Zones	Time Period	Exterior Noise Level Standard (dBA L_{eq})[2]
Residential: (Medium and High Density) Hospital, Open Space	R-M, R-H, MHP, P/H, OS	Daytime (7:00am – 6:00pm)	60
		Evening (6:00pm – 10:00pm)	55
		Nighttime (10:00pm – 7:00am)	50
Construction Activity[3]	*Sensitive Receptors*	*7:00am – 7:00pm (No activity on Sundays and holidays)*	*80 dBA L_{eq}*

1. City of Rancho Mirage Municipal Code, §8.45.030, Exterior Noise Level Limits.
2. L_{eq} represents a steady state sound level containing the same total energy as a time varying signal over a given sample period.
3. Represents the acceptable exterior noise level for construction noise near sensitive receptors per FTA, Transit Noise and Vibration Impact Assessment Manual, September 2018.

Construction Noise

Even with the restricted period, construction may still impose a nuisance when occurring near sensitive receptors. Since the City has not established maximum acceptable noise standards for construction noise near sensitive receptors, the numerical threshold of 80 dBA L_{eq}, as provided by the Federal Transit Administration's (FTA), Transit Noise and Vibration Impact Assessment Manual, has been applied to the analysis of the Project's impacts on nearby sensitive receptors. The FTA considers this noise level for exterior construction to be reasonable for sensitive receptors in close proximity.[45]

Analysis of potential impacts from the Project's construction phase is first based on the noisiest pieces of equipment which would involve the equipment needed to perform the hillside excavation. As explained in the Project's Focused Construction Noise Assessment, the noise level analysis applies reference construction equipment noise levels provided by the Federal Highway Administration's (FHWA) Roadway Construction Noise Model. Table 18 summarizes the noise levels for the construction equipment that would be used to excavate the hillside, and the combined noise level assuming all pieces of equipment are operating simultaneously, which presents a conservative model. The reference power level data shows the combined noise level of the equipment independent of distance and other surrounding noise that may reduce equipment noise.

[45] Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual, Table 7-2 General Assessment Construction Noise Criteria (p. 179), September 2018.

Table 18
Hillside Excavation Reference Noise Levels for Construction Equipment

Construction Stage	Reference Construction Equipment[1]	Reference Noise Level @ 50 Feet (dBA L_{eq})	Composite Reference Noise Level (dBA L_{eq})[2]	Reference Power Level (dBA L_W)[3]
Excavation	2 Backhoes	74	87.9	119.6
	Dump Truck	72		
	Front End Loader	75		
	2 Air Compressors	74		
	3 Jack Hammers	82		

1. Federal Highway Administration Construction Noise Model.
2. Represents the combine noise level for all equipment operating simultaneously.
3. The total amount of acoustical energy produced by a sound source independent of distance or surroundings.

Urban Crossroads, Inc. employed its Computer Aided Noise Abatement (CadnA) noise prediction model, which analyzes noise sources within a spatially accurate Project site plan. Spatial accuracy is derived from georeferenced aerial imagery, topography, and includes noise barriers such as buildings. CadnA calculates noise levels at specific receiver locations based on distances from the noise sources, ground absorption and barrier attenuation. Four receiver locations were identified in accordance with the FHWA guidelines which represent sensitive receptors and other locations where unwanted sounds could adversely affect the use of the land. Other actual sensitive receptor locations are at distances greater than the four receiver locations and thus will experience noise levels lower than those modeled for this analysis. The four receiver locations and their representative sensitive receptors are as follows (See Exhibit 8, Noise Receiver Locations):

R1: Represents the existing high-density residences within the Desert Braemar community to the north of the Project site.

R2: Represents the existing high-density residences within the Small Mountain Private Condominium community on the north side of Mirage Cove Drive and east of the overflow parking lot.

R3: Represents the existing residence at Palms Street south of the Project site and on the south side of Mirage Cove Drive.

R4: Represents the single-family residence on Vista Loma Drive south of Mirage Cove Drive.

Table 19
Hillside Excavation Construction Reference Noise Levels

Construction Stage	Reference Construction Equipment[1]	Reference Noise Level @ 50 Feet (dBA L_{eq})	Composite Reference Noise Level (dBA L_{eq})[2]	Reference Power Level (dBA L_W)[3]
Excavation	2 Backhoes	74	87.9	119.6
	Dump Truck	72		
	Front End Loader	75		
	2 Air Compressors	74		
	3 Jack Hammers	82		

1. Federal Highway Administration Construction Noise Model.
2. Represents the combine noise level for all equipment operating simultaneously.
3. The total amount of acoustical energy produced by a sound source independent of distance or surroundings.

The Focused Construction Noise Analysis conducted calculations of hillside excavation construction noise using the reference noise levels provided in Table 19, the peak hour hillside construction noise source activities shown in Exhibit 8, the CadnA noise prediction model, the typical $L_{eq(8hr)}$ and the peak hour equipment $L_{eq(1hr)}$ construction noise levels shown below in Table 20.

Table 20
Hillside Excavation Construction Noise Impacts on Four Receiver Locations

Receiver Location[1]	Receiver Distance (feet)		Typical Construction Noise Levels (8-Hour)[2]	Peak Construction Noise Levels (1-Hour)[3]	Threshold[4]	Threshold Exceeded?
	From Hillside	From Project Boundary				
R1	244’	138’	66.0	72.5	80	No
R2	413’	23’	39.0	45.4	80	No
R3	614’	94’	37.2	44.5	80	No
R4	948’	703’	55.4	61.8	80	No

1. Construction Equipment noise source and receiver location are shown in Exhibit 8.
2. Typical construction equipment noise level calculations are included in Appendix 1 of the Focused Construction Noise Assessment.
3. Peak Hour Construction equipment noise level calculations are included in Appendix 2 of the Focused Construction Noise Assessment.
4. Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual.

The Focused Construction Noise Assessment found that the highest noise levels from both typical and peak hour during the hillside excavation activities would reach a high of 72.5 dBA L_{eq}. Since the noise levels from the loudest construction equipment did not exceed 80 dBA the construction activities and equipment noise generated by the hillside excavation were considered to have a less than significant impact.

To assess general construction noise from the construction of the building and parking lots, the Noise and Vibration Analysis applied the FTA's 80 dBA threshold as a baseline of maximum acceptable construction noise. If the Project's construction noise level contributes an additional 20 dBA during the daytime causing an exceedance of the City's acceptable noise level standard, then the impact would be significant. Project construction noise levels were combined with the existing ambient noise levels recorded at the four receiver locations and the differences between the combined noises (Project construction and ambient) and the existing ambient noise level form the basis of the impacts analysis. At all four receiver locations, the Project construction increased the noise levels but did not cause an exceedance of the FTA's reasonable noise level standard of 80 dBA. Therefore, the Project construction activity is considered to have a less than significant impact.

Operational Noise
Analysis of potential impacts from the operational phase of the Project is based the amount of noise level increase above the existing ambient noise level of the land use. If the existing ambient noise level is below 60 dBA, then an increase of 5 dBA generated by the Project would be a significant impact. If the ambient noise level is between 60 and 65 dBA, then an increase of 3 dBA would be significant, and if the ambient noise level is over 65 dBA, then an increase of 1.5 dBA would be significant.

To assess the extent to which the Project's day-to-day operations would increase the City's acceptable noise standards for the Project site land use and for the nearby sensitive receptor land uses, the Noise and Vibration Analysis recorded measurements of existing ambient noise levels for the residential neighborhoods and for the Project site for the four receptor locations listed above in the Construction Impacts discussion.

To assess the level of additional noise resulting from the Project's operational phase, four reference noise sources at specific heights and at a distance of 50 feet from each source formed the basis of the analysis. The four reference noise sources and associated heights are listed here:

- Loading dock activity, 8 feet high
- Trash enclosure activity, 5 feet high
- Roof-top air conditioning units, five feet high
- Parking lot vehicle movements, five feet high

The Noise and Vibration Analysis concluded that the combined Project operational noise and the existing ambient noise during the daytime, evening, and nighttime would range between 0.0 and 3.1 dBA at the sensitive receptor noise receiver locations. The combined Project operational noise level and ambient noise level would not exceed the City's noise standards. The Project's operational noise would result in a less than significant impacts.

Project traffic would increase the level of traffic noise, but this increase is expected to be an incremental increase and is not expected to generate even a barely perceptible increase of the traffic noise level, which would be less than significant.[46]

Summary
Construction noise analysis performed for the proposed Project determined that equipment noise would not exceed 80 dBA. Furthermore, the combined noise levels of the existing ambient noise and the modeled construction noise that would be received at four different locations representing the nearby sensitive receptors will not exceed 80 dBA.

Operational noise impacts associated with Project traffic, HVAC units, trash enclosure and loading dock activity will not result in an increase of the ambient noise level that would exceed the City's standard noise level for either the Project site's General Commercial land or the adjacent High Density Residential and Mobile Home Park land uses.

While the Project's construction and operational activities would generate temporary and permanent increases in ambient noise levels in the vicinity, the increases would not be substantial and would not exceed the noise level standards established in the City's General Plan for the Project site land use or for the adjacent residential land uses. Impacts would be less than significant.

b) LESS THAN SIGNIFICANT IMPACT:
According to the Rancho Mirage Municipal Code 17.18.080, no vibration associated with any use which is discernable beyond the project boundary is permitted. The City does not provide a permissible vibration standard for temporary construction activity, hence, the vibration damage threshold provided by the Caltrans Transportation and Construction Vibration Guidance Manual, is applied to the analysis of the Project's potential impacts.[47] According to the Noise and Vibration Analysis, the nearby sensitive receptors, which are "older residential structures," have a maximum acceptable continuous vibration threshold of 0.3 PPV inches/second (in/sec).

The four receiver locations representing nearby off-site sensitive receptors are between 23 feet and 703 feet from the Project boundary during the construction phase. Construction vibration velocity levels at these receiver locations are estimated to range from 0.001 to 0.177 PPVin/sec. As the anticipated velocity levels are under 0.3 PPV in/sec, the Project's construction activities are not expected to generate excessive ground-borne vibration or noise level, and the impact that would be less than significant.

c) NO IMPACT:
The Project site occurs 4.5 miles southeast of the Palm Springs International Airport, and 1.3 miles southeast of the Airport Influence Area boundary. The Project area is not in the vicinity of a private airstrip or airport and is further than two miles from a public use airport. People residing or working at the Project site would not be exposed to excessive airport noise levels. There would be no impact.

13.3 Mitigation Measures: None required.

[46] Op. cit. Urban Crossroads, 2025.
[47] Caltrans, Transportation and Construction Vibration Guidance Manual, Table 19 Guideline Vibration Damage Potential Threshold Criteria (p. 38), April 2020.

14 - Population and Housing

POPULATION AND HOUSING – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Sources: City of Rancho Mirage General Plan 2017 Update, Land Use Element, November 16, 2017; US Census Bureau, 2023 ACS Demographic and Housing Estimates, Table DP05.

14.1 Setting

Among the nine incorporated cities of the Coachella Valley, Rancho Mirage is the second smallest in population. As of 2023, the population in the City of Rancho Mirage is estimated to be 17,375,[48] and according to the General Plan 2017 Update, the maximum population could reach 25,573. Until 2012, the Charthouse restaurant occupied the Project site and was a substantial employment generator.

14.2 Discussion of Impacts:

a) LESS THAN SIGNIFICANT IMPACT:
The proposed Project will provide a form of retail recreation and natural history education along the Highway 111 Corridor. The Project is conservatively estimated to support up to 73 full and part-time jobs (based on 1 job/300 sf), comparable to employment that would have been associated with the earlier restaurant on this site. Based on the relatively limited jobs creation potential and the site's prior history as a job creator, the proposed Project is not expected to induce substantial unplanned population growth in the City's. Likewise, the project does not require the extension of roads or other infrastructure. Most of the Project's employees are expected to be existing local residents. To the limited extent the Project could attract new residents to the City, this could result in an incremental population increase. Impacts would be less than significant.

b) NO IMPACT:
The proposed Project will occur on currently vacant but previously developed lands within a well-established shopping center within a General Commercial (C-G) designation. Adjacent commercial land uses occur to the northwest, west and south. Residents living in the two existing High Density Residential neighborhoods located to the northeast and

[48] US Census Bureau, 2023 ACS Demographic and Housing Estimates, Table DP05.

to the east will not be displaced by this Project, nor will the Project necessitate the construction of housing elsewhere. There will be no impacts with regard to the displacement of local residents or housing.

14.3 Mitigation Measures: None required.

15 - Public Services

PUBLIC SERVICES – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?	☐	☐	☒	☐
ii) Police protection?	☐	☐	☒	☐
iii) Schools?	☐	☐	☒	☐
iv) Parks?	☐	☐	☒	☐
v) Other public facilities?	☐	☐	☒	☐

Sources: City of Rancho Mirage General Plan 2017 Update, Safety Element, Fire Protection Services, November 16, 2017; City of Rancho Mirage Development Impact Fee Annual and Five-Year Report, November 7, 2024

15.1 Setting

The proposed Project is a commercial museum and associated uses, which will generate a limited but incremental increased demand for public services, which are each addressed below. It again should be noted that prior to 2012, the subject property was occupied by the Charthouse restaurant, which was fully serviced by local public service providers. As discussed below, the proposed Project will result in no or a de minimus increase in public services and resources.

Fire Protection Services

The City maintains a cooperative agreement with the State of California (CalFire) and the Riverside County Fire Department (RCFD) for fire protection services. RCFD operates two stations in Rancho Mirage with Station 50 at 70801 Highway 111, located 1.9 miles south, being the nearest to the Project site. At all times, this station is equipped with one medic engine, or fire truck, two firefighters and one firefighter/paramedic. Should additional resources be required, the RCFD operates five other stations close to Rancho Mirage available to assist as needed.

Police Protection Services

The Riverside County Sheriff's Department, operating out of the Palm Desert Sheriff's Station on Gerald Ford Drive, provides law enforcement services to Rancho Mirage through a contractual agreement. The Sheriff's Department employs 16 deputy sheriffs for patrol, traffic enforcement, and emergency response. Additional support services are provided by clerical staff, special enforcement team, crime prevention and investigative personnel.

Schools

The City of Rancho Mirage occurs within two school districts, the Palm Springs Unified School District (PSUSD) and the Desert Sands Unified School District (DSUSD). In the City, there is one public elementary school and one public high school, both of which are included in the PSUSD.

Parks

The City hosts five different parks and five local trails. The City's parks are further described below in Section 16, Recreation.

15.2 Discussion of Impacts:

a,i) LESS THAN SIGNIFICANT IMPACT:
Since the Project occurs within the three-mile and five-minute response parameter as recommended by the National Fire Insurance Organizations and the National Fire Protection Association, the construction of a new fire department facility will not be required.[49] To offset the increase in the demand for fire protection services, new non-residential commercial projects in the City are subject to the Fire Facilities and Equipment development impact fee (DIF) of $313 per 1,000 square feet.[50] The DIF is applied toward constructing, improving, and maintaining fire service equipment and facilities. The payment of the requisite DIF by the applicant would ensure that any impact resulting from the Project's incremental increase in the need for fire protection services is reduced to less than significant.

a,ii) LESS THAN SIGNIFICANT IMPACT:
In 2016, the ratio of police personnel to City residents was one officer per 786 residents, which was above the commonly accepted ratio of one officer per 1,000 residents. The average response time in 2015 was 5.9 minutes for Priority 1 calls. The proposed Project is a commercial entertainment and educational venue that would be open during typical business hours. Although the Project could increase the demand for law enforcement services, this increase would be incremental, very limited and would not induce the need for additional facilities. Project impacts on the City's police protection services would be less than significant.

a,iii) LESS THAN SIGNIFICANT IMPACT:
The Project generate a de minimis potential increase in new residents or generate additional school enrollments. A combination of part and full-time jobs will be created, comparable to the jobs generated by the previous restaurant at this site. Development

[49] City of Rancho Mirage General Plan 2017 Update, Safety Element, Fire Protection Services, November 16, 2017.
[50] City of Rancho Mirage Development Impact Fee Annual and Five-Year Report, November 7, 2024.

impact fees are not applied to commercial projects. No impacts to the local school services are anticipated.

a,iv) LESS THAN SIGNIFICANT IMPACT:
As the proposed Project is a commercial museum venue, it would not result in a substantial increase in the City's population and thus would not lead to a significant increased use of the City's parks or other public facilities, nor would the Project induce the need to development new or additional park and/or recreation facilities. Less than significant impacts to parks and/or recreational facilities will occur.

a,v LESS THAN SIGNIFICANT IMPACT:
A variety of other public facilities may serve the proposed Project and/or its future employees, including general governmental services and library services. Prior to its destruction in 2012, the Charthouse restaurant that operated on this site generated and contributed to the overall city demand for such services. The proposed project will generate comparable demand for such services and demand is expected to be limited and less than significant.

15.3 Mitigation Measures: None required.

16 - Recreation

RECREATION – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☐	☒

Source: City of Rancho Mirage General Plan 2017 Update, Conservation and Open Space Element, November 16, 2017.

16.1 Setting

The City provides a range of park experiences for residents and visitors. Mini parks are less than one acre in size and may accommodate a small children's tot lot or a passive seating area. There are two mini parks in the City. Local parks are between five and ten acres in size and provide additional amenities such as walking paths, ball fields, picnic tables, children's playgrounds, and dog parks. The City has three local parks. Community parks, 20 to 40 acres in size, offer even larger scale recreational amenities such as multiple ball fields, tennis complexes, swimming pool, and a recreation building for events and activities. Currently, City residents may access community parks outside of the City which are funded through a multi-city agreement.

Per the 1965 Quimby Act, the cities who participate are required to provide three acres of parkland per 1,000 residents. Currently, the Land Use Element of the General Plan 2017 Update allocates 55 acres of parkland, and at build out, the City would need to provide at least 93 acres.

16.2 Discussion of Impacts:

a, b) NO IMPACT:

The purpose of the proposed Project would provide a commercial entertainment and educational experience at the site that once hosted the Charthouse restaurant. As the Project is not a residential development, it is not expected to result in no or a de minimis increase the City's population. Moreover, employees of the Project would primarily be local residents. Therefore, an increase in the use of existing parks or other facilities would be less than significant.

The Project includes an outdoor plaza area and a landscaped walkway between the Museum and the overflow parking lot. These outdoor amenities would be under the maintenance responsibility of the Project. There would be no need to expand the City's recreational facilities.

In summary, The Project would not result in any substantial impacts associated with demand for park facilities or the physical deterioration of park resources or other public facilities. Likewise, there would be no need to expand existing park facilities and thus no or less than significant environmental impacts would occur.

16.3 Mitigation Measures: None required.

17 - Transportation

TRANSPORTATION – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☐	☒	☐

Source: City of Rancho Mirage General Plan 2017 Update, Circulation Element, November 16, 2017; City of Rancho Mirage Resolution 2021-06 VMT Analysis; Institute of Transportation Engineers (ITE), TripGen Web-based App.

17.1 Setting

The transportation system throughout the City of Rancho Mirage is comprised of five roadway classifications from local two-lane roadways to six-lane major arterials such as Highway 111, along which the Project site occurs. Regional access to the City is provided by US Interstate 10, Highway 111 and Highway 74. Multiple jurisdictions including the federal government, California Department of Transportation, Riverside County Transportation Department, and the City manage different components of the transportation system.

The Circulation Element of the General Plan 2017 Update emphasizes the need to maintain safe, efficient, and economical circulation network. The City applies a Level of Service (LOS) metric when assessing the performance of the transportation network and intersection delays. LOS provides a ranked measurement of roadway operating conditions, that ranges from “A” (free flow, best conditions) to “F” (worst conditions, serious delays, and system failure). LOS D is the minimum acceptable level of service for Rancho Mirage. LOS is not a metric under CEQA.

Senate Bill 743 (2013) updates the methodology for analyzing transportation impacts by projects to more accurately measure and correlate transportation-related air pollutants and greenhouse gas emissions with land use patterns, and to more effectively reduce emissions via the development of multimodal transportation networks and diversification of land uses. CEQA Guidelines section 15064.3 describes the use of Vehicle Miles Traveled (VMT) as the metric by which to measure project transportation impacts. However, certain projects are exempt from preparing a VMT analysis based on project size and proximity to high quality transit. In 2021 the

City adopted a VMT analysis policy, Resolution 2021-06, in compliance with SB 743, which guides the following Project impacts discussion.

Public Transit

SunLine Transit Agency provides bus routes throughout the Coachella Valley ranging from Desert Hot Springs to the west and North Shore Community near the Salton Sea to the southeast. Sunline Bus Route 1WV provides the nearest stop on the east side of Highway 111 just 120 feet north of Mirage Cove Drive adjacent to the Project's proposed overflow parking lot. Route 2 provides the nearest stop, 0.34 miles northwest at City Hall, to the Project site at Date Palm Drive and Highway 111.

As discussed below, the proposed Project will not alter, adversely affect or conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. No project related impacts to alternative transportation are anticipated.

17.2 Discussion of Impacts:

a, b) LESS THAN SIGNIFICANT IMPACT:

If a project conflicts with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities, then its impacts would be significant. Furthermore, if a project conflicts or is inconsistent with CEQA Guidelines section 15064.3, subdivision (b), its impacts would be significant. Analysis of the Project's impacts on the circulation system programs, plans and policies is based on Riverside County's Transportation Analysis Guidelines and ITE references.

The proposed Project is a private museum and education facility planned for a site that had been previously occupied by a restaurant for nearly 40 years. The Project will utilize the existing 33-foot-wide driveway leading from Highway 111 into the main parking lot as primary access. A second, signalized access drive into the subject shopping center is located approximately 320 feet north of the Project's main driveway. The Project also proposes an overflow parking lot on the south portion of the site at the northeast corner of Highway 111 and Mirage Cove Drive.

Project Level of Service

The Project's anticipated impact on circulation level of service was analyzed by forecasting the Project's daily trip generation or traffic attracted to the Project. Based on the Institute of Transportation Engineers (ITE) "Museum" land use code, 580, the ITE TripGen Web-Based Application was used to estimate the number of daily trips generated. The Project would potentially generate an average total of 150 trips daily (average daily trips or ADT), with the highest volume occurring during the Saturday peak hour. Table 21 provides the ITE TripGen data.

Table 21
Project Daily Trip Generation

Land Use	ITE Land Use Code	Building SF	Saturday Peak Hour Trips	Total Daily Trips
Museum/Institutional	580	21,967	15	150
Source: Institute of Traffic Engineers (ITE), TripGen Web-based App				

Pursuant to the County's Transportation Analysis Guidelines, if a project generates fewer than 100 peak hour trips, then a detailed traffic analysis is not required, and the project's impacts on level of service are expected to be less than significant. The proposed Project is anticipated to generate fewer than 15 trips during the Saturday peak hour and during the weekday AM and PM peak hours. ADT and peak hour trip volumes will be less than significant. No further LOS analysis is required for the Project.

Exemptions from VMT Analysis

City of Rancho Mirage Resolution 2021-06 aligns the City's methodology for measuring project impacts on local traffic patterns with SB 743. However, projects that meet the City's screening criteria are exempt from preparing VMT analyses, thus, detailed CEQA assessments are not required for land uses associated with the exempt projects. Exempting certain projects avoids unnecessary analyses as those projects are deemed to result in less than significant impacts. The proposed Project meets the following Screening Criteria and therefore is exempt from conducting an extensive VMT analysis:

- Small Project – Projects that emit under 3,000 metric tons of CO_2e annually per the County's Greenhouse Gas Emissions Screening Tables are exempt due to having low trip generation. Such projects include retail buildings with areas up to 60,000 sf, general office buildings with areas up to 165,000 sf, general light industrial buildings with areas up 179,000 sf, warehouse (unrefrigerated) buildings with areas up to 208,000 sf.

Given that the Project meets this screening criteria, the Project is consistent with CEQA Guidelines section 15064.3 (b) and impacts with regard to VMTs would be less than significant.

In summary, the proposed Project will result in increased traffic volumes, however, this increase would be very limited (~150 ADT). It should also be noted that for several decades and until 2012, the Charthouse restaurant occupied the subject property and generated a similar volume of vehicle traffic. The proposed Project's daily traffic volume will not conflict with any program, plan, ordinance or policy addressing the circulation system as it will not cause a decrease in the level of service. As the Project qualifies as a "small project" per the City's screening criteria, traffic impacts associated with the Project VMT would not conflict with or be inconsistent with CEQA Guidelines § 15064.3. Project impacts would be less than significant.

c, d) LESS THAN SIGNIFICANT IMPACT:

As described above, primary access to the proposed Project will be provided via an existing 33-foot driveway on Highway 111 that directly serves the existing development site parking. Secondary access will be available from the signalized Atrium Center driveway/intersection 320 feet to the north. The Project does not propose to construct a hazardous geometric design, modify existing roadways or include uses that are incompatible with the City's Land Use Plan. Prior to construction, both the Fire Department and Police Department will review the Project site plan to ensure safety measures are addressed, including emergency access. Therefore, the proposed Project will have a less than significant impact on emergency access and will not increase hazards due to a geometric design feature.

17.3 Mitigation Measures: None required.

18 - Tribal Cultural Resources

TRIBAL CULTURAL RESOURCES – Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section5020.1(k), or	☐	☒	☐	☐
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

Sources: Phase 1 Historical/Archaeological Resources Survey for Howard World Wildlife Museum Project, Assessor's Parcel Nos 689-040-023, -025, -028, City of Rancho Mirage, California," by CRM TECH, April 10, 2025; Agua Caliente Band of Cahuilla Indians, "Culture; We Are the Cahuilla," 2021-2022; Guidelines for Determining the Significance of and Impact to Cultural Resources: Archaeological, Historic, and Tribal Cultural Resources, Society for California Archaeology, April 2020.

18.1 Setting

California state law requires a government-to-government consultation process between project lead agencies and California Native American tribes who have an interest in protecting cultural resources in a project area. The consultation process must begin prior to the release of an environmental impact report, mitigated negative declaration, or negative declaration. Native American tribes participating in the consultation process are those who have requested notice of all proposed projects within the jurisdiction of the lead agency.

Assembly Bill 52

Public Resources Code (PRC) 21074(a) states that if a project has the potential to cause a substantial adverse change or impairment to a tribal cultural resource (TCR), then the project may cause an adverse effect on the environment. The passage of Assembly Bill 52 in 2014 created a

new CEQA category of resources called, Tribal Cultural Resources, whereby a formal consultation process was established between lead agencies and impacted California Native American tribes to address concerns regarding a project's potential impacts to tribal cultural resources. Tribal Cultural Resources include California Native American archaeological sites, cultural landscapes and sacred places.[51]

Public Resources Code (PRC) § 21074(a) defines tribal cultural resources as:

1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:
   a. Included or determined to be eligible for inclusion in the California Register of Historical Resources.
   b. Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.
2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of the paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

Analysis of tribal cultural resources potentially occurring on the Project site is based on the archaeological report entitled, "Phase 1 Historical/Archaeological Resources Survey for Howard World Wildlife Museum Project, Assessor's Parcel Nos 689-040-023, -025, -028, City of Rancho Mirage, California," prepared on April 10, 2025 by CRM TECH (referred to as "Cultural Resources Report"). Appendix C contains a copy of the Report. The historical background research, intensive-level field survey, and Native American Sacred Lands File Search are described in Section V, Cultural Resources.

Ethnohistoric Setting
Cahuilla are a Takic-speaking people whose traditional territory extends from the San Bernardino Mountains to the north down across the Santa Rosa Mountains to the Borrego Desert to the south, and from the City of Riverside to the west over to the Colorado River. Anthropologists identify three regional groups of Cahuilla: Desert Cahuilla, Western (or, Pass) Cahuilla, and Mountain Cahuilla. However, Cahuilla associate with one of two moieties, the Tuktum (Wildcat) or the Istam (Coyote) and were further organized into clans along patrilineal lines. Today, nine bands of Cahuilla are federally recognized.

The Spanish Mission System began in California in 1776, however, due to the remoteness of their territories in the mountains and deserts, many of the Cahuilla remained out of reach of the Mission System until 1819 when an outpost, or Asistencia, of the San Gabriel Mission was built in Redlands area. Thus began the forced transition of many Cahuilla from their traditional homelands and lifestyles to Spanish Mission lifestyle and labor. The late 1800s saw the arrival of the railroad and non-Native agriculturalists and who were given traditional Cahuilla lands by the federal government to convert into farmland.

[51] Guidelines for Determining the Significance of and Impact to Cultural Resources: Archaeological, Historic, and Tribal Cultural Resources, Society for California Archaeology, April 2020.

Native American Consultation

As part of the preparation of the Cultural Resources Report, a written request to the State of California Native American Heritage Commission (NAHC) for a Sacred Lands File records search was submitted by CRM TECH on January 24, 2025. CRM TECH contacted the Agua Caliente Band of Cahuilla Indians (ACBCI), the tribe who is nearest to the Project site, and invited the tribe to participate in the archaeological fieldwork. In response, Luz Salazar and Loriea Gregory, Cultural Resources Analysts at the Agua Caliente Tribal Historical Preservation Office, identified the Project site as occurring within the tribe's traditional use area and participated in the archaeological field survey. ACBCI cultural resources analysts followed up by requesting copies of all cultural resource documentation pertaining to this Project and the presence of an ACBCI tribal monitor on the Project site during ground-disturbing construction activities. A copy of ACBCI correspondence is included in the Cultural Resources Report.

In addition to the consultation conducted by the Project archaeologist, Assembly Bill 52 (AB 52) instructs lead agencies to consult with any local California Native American tribe who is traditionally and culturally affiliated with the geographic area of the Proposed Project if the tribe has requested formal notification.[52] AB 52 has established guidelines for completing consultation process and incorporating tribal requests.

The NAHC provided a list of 22 contacts representing 11 local tribes to contact for further evaluation of the presence of potential cultural resources. In a letter dated May 19, 2025 (see Appendix D), the City initiated the AB 52 consultation for the proposed Museum with 11 local tribes. The 30-day consultation period was between May 19, 2025, to June 18, 2025. Three responses were received. The Quechan Indian Tribe of the Fort Yuma Reservation declined consultation and deferred to the local tribes for comment.

The Morongo Band of Mission Indians responded on June 12, 2025. The letter stated the project is located within the ancestral territory and traditional use area of the Cahuilla and Serrano people of the Morongo Band of Mission Indians. Project materials, cultural resource documentation, and survey reports were requested and provided by the City. The Tribal Historic Preservation Office initiated government to government consultation and had a virtual meeting with the City on July 2, 2025.

The Agua Caliente Band of Cahuilla Indians (ACBCI) responded on June 16, 2025, during the AB 52 process. The letter states the site is not within the Tribe's reservation boundary, however; it is part of their Traditional Use Area. The tribe requested cultural resource documentation and survey reports, which were provided by the City. Government to government consultation was initiated and a virtual meeting was held on June 30th, 2025. Dialogue continued between the City and the tribe, particularly relating to the Morongo Band's requests. The City and ACBCI concluded consultation at the end of August, 2025.

18.2 Discussion of Impacts:

a i,ii) LESS THAN SIGNIFICANT IMPACT WITH MITIGATION:

Per the Cultural Resources Report, and as described in Section V, the Project site contains no tribal cultural resources that are listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources identified on the Project site. However, the ACBCI has confirmed that the Project site is within the tribe's Traditional

[52] California Public Resources Code §21080.3.1, January 1, 2015.

Use Area. As noted above, the City completed AB 52 Tribal Consultation. The City received consultation requests from both the ACBCI and the Morongo Band. Following consultation meetings with both tribes, and follow-up discussions with ACBCI, the ACBCI coordinated directly with the Morongo Band, and notified the City that it would provide monitoring for the Project. The Morongo Band separately informed the City that it would conduct monitoring if the ACBCI failed to do so. Mitigation Measures CUL-1 and CUL-2 provide for the monitoring requested by both tribes. Mitigation Measures CUL-3 and CUL-4 are provided at the Morongo Band's request, and will be implemented only if ACBCI fails to provide monitoring on the Project site. As a result of these mitigation measures, potential impacts to Tribal Cultural Resources will be reduced to less than significant levels.

18.3 Mitigation Measures:

Please see Section 5, Cultural Resources for the required mitigation measures.

19 - Utilities and Service Systems

UTILITIES AND SERVICE SYSTEMS – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments?	☐	☐	☒	☐
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statues and regulations related to solid waste?	☐	☐	☒	☐

Sources: City of Rancho Mirage General Plan 2017 Update, Conservation and Open Space Element, November 16, 2017; 2020 Coachella Valley Regional Urban Water Management Plan; 2023-2024 Coachella Valley Water District Annual Review; CalRecycle, Solid Waste Information System (SWIS).

19.1 Setting

The proposed Project is located within the development area of the existing Atrium commercial center, which has existed at this site form several decades. The subject property is located in the southerly-most portion of the Atrium site and until 2012 hosted a well know restaurant, which was destroyed by fire. The site and other uses at the Atrium are fully services with water, sewer and other utilities.

Domestic Water

The Coachella Valley Groundwater Basin is the main source of municipal, or domestic, water for the entire Coachella Valley. The basin is comprised of several subbasins which are divided by tectonic faults; the Indio Subbasin provides domestic water for the Project site. Six different water agencies utilize and manage portions of the basin throughout the Coachella Valley, including and principally CVWD, which provides domestic water service to the subject property. Local rainwater and snowmelt have filled the basin over several million years, but human activities continue to extract more water than can be naturally recharged. In response to past and current basin overdraft, CVWD and DWA supplement natural recharge by importing and percolating Colorado River water into the basin via four replenishment facilities. Both agencies also supplement irrigation water with recycled wastewater. CVWD is also a state water project contractor.

CVWD, the largest water district in the Coachella Valley, manages the domestic water infrastructure in the City. CVWD serves a population of 270,000 and manages 114,196 accounts, via 97 production wells, 2,000 miles of pipeline, and 133 million gallons of storage in 68 enclosed reservoirs.[53]

Wastewater

According to the 2023 CVWD Annual Report, the District' sanitary sewer facilities serve a population of 250,000 and 105,203 active accounts. Sewer lines totaling 1,173 miles and 30 lift stations convey on average approximately 17.11 million gallons per day (mgd) of wastewater to five different wastewater reclamation plants (WRPs). CVWD's total daily wastewater treatment capacity is 33.1 mgd.[54] The Project site would be served by WRP-10.

Solid Waste

The City contracts with Burrtec Waste and Recycling Services to provide solid waste collection, recycling, and green waste disposal services. Pursuant to the State's recycling and landfill diversion regulations, Burrtec processes recyclable materials and green waste separately from solid waste. Recyclable materials are sorted at a Burrtec Materials Recovery Facility (MRF). Green waste may be composted or applied as alternative daily landfill cover. The Project's solid waste will be taken to the Coachella Valley Transfer Station located on Edom Hill where it will then be transferred to the Lamb Canyon Landfill in Beaumont. Lamb Canyon Landfill has a remaining capacity of 14,540,000 cubic yards (36.64% of total capacity) with a maximum daily throughput of 5,000 cubic yards.

19.2 Discussion of Impacts:

a) LESS THAN SIGNIFICANT IMPACT:
The Project site is located within a largely built-up urban area of Rancho Mirage, is located within a well-established commercial center and has been previously developed; hence, the Project has direct access to existing utility services. The Highway 111 right-of-way contains a 12-inch water line, a fire hydrant, an SCE electric line and electric vault and transformer, an 8-inch natural gas line, and a telecommunications line which all occur along the Project frontage. Mirage Cove Drive, which bounds the Project on the south,

[53] 2020 Coachella Valley Regional Urban Water Management Plan, Chapter 4, Coachella Valley Water District System Description, June 30, 2021.
[54] 2023-2024 Coachella Valley Water District Annual Review, Wastewater Service Information, June 30, 2024.

also contains an 8-inch water line, a 2-inch gas line, an SCE electric line, a telecommunications line, and an 8-inch sewer line. Another 8-inch sewer line occurs at the northeast corner of the Project site and would directly serve the proposed museum building. While Project-serving connections would need to be reestablished, the Project would not require the construction or expansion of utility services that would cause significant environmental impacts. Impacts associated with the connections to existing utility services would be less than significant.

b) LESS THAN SIGNIFICANT IMPACT:

Project operational domestic water demand calculations are based on the building's use and square footage, and the square footage of the landscaped area. The indoor water demand estimate is derived from the American Water Works Association demand factor which assumes that commercial and institutional buildings demand 15 gallons of water per square foot per day. To assess the Project's outdoor water use, CVWD provides the outdoor water demand calculation for a landscaped area which incorporates localized evapotranspiration and related adjustment factors.

As noted in the 2023-2024 CVWD Annual Review, CVWD customers generate an average daily water demand of 75.9 million gallons (or 232± acre-feet) per day (mgd). The total amount of water delivered in 2023-2024 was 85,014 acre-feet (af).[55] The Project's total estimated water demand for both indoor and outdoor uses is 3.44 af per year, which would account for 0.004% of the total freshwater demand supplied by CVWD during the 2023-2024 year. Table 22 summarizes the Project's estimated annual water demand compared to the most recent CVWD annual water delivery data.

Table 22
Project Operational Water Demand

Indoor Use	**Total Building Area (ft²)**	**Indoor Demand Factor (gal/SF/year)**	**Indoor Daily Demand (gpd)**	**Total Indoor Demand (acre-feet/yr)**
Commercial/ Institutional	21,967	15[1]	903	1.01
Outdoor Use[2]	**Landscape Area (ft²)**	**Outdoor ETo (in/yr) x ETAF x Outdoor Conversion Factor**	**Outdoor Daily Demand (gpd)**	**Total Outdoor Demand (acre-feet/yr)**
Landscape	44,300	64 x 0.45 x 0.62	2,167.18	2.43
			Total Project Annual Water Demand	**3.44 af**
			2023-2024 CVWD Average Daily Demand[3]	**75.9 mgd**
			Project's Percentage of 2023-2024 CVWD Average Daily Demand	**0.0029%**
			2023-2024 CVWD Total Water Delivery[3]	**85,014 af**
			Project's Percentage of 2023-2024 CVWD Total Water Delivery	**0.004%**

[1] Warehouse water demand factor is derived from AWWA Commercial and Institutional End Uses of Water, 2000. Office use = 15 gal/SF/year.
[2] Outdoor water demand calculations based on CVWD Evapotranspiration (ETo), Evapotranspiration Adjustment Factor (ETAF), and Conversion Factor (CVWD Landscape Ordinance No. 1302.5, Appendix C).
[3] CVWD 2023-2024 Annual Review, Domestic Drinking Water Service Information, June 2024.

[55] 2023-2024 Coachella Valley Water District Annual Review, Domestic Drinking Water Service Information, June 30, 2024.

In compliance with the 2014 Sustainable Groundwater Management Act, the Coachella Valley water agencies who rely on the Coachella Valley Groundwater Basin collectively published a Regional Urban Water Management Plan to set forth guidelines for cooperative water conservation measures and water shortage contingency plans.[56] The CVWD outlined reductions in water withdrawals and increased water conservation actions that would be necessary during a multi-year drought.

The Project would be consistent with the water conservation policies prescribed by CVWD and the City's General Plan 2017 Update by including native and drought tolerant landscaping and low water-use appliances.[57] Project water demand would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge. Likewise, the Project's water demand would not impede sustainable groundwater management of the Basin. Project water demand impacts would be less than significant.

c) LESS THAN SIGNIFICANT IMPACT:

As noted above, CVWD operates five wastewater reclamation plants (WRP), and the Project effluent would be treated at WRP-10 on Cook Street in Palm Desert. According to the most recent Annual Report for the Indio Subbasin, WRP-10 annually treated 9,366 af of wastewater, and has a total daily capacity of 15 million gallons. About 85% of this effluent was recycled and the remainder was routed to percolation recharge ponds.[58]

To estimate the amount of wastewater generated by the Project, the CVWD Equivalent Dwelling Unit (EDU) calculation for office/warehouse projects was applied. Per this calculation, each restroom in an office/warehouse is equivalent to one dwelling unit (EDU), and each EDU, or restroom, would generate 250 gallons of wastewater per day (gpd). The proposed museum includes three restrooms, which would comprise 0.018% of the total daily capacity of WRP 10 and represents 0.009% of the total amount of wastewater treated during 2023-2024. Please see Table 23 for a summary of the calculations.

Table 23
Project Operational Wastewater Demand

Land Use	Daily Wastewater Demand	Annual Wastewater Demand	Annual Wastewater Demand
Commercial Office/Warehouse	750 gpd	273,750 gallons	**0.84 af**
		Total Daily Capacity of WRP 10	**15,000,000 mgd**
		Project's Percentage of Total Daily Capacity WRP 10	**0.018%**
		Total 2023-2024 Acre-Feet Treated at WRP 10	**9,366 af**
		Project's Percentage of 2023-2024 Acre-Feet Treated at WRP 10	**0.009%**

Source: Office/Warehouse wastewater demand factor is derived from CVWD Regulations Governing Sanitation Service, Table A-1 Equivalent Dwelling Unit p. A-2, February 2021, https://cvwd.org/ArchiveCenter/ViewFile/Item/860.
1 Restroom = 1 Equivalent Dwelling Unit (EDU) = 250 gpd.

[56] 2020 Coachella Valley Urban Water Management Plan, June 30, 2021.
[57] City of Rancho Mirage General Plan 2017 Update, Conservation and Open Space Element, Goal COS 7, November 16, 2017.
[58] Indio Subbasin Annual Report for Water Year 2023-2024, Table 5-10 WY 2023-2024 Wastewater Treatment, Reuse, and Disposal in the Indio Subbasin, March 2025.

Based on the most recent data from CVWD, the Project's wastewater generation would be less than 0.05% of the daily capacity of WRP 10, which would not constitute a significant impact on CVWD's ability to provide services to its customers. The impact associated with the Project's wastewater demand would be less than significant.

d, e) LESS THAN SIGNIFICANT IMPACT:

As described above, Burrtec Waste and Recycling Services provides solid waste, recycling, and green waste disposal services to the City of Rancho Mirage. Burrtec processes recyclable materials and green waste separately from solid waste and helps the City achieve the mandatory 50% diversion rate. Recyclable materials would be processed at a Burrtec MRF and then shipped to industries who purchase the commodities. Green waste may be composted or applied as alternative daily landfill cover. The remaining solid waste would be delivered to the Coachella Valley Transfer Station from which the waste would be transferred to the Lamb Canyon Sanitary Landfill in Beaumont, California. Lamb Canyon Landfill has maximum permitted capacity of 39,681,513 cubic yards and a remaining capacity of 14,540,000 cubic yards (36.64% of total capacity) with a maximum daily throughput of 5,000 cubic yards.[59] See Table 24 for a summary of the Project's impacts on the local landfill.

The Project's estimated solid waste generation rate is based on the commercial retail waste generation rate of 2.5 pounds per 1,000 square feet per day as provided by CalRecycle's Commercial Sector Generation Rates.

Table 24
Project Estimated Solid Waste Generation

Land Use	Generation Rate[1]	Proposed Development	Daily Total	Annual Total
Commercial Retail	2.5 lbs/1,000 sf/ day	21,967 sf	55.0 lbs	20,075 lbs 10.0 tons
		With 50% solid waste diversion	**28 lbs**	**5.11 tons**
		Conversion to cubic yards[2]	**0.186 c.y.**	**68.13 c.y.**
		Percent of landfill capacity[3]	**0.0037% of daily throughput**	**0.00047% of remaining cap.**

1. Estimated Solid Waste Generation Rates for Commercial Retail (April 1992), CalRecycle, accessed May 2025, https://www2.calrecycle.ca.gov/wastecharacterization/general/rates.
2. National Recycling Coalition Measurement Standards and Reporting Guidelines, 2006. Estimates that 150 pounds of uncompacted municipal solid waste material is equal to 1 cubic yard of waste.
3. Landfill daily throughput (or intake) is 5,000 cubic yards, and remaining capacity is 14,540,000 cubic yards, CalRecycle SWIS Facility/Site Activity Details, https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2246?siteID=2368, accessed May 2025.

At buildout, the Project's daily solid waste generation will contribute less than 0.01% of the Lamb Canyon Landfill daily throughput of 5,000 cubic yards, and less than 0.001% of the remaining capacity on an annual basis. Commingled recyclable materials (e.g., paper, plastic, glass, cardboard, aluminum) will be transported to Burrtec's material recovery facilities for recycling and reuse.

[59] CalRecycle, Solid Waste Information System (SWIS) Facility/Site Activity Details, Lamb Canyon Sanitary Landfill, accessed May 2025, https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2246?siteID=2368.

Burrtec assumes responsibility for maintaining standards that assure that all waste would be handled in a manner that meets local, state and federal standards. Adherence to the requirements will ensure that Project impacts associated with solid waste disposal remain less than significant.

19.3 Mitigation Measures: None required.

20 - Wildfire

WILDFIRE – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

Sources: City of Rancho Mirage General Plan 2017 Update, Safety Element, updated May 15, 2025; City of Rancho Mirage Local Hazard Mitigation Plan, 2023; CalFire Fire Hazard Severity Zones Map Viewer.

20.1 Setting

In the Coachella Valley, the potential for wildfire predominantly occurs in the surrounding brush-covered hillsides where slope, dry vegetation and high winds form ideal wildfire conditions. Zones where the cities of the Coachella Valley transition to the outlying hillsides form Wildland Urban Interfaces (WUI), which are particularly susceptible to wildfire risk. The California Department of Forestry and Fire Protection (CalFire) provides the Fire Hazard Severity Zone (FHSZ) Viewer, an online map application that displays the 2024 adopted State Responsibility Area (SRA) FHSZ boundaries where CalFire takes the responsibility for wildland fire protection, and the Local Responsibility Area (LRA) where the Riverside County Fire Department is responsible for wildland fire protection.

Although there is no record of any significant wildfire occurring in Rancho Mirage, the City is considered to have a moderate risk of wildfire. Moderate LRA FHSZs occur on the lower and upper slopes of the Santa Rosa and San Jacinto Mountains including the slopes across Highway 111 west of the Project site. These slopes are undeveloped and included in the Bighorn Sheep habitat area. The City contracts with the Riverside County Fire Department in cooperation with the CalFire for the provision of fire protective services. CalFire operates air attack equipment based at the Hemet/Ryan airport west of the Coachella Valley. If ever a wildfire occurred on these mountain slopes, the response time from the Hemet/Ryan airport would be approximately 15 minutes.[60] The City's emergency responses and evacuation procedures are coordinated with appropriate agencies, which are also discussed in Section 9, Hazards and Hazardous Materials.

20.2 Discussion of Impacts:

a) NO IMPACT:
In preparation for emergencies and natural disasters, Rancho Mirage has adopted the 2023 Local Hazard Mitigation Plan (LHMP) which outlines potential wildfire risks and assigns responsibilities to the appropriate agencies to ensure accurate and coordinated responses to wildfires. The City also participates in Riverside County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) and also coordinates with the Riverside County Fire Department, the California Department of Forestry, the Sheriff's Department, and the American Red Cross to receive a wide range of emergency response services. The City's Emergency Preparedness Commission provides resources and emergency preparation education to residents and business to reduce potential impacts of natural disasters.

Two main evacuation routes for the City include US Interstate 10 and State Highway 111. The Project is located on Highway 111 and therefore has direct access to an evacuation route via two existing access drives, one of which is signalized. The Project will not change on-site circulation or highway access. The Project is also subject to evaluation and approval by the Riverside County Fire Department to certify that it will not substantially impair an adopted emergency response or an evacuation route, and therefore, impacts are expected to be less than significant.

b, c) LESS THAN SIGNIFICANT IMPACT:
The Project is not located within or near either an SRA or an LRA FHSZ. The Project site itself is a relatively flat parcel, except for the 100-foot rock outcrop on the eastern portion of the site, and is located along Highway 111, a major six-lane thoroughfare. Highway 111 would act as a fuel break between the Project site and the Santa Rosa foothills to the west of Highway 111. Vegetation on the on-site rock outcrop is very thin due to the lack of soil formation and is not a significant fuel source. All utilities including water sources, power lines, and fuel breaks are already available to the Project site, hence installation of new infrastructure would not be required. Maintenance of existing infrastructure would not exacerbate fire risk as the Project site occurs in an urban built-up portion of the City and is not within an FHSZ. The Project is designed to facilitate firefighting around the entire proposed building through provision of minimum hose runs. The Project would not exacerbate wildfire risks or expose occupants to pollutant concentrations or the uncontrolled spread of a wildfire. Impacts are expected to be less than significant.

[60] City of Rancho Mirage Local Hazard Mitigation Plan Update, Section 4.0 Hazard Identification and Risk Assessment, 2023.

d) LESS THAN SIGNIFICANT IMPACT:
The Project site does not occur in a flood risk zone, nor does it occur in an FHSZ. Furthermore, the developable portion of the site is flat and the rock outcrop is considered to be stable and not susceptible to landslides or post-fire instability. The Project encroaches into the on-site rock outcrop but provides facilities between the proposed building and slope to capture and route hillside runoff around the building and into on-site drainage facilities. The Project does not pose a risk of exposing people or structure to significant risks such as downslope or downstream flooding, landslides, post-fire slope instability, or drainage changes. Impacts are expected to be less than significant.

20.3 Mitigation Measures: None required.

21 - Mandatory Findings of Significance

MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

21.1 Discussion of Impacts:

a) LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION:

Biological Resources

The Project site is not located within a CVMSHCP-designated conservation area and does not contain any wildlife corridors or biological linkage areas. The site was previously developed with a restaurant, which was destroyed by fire in 2012. Vegetation on the site is very sparse; however, existing on-site vegetation and the rock outcrop could support wildlife. Two bat species may be attracted to the Project site due to roosting opportunities in the mature fan palms and the rocky hillside. Fan palms are a preferred roosting habitat of the western yellow bat, which is a species that is covered by the CVMSHCP but is also considered to be imperiled and is a California species of special concern.

The Project would remove approximately 350 cubic yards of the lower portion of rock outcrop to accommodate the museum building. Rock crevices in rocky hillsides are the preferred roosting habitat for the pocketed free-tailed bat, which is also a California species of special concern. Pre-construction bat surveys of any palms that are scheduled to be removed and of the western lower edge of the rock outcrop where the disturbance is planned are recommended and explained in the BIO-1 Mitigation Measure.

The vegetative scrub and mature fan palms on the Project site could also be potentially used by resident and migratory nesting birds, many of which are not special status species, but all are protected under the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code (FGC). A pre-construction survey will be required to avoid impacts to nesting birds covered by the MBTA. Mitigation Measure BIO-2 provides details for conducting the nesting bird survey.

Monarch butterflies (Danaus plexippus) are not covered by the CVMSHCP but are considered to have a low potential to occur on the Project site. However, if any milkweed plants occur on the site monarch butterflies may be attracted to the site as milkweed species are the sole larval host plants for the monarch butterfly. Mitigation Measure BIO-3 explains the steps that should be taken to avoid impacts to the species if it occurs on the Project site.

Finally, as the City is a signatory to the CVMSHCP, heretofore undeveloped portions of the Project may be subject to payment of the Development Mitigation Fee to mitigate potential impacts to covered species under the CVMSHCP.

The Proposed Project will not significantly reduce fish or wildlife habitat or otherwise adversely impact a fish or wildlife species. The construction of the Project has the potential to impact nesting birds, but the mitigation measures included in this document and payment of the CVMSHCP Development Mitigation Fee (if required) and implementation of the three mitigation measures set forth in Section 4, Biological Resources, will reduce potential impacts to less than significant levels for any species identified as a candidate, sensitive, special status species, or otherwise protected species that may occur on the Project site.

Cultural Resources

The Project site was evaluated by a qualified professional archaeologists and resource monitors of the Agua Caliente Band of Cahuilla Indians. It was determined that the Project site has a low potential for resources as no surface deposits or other sign were discovered during the field survey. However, the potential for buried resources, including Tribal resources, requires the implementation of mitigation to ensure that impacts are less than significant should any subsurface resources be discovered. Mitigation Measure CUL-1 provides details for the investigation and care of discovered resources, which would reduce impacts to less than significant.

Geology and Soils

The Geotechnical Investigation for the Proposed Project prepared by Sladden Engineering, March 31, 2025, provides recommendations to ensure that impacts associated with ground shaking, unstable soil and rock falls resulting from seismic activity are less than significant. Development of the Project shall adhere to the recommendations prior to issuance of grading and building permits.

b) LESS THAN SIGNIFICANT IMPACT:

The Project is consistent with the City's General Plan 2017 Update land use and zoning designations assigned to the property and would therefore not generate any greater impacts than those expected from the buildout of the General Plan. Cumulative impacts are expected to be less than significant with the implementation of the prescribed mitigation measures.

c) LESS THAN SIGNIFICANT IMPACT:

The proposed Project is planned for a site that for several decades was occupied by a restaurant for nearly 40 years, which was destroyed by fire in 2012. The proposed Project will not significantly impact people in any direct or indirect way. Traffic impacts, air quality, GHG, hazardous materials and noise impacts have been determined to be less than significant in the discussions above.

Table 25 Mitigation Monitoring and Reporting Program			
Mitigation Measure	**Responsible Agency**	**Timing**	**Verification (Date and Initials)**
AESTHETICS			
AGRICULTURAL RESOURCES			
AIR QUALITY			
BIOLOGICAL RESOURCES			
BIO-1 **Bat Clearance Surveys:** Western yellow bats roost on the undersides of California and Mexican fan palm fronds, particularly the dead fronds where they can blend in more easily. If there are no dead fronds, they may choose to roost in the live fronds. Bat clearance surveys are recommended for the Western yellow bat if the Project entails the removal of any palm trees from the site. Each palm that is scheduled to be removed must be inspected by a qualified biologist for the presence of roosting western yellow bats. Pocketed free-tailed bats roost in rock crevices of hillsides, therefore, to avoid significant impacts, a pre-construction bat clearance survey of the rock outcrop must be conducted prior to any disturbance to the rock outcrop. The appropriate level and extent of the survey shall be commensurate with the level of disturbance to the rock outcrop. If roosting bats are identified, the biologist shall provide guidance as to the appropriate avoidance measures that should be taken.	Planning Department	Prior to any earth moving activity	
BIO-2 **Nesting Bird Survey:** To avoid impacts to resident and migratory nesting birds, all vegetation clearing, ground disturbance, and construction activity should be scheduled between September 1 and January 31 if possible. If construction occurs during the nesting season, February 1 through August 31, a qualified ornithologist or biologist must conduct a pre-construction nesting bird survey (NBS) immediately prior to scheduled construction activity. If active nests are identified, the biologist will demarcate a no-work buffer zone(s) around the active nest(s) and check the nest site(s) weekly until the young birds fledge and the nest(s) become inactive. The buffer zone size would be based on the nesting species, its sensitivity to disturbance, nesting stage and the expected intensity and duration of disturbance. No ground or vegetation disturbance shall occur within the nest site buffer zone(s) until the qualified biologist determines that the young have successfully fledged, and the nest is inactive. Per CDFW recommendations, a buffer of 500 feet shall be set for listed species and birds of prey, and a buffer of 100 to 300 feet shall be set for unlisted songbirds.			

BIO-3 **Milkweed Survey:** During the NBS, the biologist should scan the Project site for milkweed plants supportive of Monarch butterflies. Monarch butterflies have a low potential to occur on the Project site as no milkweed plants were observed during the January field survey. However, the milkweed bloom from April to July, and if any milkweed plants are observed during this timeframe, the plants should be inspected for monarch pupae. If any pupae are identified, the host plant(s) should be marked, and, at the biologist's discretion, a no-work buffer zone around each plant should be established until the pupae complete the metamorphosis and leave the plant.			
CULTURAL RESOURCES			
CUL-1 A qualified archaeologist and ACBCI tribal monitors shall be on-site during all ground disturbing activities. The monitors shall be empowered to stop or redirect equipment if resources are identified. The monitors shall quickly identify the resource, determine its significance, and determine if any additional investigation is necessary. The archaeologist and tribal monitor shall determine when monitoring activities can be suspended. **CUL-2** If resources are identified during monitoring activities, the qualified archaeologist and ACBCI tribal monitor shall determine whether they should be reburied on site, or curated with the ACBCI. **The following mitigation measures will only be implemented if ACBCI does not provide monitoring for the Project:** **CUL-3** Prior to the issuance of grading permits, the applicant shall enter into a Tribal Monitoring Agreement with the Morongo Band of Mission Indians for the project. The provisions of CUL-1 and CUL-2 shall otherwise apply. **CUL-4** The Project archaeologist shall prepare a Cultural Resource Management Plan (CRMP) and/or Archaeological Monitoring and Treatment Plan (AMTP) to address the details, timing, and responsibilities of all archaeological and cultural resource activities that occur on the project site for submittal to the Morongo Band. The CRMP and/or AMTP shall include provisions for a pre-construction meeting with the Project contractor, disposition of identified resources, and reburial or curation with the ACBCI.	Project Archaeologist and Planning Department	During ground disturbance activities	
GEOLOGY AND SOILS			
GEO-1 Per the Geotechnical Investigation, specific guidelines are provided to mitigate potential impacts resulting from site-specific poorly graded soil, seismic-related unstable soil, seismic ground shaking, and hazards from rock falls induced by seismic activity. In addition, the Geotechnical Investigation provides recommendations regarding utility trench backfill, exterior concrete flatwork, on-site pavement design, soil corrosion potential, and drainage. Development of the Project shall adhere to the recommendations provided by the Geotechnical Investigation as required by the City prior to issuance of grading and building permits.	Project applicant, construction manager, Planning Department, City Engineer	Prior to issuance of building permit.	
GREENHOUSE GAS EMISSIONS			
HAZARDS AND HAZARDOUS MATERIALS			

HYDROLOGY AND WATER QUALITY			
LAND USE AND PLANNING			
MINERAL RESOURCES			
NOISE			
POPULATION AND HOUSING			
PUBLIC SERVICES			
RECREATION			
TRANSPORTATION/TRAFFIC			
TRIBAL CULTURAL RESOURCES			
See Cultural Resources.			
UTILITIES AND SERVICE SYSTEMS			

CHAPTER 3: REFERENCES

2020 Coachella Valley Regional Urban Water Management Plan.

2020 Coachella Valley Urban Water Management Plan, June 30, 2021.

2023-2024 Coachella Valley Water District Annual Review.

2023-2024 Coachella Valley Water District Annual Review, Domestic Drinking Water Service Information, June 30, 2024.

Agua Caliente Band of Cahuilla Indians, Culture; We Are the Cahuilla, 2021-2022.

Biological Resources Assessment and Coachella Valley Multiple Species Habitat Conservation Plan Consistency Analysis Report – APNs 689-040-023 and 689-040-028, WSP USA Environment and Infrastructure, Inc., March 10, 2025.

CalEEMod Version 2022.1

CalFire Fire Hazard Severity Zones Map Viewer.

California Air Resources Board, EMFAC Scenario Analysis, 2024 Total Daily VMT, accessed April 2025.

California Air Resources Board, In-Use Off-Road Diesel-Fueled Fleets Regulation, 2024.

California Code of Regulations, Title 14 §15064.5

California Department of Conservation Farmland Mapping and Monitoring Program accessed April 2025.

California Department of Conservation, California Important Farmland Finder, accessed April 24, 2025, https://maps.conservation.ca.gov/dlrp/ciff/.

California Department of Conservation, Geological Survey, Mineral Land Classification.

California Department of Conservation's Earthquake Hazards Zone Application.

California Department of Toxic Substances Control (DTSC), Envirostor.

California Health and Safety Code, HSC §25141, January 1, 2023.

California Public Resources Code §21080.3.1, January 1, 2015.

California's Salton Sea May Be Staving off Earthquakes As It Disappears, Scripps Institutions of Oceanography, University of California San Diego, June 7, 2023.

CalRecycle, Solid Waste Information System (SWIS) Facility/Site Activity Details, Lamb Canyon Sanitary Landfill, accessed May 2025, https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2246?siteID=2368

CalRecycle, Solid Waste Information System (SWIS).

Caltrans, Transportation and Construction Vibration Guidance Manual, Table 19 Guideline Vibration Damage Potential Threshold Criteria (p. 38), April 2020.

Carl Moyer Program Guidelines, Volume I: Program Overview, California Environmental Protection Agency Air Resources Board, June 20, 2017.

City of Rancho Mirage Code of Ordinances.

City of Rancho Mirage Code of Ordinances, §17.20.100 General Property and Use Standards, January 2006.

City of Rancho Mirage Code of Ordinances, §3.29.147 Coachella Valley Multiple Species Habitat Conservation Plan/Natural Community Conservation Plan Local Development Mitigation Fee, May 2019.

City of Rancho Mirage Code of Ordinances, Noise Code 8.45.050, 1995.

City of Rancho Mirage Development Impact Fee Annual and Five-Year Report, November 7, 2024.

City of Rancho Mirage Energy Action Plan, Chapter V, Rancho Mirage Municipal and Community Energy Usage, March 2013.

City of Rancho Mirage General Plan 2017 Update, Circulation Element, November 16, 2017

City of Rancho Mirage General Plan 2017 Update, Conservation and Open Space Element, November 16, 2017

City of Rancho Mirage General Plan 2017 Update, Land Use Element, City Wide Land Uses, p. 16, November 17, 2017

City of Rancho Mirage General Plan 2017 Update, Land Use Element, November 16, 2017

City of Rancho Mirage General Plan 2017 Update, Noise Element.

City of Rancho Mirage General Plan 2017 Update, November 17, 2017

City of Rancho Mirage General Plan 2017 Update, Safety Element, Fire Protection Services, November 16, 2017.

City of Rancho Mirage General Plan EIR, 2005.

City of Rancho Mirage Land Use and Zoning Map, August 2013.

City of Rancho Mirage Local Hazard Mitigation Plan Update, 2023.

City of Rancho Mirage Local Hazard Mitigation Plan Update, Section 4.0 Hazard Identification and Risk Assessment, 2023.

City of Rancho Mirage Local Hazards Mitigation Plan, Plan Update 2023, Section 4.4.2 Wildfires, adopted 2024.

City of Rancho Mirage Municipal Code.

Coachella Valley Water District, 2023-24 Annual Review, CVWD 2024 Domestic Water Quality Summary, March 2025.

Coachella Valley Water District, 2023-24 Annual Review, March 2025.

Coachella Valley Water District, Groundwater Replenishment and Imported Water, History of Groundwater Management, https://www.cvwd.org/162/Groundwater-Replenishment-Imported-Water, accessed May 2025.

CPUC Fuel Consumption Rate Factors, Table D-21.

Determining the Significance of Impacts to Archaeological and Historical Resources, California Code of Regulations, Title 14 §15064.5.

EPA Greenbook, California Nonattainment/Maintenance Status for Each County by Year, April 2025.

Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual, Table 7-2 General Assessment Construction Noise Criteria (p. 179), September 2018.

FEMA National Flood Hazard Layer Viewer.

Fuel Consumption Rate Factors, Table D-21, Carl Moyer Program Guidelines, Volume I: Program Overview, California Environmental Protection Agency Air Resources Board, June 20, 2017, https://ww2.arb.ca.gov/sites/default/files/classic/msprog/moyer/guidelines/2017/2017_cmpgl.pdf

Geotechnical Investigation, Proposed Howard World Wildlife Museum, Sladden Engineering, March 31, 2025.

Global Wildlife Discovery Museum Site Plan.

Guidelines for Determining the Significance of and Impact to Cultural Resources: Archaeological, Historic, and Tribal Cultural Resources, Society for California Archaeology, April 2020.

Howard World Wildlife Museum Noise and Vibration Analysis, Urban Crossroads, May 5, 2025.

Howard World Wildlife Museum Focused Construction Noise Assessment Technical Memorandum, Urban Crossroads, May 27, 2025.

Indio Subbasin Annual Report for Water Year 2023-2024, Table 5-10 WY 2023-2024 Wastewater Treatment, Reuse, and Disposal in the Indio Subbasin, March 2025.

Institute of Transportation Engineers Manual, 11th Ed., ITE TripGen Web-based App, Land Use Code 580, accessed May 2025.

LST Threshold Source: LST Mass Rate Look-up Table, SCAQMD.

Office of Energy Efficiency and Renewable Energy, Why Building Energy Codes?, Building Energy Codes Program, accessed June 12, 2024, https://www.energycodes.gov/why-building-energy-codes#:~:text=Building%20energy%20codes%20represent%20a,of%20avoided%20CO2%20emissions

Phase 1 Historical/Archaeological Resources Survey for Howard World Wildlife Museum Project, Assessor's Parcel Nos 689-040-023, -025, -028, City of Rancho Mirage, California, by CRM TECH, April 10, 2025.

Preliminary Water Quality Management Plan, Howard World Wildlife Museum, The Altum Group, March 27, 2025.

Project Specific Preliminary Water Quality Management Plan, Howard World Wildlife Museum, Project Description, prepared by The Altum Group, March 27, 2025.

Rancho Mirage Energy Authority.

Rancho Mirage General Plan Update, 2017, Land Use Element, Table 1 Land Use Designations, November 16, 2017.

Riverside County Department of Environmental Health

Riverside County General Plan, Multipurpose Open Space Element, Mineral Resource Zones, December 2015.

Riverside County Transportation Analysis Guidelines for Level of Service, Vehicle Miles Traveled, Figure 3, Screening Criteria for Development Projects, December 2020.

Riverside County Transportation Analysis Guidelines.

SCAQMD Final 2022 Air Quality Management Plan, Appendix 1: Health Effects (2022)

SCE 2022 Power Content Label

Schaefer, Jerry, The Challenge of Archaeological Research in the Colorado Desert: Recent Approaches and Discoveries, Journal of California and Great Basin Anthropology, Vol. 16, Issue 1,1994.

South Coast AQMD Air Quality Significance Thresholds, revised March 2023.

South Coast AQMD CEQA Handbook (1993), updated March 2023.

South Coast AQMD, Fact Sheet for Applying the CalEEMod to Localized Significance Thresholds.

Special Report 159: Mineral Land Classification: Aggregate Materials in the Palm Springs Production-Consumption Region, California Department of Conservation, Division of Mines and Geology, 1988.

State Water Resource Control Board, GeoTracker.

Transportation and Construction Vibration Guidance Manual, California Department of Transportation, April 2020.

U.S. Department of Energy, Average Fuel Economy by Major Vehicle Category, Alternative Fuels Data Center, updated January 2024, https://afdc.energy.gov/data/10310?page=2.

US Census Bureau, 2023 ACS Demographic and Housing Estimates, Table DP05.

World Wildlife Museum, Rancho Mirage, CA, Preliminary Hydrology Report, The Altum Group, March 27, 2025

World Wildlife Museum, Rancho Mirage, CA, Preliminary Hydrology Report, prepared for Prest Vuksic Greenwood Architects, The Altum Group, March 27, 2025.

CHAPTER 4: APPENDICES

Appendix A	CalEEMod Detailed Report
Appendix B	Biological Resources Assessment and CVMSHCP Consistency Analysis Report
Appendix C	Phase 1 Historical/Archaeological Resources Survey
Appendix D	AB 52 Consultation Initiation Letter
Appendix E	Geotechnical Investigation
Appendix F	Preliminary Water Quality Management Plan
Appendix G	Preliminary Hydrology Report
Appendix H	Noise and Vibration Analysis
Appendix I	Technical Memorandum Focused Construction Noise Assessment

CHAPTER 5: REPORT PREPARERS

Lead Agency

City of Rancho Mirage
69825 Highway 111
Rancho Mirage, CA 92270

CEQA Consultant

Terra Nova Planning & Research, Inc.
42635 Melanie Place, Suite 101
Palm Desert, CA 92211

Appendix A

CalEEMod Detailed Report

World Wildlife Museum Detailed Report

Table of Contents

1. Basic Project Information

1.1. Basic Project Information

1.2. Land Use Types

1.3. User-Selected Emission Reduction Measures by Emissions Sector

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

2.2. Construction Emissions by Year, Unmitigated

2.3. Construction Emissions by Year, Mitigated

2.4. Operations Emissions Compared Against Thresholds

2.5. Operations Emissions by Sector, Unmitigated

2.6. Operations Emissions by Sector, Mitigated

3. Construction Emissions Details

3.1. Demolition (2025) - Unmitigated

3.2. Demolition (2025) - Mitigated

3.3. Site Preparation (2025) - Unmitigated

3.4. Site Preparation (2025) - Mitigated

3.5. Grading (2025) - Unmitigated

3.6. Grading (2025) - Mitigated

3.7. Building Construction (2025) - Unmitigated

3.8. Building Construction (2025) - Mitigated

3.9. Building Construction (2026) - Unmitigated

3.10. Building Construction (2026) - Mitigated

3.11. Paving (2026) - Unmitigated

3.12. Paving (2026) - Mitigated

3.13. Architectural Coating (2026) - Unmitigated

3.14. Architectural Coating (2026) - Mitigated

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

4.1.2. Mitigated

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

4.2.2. Electricity Emissions By Land Use - Mitigated

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

4.2.4. Natural Gas Emissions By Land Use - Mitigated

4.3. Area Emissions by Source

4.3.1. Unmitigated

4.3.2. Mitigated

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

4.4.2. Mitigated

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

4.5.2. Mitigated

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

4.6.2. Mitigated

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

4.7.2. Mitigated

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

4.8.2. Mitigated

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

4.9.2. Mitigated

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

5. Activity Data

5.1. Construction Schedule

5.2. Off-Road Equipment

5.2.1. Unmitigated

5.2.2. Mitigated

5.3. Construction Vehicles

5.3.1. Unmitigated

5.3.2. Mitigated

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

5.5. Architectural Coatings

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

5.6.2. Construction Earthmoving Control Strategies

5.7. Construction Paving

5.8. Construction Electricity Consumption and Emissions Factors

5.9. Operational Mobile Sources

5.9.1. Unmitigated

5.9.2. Mitigated

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.1.2. Mitigated

5.10.2. Architectural Coatings

5.10.3. Landscape Equipment

5.10.4. Landscape Equipment - Mitigated

5.11. Operational Energy Consumption

5.11.1. Unmitigated

5.11.2. Mitigated

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

5.12.2. Mitigated

5.13. Operational Waste Generation

5.13.1. Unmitigated

5.13.2. Mitigated

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

5.14.2. Mitigated

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

5.15.2. Mitigated

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

5.16.2. Process Boilers

5.17. User Defined

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

5.18.1.2. Mitigated

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

5.18.1.2. Mitigated

5.18.2. Sequestration

5.18.2.1. Unmitigated

5.18.2.2. Mitigated

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

6.2. Initial Climate Risk Scores

6.3. Adjusted Climate Risk Scores

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

7.2. Healthy Places Index Scores

7.3. Overall Health & Equity Scores

7.4. Health & Equity Measures

7.5. Evaluation Scorecard

7.6. Health & Equity Custom Measures

8. User Changes to Default Data

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	World Wildlife Museum
Construction Start Date	10/1/2025
Operational Year	2026
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.30
Precipitation (days)	10.0
Location	33.76616825853843, -116.44383815268458
County	Riverside-Salton Sea
City	Rancho Mirage
Air District	South Coast AQMD
Air Basin	Salton Sea
TAZ	5621
EDFZ	11
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas
App Version	2022.1.1.29

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Library	22.0	1000sqft	0.51	22,035	0.00	0.00	—	—

Parking Lot	57.1	1000sqft	1.31	0.00	0.00	0.00	—	—
City Park	1.02	Acre	1.02	0.00	44,300	44,300	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Construction	C-2*	Limit Heavy-Duty Diesel Vehicle Idling
Water	W-5	Design Water-Efficient Landscapes

* Qualitative or supporting measure. Emission reductions not included in the mitigated emissions results.

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.47	1.23	10.3	12.6	0.02	0.36	0.22	0.52	0.33	0.05	0.37	—	2,479	2,479	0.10	0.04	0.97	2,495
Mit.	1.47	1.23	10.3	12.6	0.02	0.36	0.22	0.52	0.33	0.05	0.37	—	2,479	2,479	0.10	0.04	0.97	2,495
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	22.2	22.1	17.1	16.5	0.04	0.65	5.11	5.72	0.60	1.79	2.36	—	5,232	5,232	0.13	0.44	0.16	5,366
Mit.	22.2	22.1	17.1	16.5	0.04	0.65	5.11	5.72	0.60	1.79	2.36	—	5,232	5,232	0.13	0.44	0.16	5,366
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unmit.	1.34	1.22	5.11	6.21	0.01	0.18	0.28	0.37	0.17	0.11	0.19	—	1,225	1,225	0.05	0.02	0.18	1,232
Mit.	1.34	1.22	5.11	6.21	0.01	0.18	0.28	0.37	0.17	0.11	0.19	—	1,225	1,225	0.05	0.02	0.18	1,232
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.24	0.22	0.93	1.13	< 0.005	0.03	0.05	0.07	0.03	0.02	0.04	—	203	203	0.01	< 0.005	0.03	204
Mit.	0.24	0.22	0.93	1.13	< 0.005	0.03	0.05	0.07	0.03	0.02	0.04	—	203	203	0.01	< 0.005	0.03	204
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Exceeds (Daily Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	—	75.0	100	550	150	—	—	150	—	—	55.0	—	—	—	—	—	—	—
Unmit.	—	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—
Mit.	—	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—
Exceeds (Average Daily)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	—	75.0	100	550	150	—	—	150	—	—	55.0	—	—	—	—	—	—	—
Unmit.	—	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—
Mit.	—	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—
Exceeds (Annual)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3,000
Unmit.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	No
Mit.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	No

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	1.47	1.23	10.3	12.6	0.02	0.36	0.22	0.52	0.33	0.05	0.37	—	2,479	2,479	0.10	0.04	0.97	2,495
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	1.88	1.57	17.1	16.5	0.04	0.65	5.11	5.72	0.60	1.79	2.36	—	5,232	5,232	0.13	0.44	0.16	5,366
2026	22.2	22.1	10.3	12.3	0.02	0.36	0.16	0.52	0.33	0.04	0.37	—	2,459	2,459	0.09	0.04	0.02	2,474
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	0.30	0.25	2.27	2.45	< 0.005	0.09	0.28	0.37	0.08	0.11	0.19	—	548	548	0.02	0.02	0.13	554
2026	1.34	1.22	5.11	6.21	0.01	0.18	0.08	0.26	0.17	0.02	0.19	—	1,225	1,225	0.05	0.02	0.18	1,232
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	0.05	0.05	0.41	0.45	< 0.005	0.02	0.05	0.07	0.02	0.02	0.04	—	90.7	90.7	< 0.005	< 0.005	0.02	91.8
2026	0.24	0.22	0.93	1.13	< 0.005	0.03	0.02	0.05	0.03	< 0.005	0.03	—	203	203	0.01	< 0.005	0.03	204

2.3. Construction Emissions by Year, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	1.47	1.23	10.3	12.6	0.02	0.36	0.22	0.52	0.33	0.05	0.37	—	2,479	2,479	0.10	0.04	0.97	2,495
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	1.88	1.57	17.1	16.5	0.04	0.65	5.11	5.72	0.60	1.79	2.36	—	5,232	5,232	0.13	0.44	0.16	5,366
2026	22.2	22.1	10.3	12.3	0.02	0.36	0.16	0.52	0.33	0.04	0.37	—	2,459	2,459	0.09	0.04	0.02	2,474

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	0.30	0.25	2.27	2.45	< 0.005	0.09	0.28	0.37	0.08	0.11	0.19	—	548	548	0.02	0.02	0.13	554
2026	1.34	1.22	5.11	6.21	0.01	0.18	0.08	0.26	0.17	0.02	0.19	—	1,225	1,225	0.05	0.02	0.18	1,232
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	0.05	0.05	0.41	0.45	< 0.005	0.02	0.05	0.07	0.02	0.02	0.04	—	90.7	90.7	< 0.005	< 0.005	0.02	91.8
2026	0.24	0.22	0.93	1.13	< 0.005	0.03	0.02	0.05	0.03	< 0.005	0.03	—	203	203	0.01	< 0.005	0.03	204

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.82	1.39	1.08	10.5	0.02	0.03	1.77	1.80	0.03	0.45	0.48	12.3	2,687	2,699	1.69	0.08	5.66	2,771
Mit.	1.82	1.39	1.08	10.5	0.02	0.03	1.77	1.80	0.03	0.45	0.48	12.3	2,676	2,688	1.69	0.08	5.66	2,761
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	< 0.5%	< 0.5%	—	—	—	< 0.5%
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.53	1.10	1.14	6.67	0.02	0.03	1.77	1.80	0.03	0.45	0.48	12.3	2,433	2,445	1.69	0.09	0.23	2,513
Mit.	1.53	1.10	1.14	6.67	0.02	0.03	1.77	1.80	0.03	0.45	0.48	12.3	2,422	2,435	1.69	0.08	0.23	2,502
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	< 0.5%	< 0.5%	—	—	—	< 0.5%
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.65	1.22	1.12	8.02	0.02	0.03	1.75	1.79	0.03	0.44	0.47	12.3	2,534	2,546	1.69	0.08	2.49	2,615
Mit.	1.65	1.22	1.12	8.02	0.02	0.03	1.75	1.79	0.03	0.44	0.47	12.3	2,523	2,535	1.69	0.08	2.49	2,605
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	< 0.5%	< 0.5%	—	—	—	< 0.5%

Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.30	0.22	0.20	1.46	< 0.005	0.01	0.32	0.33	0.01	0.08	0.09	2.04	419	421	0.28	0.01	0.41	433
Mit.	0.30	0.22	0.20	1.46	< 0.005	0.01	0.32	0.33	0.01	0.08	0.09	2.04	418	420	0.28	0.01	0.41	431
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	< 0.5%	< 0.5%	< 0.5%	< 0.5%	—	< 0.5%
Exceeds (Daily Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	—	55.0	55.0	550	150	—	—	150	—	—	55.0	—	—	—	—	—	—	—
Unmit.	—	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—
Mit.	—	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—
Exceeds (Average Daily)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	—	55.0	55.0	550	150	—	—	150	—	—	55.0	—	—	—	—	—	—	—
Unmit.	—	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—
Mit.	—	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—
Exceeds (Annual)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3,000
Unmit.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	No
Mit.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	No

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.06	0.65	0.82	9.28	0.02	0.01	1.77	1.78	0.01	0.45	0.46	—	1,986	1,986	0.40	0.08	5.57	2,024
Area	0.73	0.72	0.01	0.96	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.94	3.94	< 0.005	< 0.005	—	3.96
Energy	0.03	0.01	0.25	0.21	< 0.005	0.02	—	0.02	0.02	—	0.02	—	684	684	0.05	< 0.005	—	686
Water	—	—	—	—	—	—	—	—	—	—	—	1.32	13.4	14.7	0.14	< 0.005	—	19.1
Waste	—	—	—	—	—	—	—	—	—	—	—	11.0	0.00	11.0	1.10	0.00	—	38.4
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.09	0.09
Total	1.82	1.39	1.08	10.5	0.02	0.03	1.77	1.80	0.03	0.45	0.48	12.3	2,687	2,699	1.69	0.08	5.66	2,771
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.94	0.53	0.89	6.46	0.02	0.01	1.77	1.78	0.01	0.45	0.46	—	1,736	1,736	0.40	0.08	0.14	1,770
Area	0.56	0.56	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.03	0.01	0.25	0.21	< 0.005	0.02	—	0.02	0.02	—	0.02	—	684	684	0.05	< 0.005	—	686
Water	—	—	—	—	—	—	—	—	—	—	—	1.32	13.4	14.7	0.14	< 0.005	—	19.1
Waste	—	—	—	—	—	—	—	—	—	—	—	11.0	0.00	11.0	1.10	0.00	—	38.4
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.09	0.09
Total	1.53	1.10	1.14	6.67	0.02	0.03	1.77	1.80	0.03	0.45	0.48	12.3	2,433	2,445	1.69	0.09	0.23	2,513
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.97	0.56	0.86	7.34	0.02	0.01	1.75	1.77	0.01	0.44	0.45	—	1,835	1,835	0.40	0.08	2.41	1,870
Area	0.65	0.64	< 0.005	0.47	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.94	1.94	< 0.005	< 0.005	—	1.95
Energy	0.03	0.01	0.25	0.21	< 0.005	0.02	—	0.02	0.02	—	0.02	—	684	684	0.05	< 0.005	—	686
Water	—	—	—	—	—	—	—	—	—	—	—	1.32	13.4	14.7	0.14	< 0.005	—	19.1
Waste	—	—	—	—	—	—	—	—	—	—	—	11.0	0.00	11.0	1.10	0.00	—	38.4
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.09	0.09
Total	1.65	1.22	1.12	8.02	0.02	0.03	1.75	1.79	0.03	0.44	0.47	12.3	2,534	2,546	1.69	0.08	2.49	2,615
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Mobile	0.18	0.10	0.16	1.34	< 0.005	< 0.005	0.32	0.32	< 0.005	0.08	0.08	—	304	304	0.07	0.01	0.40	310
Area	0.12	0.12	< 0.005	0.09	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.32	0.32	< 0.005	< 0.005	—	0.32
Energy	0.01	< 0.005	0.05	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	113	113	0.01	< 0.005	—	114
Water	—	—	—	—	—	—	—	—	—	—	—	0.22	2.22	2.44	0.02	< 0.005	—	3.17
Waste	—	—	—	—	—	—	—	—	—	—	—	1.82	0.00	1.82	0.18	0.00	—	6.36
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Total	0.30	0.22	0.20	1.46	< 0.005	0.01	0.32	0.33	0.01	0.08	0.09	2.04	419	421	0.28	0.01	0.41	433

2.6. Operations Emissions by Sector, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.06	0.65	0.82	9.28	0.02	0.01	1.77	1.78	0.01	0.45	0.46	—	1,986	1,986	0.40	0.08	5.57	2,024
Area	0.73	0.72	0.01	0.96	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.94	3.94	< 0.005	< 0.005	—	3.96
Energy	0.03	0.01	0.25	0.21	< 0.005	0.02	—	0.02	0.02	—	0.02	—	684	684	0.05	< 0.005	—	686
Water	—	—	—	—	—	—	—	—	—	—	—	1.32	2.70	4.02	0.14	< 0.005	—	8.38
Waste	—	—	—	—	—	—	—	—	—	—	—	11.0	0.00	11.0	1.10	0.00	—	38.4
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.09	0.09
Total	1.82	1.39	1.08	10.5	0.02	0.03	1.77	1.80	0.03	0.45	0.48	12.3	2,676	2,688	1.69	0.08	5.66	2,761
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.94	0.53	0.89	6.46	0.02	0.01	1.77	1.78	0.01	0.45	0.46	—	1,736	1,736	0.40	0.08	0.14	1,770
Area	0.56	0.56	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.03	0.01	0.25	0.21	< 0.005	0.02	—	0.02	0.02	—	0.02	—	684	684	0.05	< 0.005	—	686
Water	—	—	—	—	—	—	—	—	—	—	—	1.32	2.70	4.02	0.14	< 0.005	—	8.38
Waste	—	—	—	—	—	—	—	—	—	—	—	11.0	0.00	11.0	1.10	0.00	—	38.4

Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.09	0.09
Total	1.53	1.10	1.14	6.67	0.02	0.03	1.77	1.80	0.03	0.45	0.48	12.3	2,422	2,435	1.69	0.08	0.23	2,502
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.97	0.56	0.86	7.34	0.02	0.01	1.75	1.77	0.01	0.44	0.45	—	1,835	1,835	0.40	0.08	2.41	1,870
Area	0.65	0.64	< 0.005	0.47	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.94	1.94	< 0.005	< 0.005	—	1.95
Energy	0.03	0.01	0.25	0.21	< 0.005	0.02	—	0.02	0.02	—	0.02	—	684	684	0.05	< 0.005	—	686
Water	—	—	—	—	—	—	—	—	—	—	—	1.32	2.70	4.02	0.14	< 0.005	—	8.38
Waste	—	—	—	—	—	—	—	—	—	—	—	11.0	0.00	11.0	1.10	0.00	—	38.4
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.09	0.09
Total	1.65	1.22	1.12	8.02	0.02	0.03	1.75	1.79	0.03	0.44	0.47	12.3	2,523	2,535	1.69	0.08	2.49	2,605
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.18	0.10	0.16	1.34	< 0.005	< 0.005	0.32	0.32	< 0.005	0.08	0.08	—	304	304	0.07	0.01	0.40	310
Area	0.12	0.12	< 0.005	0.09	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.32	0.32	< 0.005	< 0.005	—	0.32
Energy	0.01	< 0.005	0.05	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	113	113	0.01	< 0.005	—	114
Water	—	—	—	—	—	—	—	—	—	—	—	0.22	0.45	0.67	0.02	< 0.005	—	1.39
Waste	—	—	—	—	—	—	—	—	—	—	—	1.82	0.00	1.82	0.18	0.00	—	6.36
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Total	0.30	0.22	0.20	1.46	< 0.005	0.01	0.32	0.33	0.01	0.08	0.09	2.04	418	420	0.28	0.01	0.41	431

3. Construction Emissions Details

3.1. Demolition (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.75	1.47	13.9	15.1	0.02	0.57	—	0.57	0.52	—	0.52	—	2,494	2,494	0.10	0.02	—	2,502
Dust From Material Movement	—	—	—	—	—	—	2.56	2.56	—	1.31	1.31	—	—	—	—	—	—	—
Demolition	—	—	—	—	—	—	1.70	1.70	—	0.26	0.26	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.04	0.38	0.41	< 0.005	0.02	—	0.02	0.01	—	0.01	—	68.3	68.3	< 0.005	< 0.005	—	68.5
Dust From Material Movement	—	—	—	—	—	—	0.07	0.07	—	0.04	0.04	—	—	—	—	—	—	—
Demolition	—	—	—	—	—	—	0.05	0.05	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.07	0.08	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.3	11.3	< 0.005	< 0.005	—	11.3
Dust From Material Movement	—	—	—	—	—	—	0.01	0.01	—	0.01	0.01	—	—	—	—	—	—	—

Demoliti	—	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.05	0.07	0.68	0.00	0.00	0.16	0.16	0.00	0.04	0.04	—	158	158	0.01	0.01	0.02	160
Vendor	< 0.005	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	31.7	31.7	< 0.005	< 0.005	< 0.005	33.0
Hauling	0.08	0.05	3.06	0.68	0.02	0.05	0.68	0.73	0.05	0.17	0.22	—	2,549	2,549	0.02	0.41	0.14	2,671
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.63	4.63	< 0.005	< 0.005	0.01	4.69
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.87	0.87	< 0.005	< 0.005	< 0.005	0.90
Hauling	< 0.005	< 0.005	0.08	0.02	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	—	69.8	69.8	< 0.005	0.01	0.07	73.2
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.77	0.77	< 0.005	< 0.005	< 0.005	0.78
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.14	0.14	< 0.005	< 0.005	< 0.005	0.15
Hauling	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	11.6	11.6	< 0.005	< 0.005	0.01	12.1

3.2. Demolition (2025) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.75	1.47	13.9	15.1	0.02	0.57	—	0.57	0.52	—	0.52	—	2,494	2,494	0.10	0.02	—	2,502
Dust From Material Movement	—	—	—	—	—	—	2.56	2.56	—	1.31	1.31	—	—	—	—	—	—	—
Demolition	—	—	—	—	—	—	1.70	1.70	—	0.26	0.26	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.04	0.38	0.41	< 0.005	0.02	—	0.02	0.01	—	0.01	—	68.3	68.3	< 0.005	< 0.005	—	68.5
Dust From Material Movement	—	—	—	—	—	—	0.07	0.07	—	0.04	0.04	—	—	—	—	—	—	—
Demolition	—	—	—	—	—	—	0.05	0.05	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.07	0.08	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.3	11.3	< 0.005	< 0.005	—	11.3
Dust From Material Movement	—	—	—	—	—	—	0.01	0.01	—	0.01	0.01	—	—	—	—	—	—	—

Demoliti	—	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.05	0.07	0.68	0.00	0.00	0.16	0.16	0.00	0.04	0.04	—	158	158	0.01	0.01	0.02	160
Vendor	< 0.005	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	31.7	31.7	< 0.005	< 0.005	< 0.005	33.0
Hauling	0.08	0.05	3.06	0.68	0.02	0.05	0.68	0.73	0.05	0.17	0.22	—	2,549	2,549	0.02	0.41	0.14	2,671
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.63	4.63	< 0.005	< 0.005	0.01	4.69
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.87	0.87	< 0.005	< 0.005	< 0.005	0.90
Hauling	< 0.005	< 0.005	0.08	0.02	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	—	69.8	69.8	< 0.005	0.01	0.07	73.2
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.77	0.77	< 0.005	< 0.005	< 0.005	0.78
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.14	0.14	< 0.005	< 0.005	< 0.005	0.15
Hauling	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	11.6	11.6	< 0.005	< 0.005	0.01	12.1

3.3. Site Preparation (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.42	1.19	10.9	11.0	0.03	0.47	—	0.47	0.43	—	0.43	—	2,717	2,717	0.11	0.02	—	2,726
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.03	0.30	0.30	< 0.005	0.01	—	0.01	0.01	—	0.01	—	74.4	74.4	< 0.005	< 0.005	—	74.7
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.05	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	12.3	12.3	< 0.005	< 0.005	—	12.4
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.04	0.41	0.00	0.00	0.10	0.10	0.00	0.02	0.02	—	94.8	94.8	< 0.005	< 0.005	0.01	96.0
Vendor	< 0.005	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	31.7	31.7	< 0.005	< 0.005	< 0.005	33.0
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.78	2.78	< 0.005	< 0.005	< 0.005	2.81
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.87	0.87	< 0.005	< 0.005	< 0.005	0.90
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.46	0.46	< 0.005	< 0.005	< 0.005	0.47
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.14	0.14	< 0.005	< 0.005	< 0.005	0.15
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.4. Site Preparation (2025) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.42	1.19	10.9	11.0	0.03	0.47	—	0.47	0.43	—	0.43	—	2,717	2,717	0.11	0.02	—	2,726
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.03	0.30	0.30	< 0.005	0.01	—	0.01	0.01	—	0.01	—	74.4	74.4	< 0.005	< 0.005	—	74.7
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Roa Equipment	0.01	0.01	0.05	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	12.3	12.3	< 0.005	< 0.005	—	12.4
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.04	0.41	0.00	0.00	0.10	0.10	0.00	0.02	0.02	—	94.8	94.8	< 0.005	< 0.005	0.01	96.0
Vendor	< 0.005	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	31.7	31.7	< 0.005	< 0.005	< 0.005	33.0
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.78	2.78	< 0.005	< 0.005	< 0.005	2.81
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.87	0.87	< 0.005	< 0.005	< 0.005	0.90
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.46	0.46	< 0.005	< 0.005	< 0.005	0.47
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.14	0.14	< 0.005	< 0.005	< 0.005	0.15
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.5. Grading (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.80	1.51	14.1	14.5	0.02	0.64	—	0.64	0.59	—	0.59	—	2,455	2,455	0.10	0.02	—	2,463
Dust From Material Movement	—	—	—	—	—	—	2.76	2.76	—	1.34	1.34	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.07	0.06	0.58	0.60	< 0.005	0.03	—	0.03	0.02	—	0.02	—	101	101	< 0.005	< 0.005	—	101
Dust From Material Movement	—	—	—	—	—	—	0.11	0.11	—	0.05	0.05	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.11	0.11	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	16.7	16.7	< 0.005	< 0.005	—	16.8
Dust From Material Movement	—	—	—	—	—	—	0.02	0.02	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.04	0.06	0.54	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	126	126	0.01	< 0.005	0.01	128
Vendor	< 0.005	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	31.7	31.7	< 0.005	< 0.005	< 0.005	33.0
Hauling	0.01	< 0.005	0.31	0.07	< 0.005	0.01	0.07	0.07	0.01	0.02	0.02	—	259	259	< 0.005	0.04	0.01	271
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	5.55	5.55	< 0.005	< 0.005	0.01	5.62
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	1.30	1.30	< 0.005	< 0.005	< 0.005	1.36
Hauling	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	10.6	10.6	< 0.005	< 0.005	0.01	11.2
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.92	0.92	< 0.005	< 0.005	< 0.005	0.93
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.22	0.22	< 0.005	< 0.005	< 0.005	0.22
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	1.76	1.76	< 0.005	< 0.005	< 0.005	1.85

3.6. Grading (2025) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	1.80	1.51	14.1	14.5	0.02	0.64	—	0.64	0.59	—	0.59	—	2,455	2,455	0.10	0.02	—	2,463
Dust From Material Movement	—	—	—	—	—	—	2.76	2.76	—	1.34	1.34	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.07	0.06	0.58	0.60	< 0.005	0.03	—	0.03	0.02	—	0.02	—	101	101	< 0.005	< 0.005	—	101
Dust From Material Movement	—	—	—	—	—	—	0.11	0.11	—	0.05	0.05	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.11	0.11	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	16.7	16.7	< 0.005	< 0.005	—	16.8
Dust From Material Movement	—	—	—	—	—	—	0.02	0.02	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.04	0.06	0.54	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	126	126	0.01	< 0.005	0.01	128
Vendor	< 0.005	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	31.7	31.7	< 0.005	< 0.005	< 0.005	33.0
Hauling	0.01	< 0.005	0.31	0.07	< 0.005	0.01	0.07	0.07	0.01	0.02	0.02	—	259	259	< 0.005	0.04	0.01	271
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	5.55	5.55	< 0.005	< 0.005	0.01	5.62
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	1.30	1.30	< 0.005	< 0.005	< 0.005	1.36
Hauling	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	10.6	10.6	< 0.005	< 0.005	0.01	11.2
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.92	0.92	< 0.005	< 0.005	< 0.005	0.93
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.22	0.22	< 0.005	< 0.005	< 0.005	0.22
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	1.76	1.76	< 0.005	< 0.005	< 0.005	1.85

3.7. Building Construction (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.49	1.24	10.6	11.9	0.02	0.40	—	0.40	0.37	—	0.37	—	2,201	2,201	0.09	0.02	—	2,209
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13	0.10	0.89	1.00	< 0.005	0.03	—	0.03	0.03	—	0.03	—	185	185	0.01	< 0.005	—	186
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.02	0.16	0.18	< 0.005	0.01	—	0.01	0.01	—	0.01	—	30.7	30.7	< 0.005	< 0.005	—	30.8
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.04	0.05	0.50	0.00	0.00	0.12	0.12	0.00	0.03	0.03	—	117	117	0.01	< 0.005	0.01	118
Vendor	0.01	0.01	0.17	0.07	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	146	146	< 0.005	0.02	0.01	152
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.05	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	10.5	10.5	< 0.005	< 0.005	0.02	10.7
Vendor	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	12.3	12.3	< 0.005	< 0.005	0.01	12.8
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.74	1.74	< 0.005	< 0.005	< 0.005	1.76
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	2.03	2.03	< 0.005	< 0.005	< 0.005	2.12
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.8. Building Construction (2025) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.49	1.24	10.6	11.9	0.02	0.40	—	0.40	0.37	—	0.37	—	2,201	2,201	0.09	0.02	—	2,209
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13	0.10	0.89	1.00	< 0.005	0.03	—	0.03	0.03	—	0.03	—	185	185	0.01	< 0.005	—	186
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.02	0.16	0.18	< 0.005	0.01	—	0.01	0.01	—	0.01	—	30.7	30.7	< 0.005	< 0.005	—	30.8
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.04	0.05	0.50	0.00	0.00	0.12	0.12	0.00	0.03	0.03	—	117	117	0.01	< 0.005	0.01	118
Vendor	0.01	0.01	0.17	0.07	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	146	146	< 0.005	0.02	0.01	152
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.05	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	10.5	10.5	< 0.005	< 0.005	0.02	10.7
Vendor	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	12.3	12.3	< 0.005	< 0.005	0.01	12.8
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.74	1.74	< 0.005	< 0.005	< 0.005	1.76
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	2.03	2.03	< 0.005	< 0.005	< 0.005	2.12
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Building Construction (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.41	1.18	10.1	11.8	0.02	0.36	—	0.36	0.33	—	0.33	—	2,201	2,201	0.09	0.02	—	2,208
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Roa Equipment	1.41	1.18	10.1	11.8	0.02	0.36	—	0.36	0.33	—	0.33	—	2,201	2,201	0.09	0.02	—	2,208
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Roa d Equipm ent	0.68	0.56	4.83	5.62	0.01	0.17	—	0.17	0.16	—	0.16	—	1,051	1,051	0.04	0.01	—	1,055
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Roa d Equipm ent	0.12	0.10	0.88	1.02	< 0.005	0.03	—	0.03	0.03	—	0.03	—	174	174	0.01	< 0.005	—	175
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.04	0.04	0.82	0.00	0.00	0.12	0.12	0.00	0.03	0.03	—	135	135	0.01	< 0.005	0.43	136
Vendor	0.01	0.01	0.15	0.06	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	143	143	< 0.005	0.02	0.38	150
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.03	0.05	0.46	0.00	0.00	0.12	0.12	0.00	0.03	0.03	—	115	115	< 0.005	< 0.005	0.01	116
Vendor	0.01	< 0.005	0.16	0.07	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	143	143	< 0.005	0.02	0.01	149
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	0.02	0.02	0.02	0.28	0.00	0.00	0.06	0.06	0.00	0.01	0.01	—	58.5	58.5	< 0.005	< 0.005	0.09	59.2
Vendor	< 0.005	< 0.005	0.07	0.03	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01	—	68.4	68.4	< 0.005	0.01	0.08	71.3
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.05	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	9.68	9.68	< 0.005	< 0.005	0.01	9.80
Vendor	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	11.3	11.3	< 0.005	< 0.005	0.01	11.8
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.10. Building Construction (2026) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.41	1.18	10.1	11.8	0.02	0.36	—	0.36	0.33	—	0.33	—	2,201	2,201	0.09	0.02	—	2,208
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.41	1.18	10.1	11.8	0.02	0.36	—	0.36	0.33	—	0.33	—	2,201	2,201	0.09	0.02	—	2,208
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road	0.68	0.56	4.83	5.62	0.01	0.17	—	0.17	0.16	—	0.16	—	1,051	1,051	0.04	0.01	—	1,055
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.12	0.10	0.88	1.02	< 0.005	0.03	—	0.03	0.03	—	0.03	—	174	174	0.01	< 0.005	—	175
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.04	0.04	0.82	0.00	0.00	0.12	0.12	0.00	0.03	0.03	—	135	135	0.01	< 0.005	0.43	136
Vendor	0.01	0.01	0.15	0.06	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	143	143	< 0.005	0.02	0.38	150
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.03	0.05	0.46	0.00	0.00	0.12	0.12	0.00	0.03	0.03	—	115	115	< 0.005	< 0.005	0.01	116
Vendor	0.01	< 0.005	0.16	0.07	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	143	143	< 0.005	0.02	0.01	149
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.02	0.28	0.00	0.00	0.06	0.06	0.00	0.01	0.01	—	58.5	58.5	< 0.005	< 0.005	0.09	59.2
Vendor	< 0.005	< 0.005	0.07	0.03	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01	—	68.4	68.4	< 0.005	0.01	0.08	71.3
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.05	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	9.68	9.68	< 0.005	< 0.005	0.01	9.80
Vendor	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	11.3	11.3	< 0.005	< 0.005	0.01	11.8

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.11. Paving (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.79	0.67	5.88	8.19	0.01	0.25	—	0.25	0.23	—	0.23	—	1,244	1,244	0.05	0.01	—	1,248
Paving	0.34	0.34	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.02	0.16	0.22	< 0.005	0.01	—	0.01	0.01	—	0.01	—	34.1	34.1	< 0.005	< 0.005	—	34.2
Paving	0.01	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.03	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	5.64	5.64	< 0.005	< 0.005	—	5.66
Paving	< 0.005	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.07	0.07	1.33	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	218	218	0.01	0.01	0.70	221
Vendor	0.01	< 0.005	0.11	0.05	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	105	105	< 0.005	0.01	0.27	110
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	5.44	5.44	< 0.005	< 0.005	0.01	5.50
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	2.88	2.88	< 0.005	< 0.005	< 0.005	3.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.90	0.90	< 0.005	< 0.005	< 0.005	0.91
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.48	0.48	< 0.005	< 0.005	< 0.005	0.50
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.12. Paving (2026) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.79	0.67	5.88	8.19	0.01	0.25	—	0.25	0.23	—	0.23	—	1,244	1,244	0.05	0.01	—	1,248
Paving	0.34	0.34	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.02	0.16	0.22	< 0.005	0.01	—	0.01	0.01	—	0.01	—	34.1	34.1	< 0.005	< 0.005	—	34.2
Paving	0.01	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.03	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	5.64	5.64	< 0.005	< 0.005	—	5.66
Paving	< 0.005	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.07	0.07	1.33	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	218	218	0.01	0.01	0.70	221
Vendor	0.01	< 0.005	0.11	0.05	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	105	105	< 0.005	0.01	0.27	110
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	5.44	5.44	< 0.005	< 0.005	0.01	5.50
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	2.88	2.88	< 0.005	< 0.005	< 0.005	3.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.90	0.90	< 0.005	< 0.005	< 0.005	0.91
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.48	0.48	< 0.005	< 0.005	< 0.005	0.50
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.13. Architectural Coating (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	0.12	0.86	1.13	< 0.005	0.02	—	0.02	0.02	—	0.02	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	22.0	22.0	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.02	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.66	3.66	< 0.005	< 0.005	—	3.67
Architectural Coatings	0.60	0.60	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	< 0.005	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.61	0.61	< 0.005	< 0.005	—	0.61
Architectural Coatings	0.11	0.11	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.09	0.00	0.00	0.02	0.02	0.00	0.01	0.01	—	22.9	22.9	< 0.005	< 0.005	< 0.005	23.2
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.67	0.67	< 0.005	< 0.005	< 0.005	0.68

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.11	0.11	< 0.005	< 0.005	< 0.005	0.11
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.14. Architectural Coating (2026) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	0.12	0.86	1.13	< 0.005	0.02	—	0.02	0.02	—	0.02	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	22.0	22.0	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.02	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.66	3.66	< 0.005	< 0.005	—	3.67

Architectural	0.60	0.60	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	< 0.005	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.61	0.61	< 0.005	< 0.005	—	0.61
Architectural Coatings	0.11	0.11	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.09	0.00	0.00	0.02	0.02	0.00	0.01	0.01	—	22.9	22.9	< 0.005	< 0.005	< 0.005	23.2
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.67	0.67	< 0.005	< 0.005	< 0.005	0.68
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.11	0.11	< 0.005	< 0.005	< 0.005	0.11
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Library	1.06	0.65	0.82	9.28	0.02	0.01	1.77	1.78	0.01	0.45	0.46	—	1,986	1,986	0.40	0.08	5.57	2,024
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	1.06	0.65	0.82	9.28	0.02	0.01	1.77	1.78	0.01	0.45	0.46	—	1,986	1,986	0.40	0.08	5.57	2,024
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Library	0.94	0.53	0.89	6.46	0.02	0.01	1.77	1.78	0.01	0.45	0.46	—	1,736	1,736	0.40	0.08	0.14	1,770
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.94	0.53	0.89	6.46	0.02	0.01	1.77	1.78	0.01	0.45	0.46	—	1,736	1,736	0.40	0.08	0.14	1,770
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Library	0.18	0.10	0.16	1.34	< 0.005	< 0.005	0.32	0.32	< 0.005	0.08	0.08	—	304	304	0.07	0.01	0.40	310
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Total	0.18	0.10	0.16	1.34	< 0.005	< 0.005	0.32	0.32	< 0.005	0.08	0.08	—	304	304	0.07	0.01	0.40	310

4.1.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Library	1.06	0.65	0.82	9.28	0.02	0.01	1.77	1.78	0.01	0.45	0.46	—	1,986	1,986	0.40	0.08	5.57	2,024
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	1.06	0.65	0.82	9.28	0.02	0.01	1.77	1.78	0.01	0.45	0.46	—	1,986	1,986	0.40	0.08	5.57	2,024
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Library	0.94	0.53	0.89	6.46	0.02	0.01	1.77	1.78	0.01	0.45	0.46	—	1,736	1,736	0.40	0.08	0.14	1,770
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.94	0.53	0.89	6.46	0.02	0.01	1.77	1.78	0.01	0.45	0.46	—	1,736	1,736	0.40	0.08	0.14	1,770
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Library	0.18	0.10	0.16	1.34	< 0.005	< 0.005	0.32	0.32	< 0.005	0.08	0.08	—	304	304	0.07	0.01	0.40	310
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.18	0.10	0.16	1.34	< 0.005	< 0.005	0.32	0.32	< 0.005	0.08	0.08	—	304	304	0.07	0.01	0.40	310

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Library	—	—	—	—	—	—	—	—	—	—	—	—	307	307	0.02	< 0.005	—	308
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	72.9	72.9	< 0.005	< 0.005	—	73.2
City Park	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	380	380	0.02	< 0.005	—	382
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Library	—	—	—	—	—	—	—	—	—	—	—	—	307	307	0.02	< 0.005	—	308
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	72.9	72.9	< 0.005	< 0.005	—	73.2
City Park	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	380	380	0.02	< 0.005	—	382
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Library	—	—	—	—	—	—	—	—	—	—	—	—	50.9	50.9	< 0.005	< 0.005	—	51.1
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	12.1	12.1	< 0.005	< 0.005	—	12.1
City Park	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	63.0	63.0	< 0.005	< 0.005	—	63.2

4.2.2. Electricity Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Library	—	—	—	—	—	—	—	—	—	—	—	—	307	307	0.02	< 0.005	—	308
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	72.9	72.9	< 0.005	< 0.005	—	73.2
City Park	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	380	380	0.02	< 0.005	—	382
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Library	—	—	—	—	—	—	—	—	—	—	—	—	307	307	0.02	< 0.005	—	308
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	72.9	72.9	< 0.005	< 0.005	—	73.2
City Park	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	380	380	0.02	< 0.005	—	382
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Library	—	—	—	—	—	—	—	—	—	—	—	—	50.9	50.9	< 0.005	< 0.005	—	51.1
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	12.1	12.1	< 0.005	< 0.005	—	12.1
City Park	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	63.0	63.0	< 0.005	< 0.005	—	63.2

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Library	0.03	0.01	0.25	0.21	< 0.005	0.02	—	0.02	0.02	—	0.02	—	303	303	0.03	< 0.005	—	304
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.03	0.01	0.25	0.21	< 0.005	0.02	—	0.02	0.02	—	0.02	—	303	303	0.03	< 0.005	—	304
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Library	0.03	0.01	0.25	0.21	< 0.005	0.02	—	0.02	0.02	—	0.02	—	303	303	0.03	< 0.005	—	304
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.03	0.01	0.25	0.21	< 0.005	0.02	—	0.02	0.02	—	0.02	—	303	303	0.03	< 0.005	—	304
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Library	0.01	< 0.005	0.05	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	50.2	50.2	< 0.005	< 0.005	—	50.4
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.01	< 0.005	0.05	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	50.2	50.2	< 0.005	< 0.005	—	50.4

4.2.4. Natural Gas Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Library	0.03	0.01	0.25	0.21	< 0.005	0.02	—	0.02	0.02	—	0.02	—	303	303	0.03	< 0.005	—	304
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.03	0.01	0.25	0.21	< 0.005	0.02	—	0.02	0.02	—	0.02	—	303	303	0.03	< 0.005	—	304
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Library	0.03	0.01	0.25	0.21	< 0.005	0.02	—	0.02	0.02	—	0.02	—	303	303	0.03	< 0.005	—	304
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.03	0.01	0.25	0.21	< 0.005	0.02	—	0.02	0.02	—	0.02	—	303	303	0.03	< 0.005	—	304
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Library	0.01	< 0.005	0.05	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	50.2	50.2	< 0.005	< 0.005	—	50.4
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.01	< 0.005	0.05	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	50.2	50.2	< 0.005	< 0.005	—	50.4

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.50	0.50	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.06	0.06	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.17	0.16	0.01	0.96	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.94	3.94	< 0.005	< 0.005	—	3.96
Total	0.73	0.72	0.01	0.96	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.94	3.94	< 0.005	< 0.005	—	3.96
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.50	0.50	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.06	0.06	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	0.56	0.56	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.09	0.09	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.01	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Landscape	0.02	0.01	< 0.005	0.09	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.32	0.32	< 0.005	< 0.005	—	0.32
Total	0.12	0.12	< 0.005	0.09	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.32	0.32	< 0.005	< 0.005	—	0.32

4.3.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.50	0.50	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.06	0.06	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.17	0.16	0.01	0.96	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.94	3.94	< 0.005	< 0.005	—	3.96
Total	0.73	0.72	0.01	0.96	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.94	3.94	< 0.005	< 0.005	—	3.96
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.50	0.50	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.06	0.06	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	0.56	0.56	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Consum Products	0.09	0.09	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.01	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.02	0.01	< 0.005	0.09	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.32	0.32	< 0.005	< 0.005	—	0.32
Total	0.12	0.12	< 0.005	0.09	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.32	0.32	< 0.005	< 0.005	—	0.32

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Library	—	—	—	—	—	—	—	—	—	—	—	1.32	4.76	6.08	0.14	< 0.005	—	10.4
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	8.67	8.67	< 0.005	< 0.005	—	8.70
Total	—	—	—	—	—	—	—	—	—	—	—	1.32	13.4	14.7	0.14	< 0.005	—	19.1
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Library	—	—	—	—	—	—	—	—	—	—	—	1.32	4.76	6.08	0.14	< 0.005	—	10.4
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00

City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	8.67	8.67	< 0.005	< 0.005	—	8.70
Total	—	—	—	—	—	—	—	—	—	—	—	1.32	13.4	14.7	0.14	< 0.005	—	19.1
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Library	—	—	—	—	—	—	—	—	—	—	—	0.22	0.79	1.01	0.02	< 0.005	—	1.73
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	1.43	1.43	< 0.005	< 0.005	—	1.44
Total	—	—	—	—	—	—	—	—	—	—	—	0.22	2.22	2.44	0.02	< 0.005	—	3.17

4.4.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Library	—	—	—	—	—	—	—	—	—	—	—	1.32	4.76	6.08	0.14	< 0.005	—	10.4
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	-2.06	-2.06	> -0.005	> -0.005	—	-2.07
Total	—	—	—	—	—	—	—	—	—	—	—	1.32	2.70	4.02	0.14	< 0.005	—	8.38
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Library	—	—	—	—	—	—	—	—	—	—	—	1.32	4.76	6.08	0.14	< 0.005	—	10.4
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	-2.06	-2.06	> -0.005	> -0.005	—	-2.07
Total	—	—	—	—	—	—	—	—	—	—	—	1.32	2.70	4.02	0.14	< 0.005	—	8.38

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Library	—	—	—	—	—	—	—	—	—	—	—	0.22	0.79	1.01	0.02	< 0.005	—	1.73
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	-0.34	-0.34	> -0.005	> -0.005	—	-0.34
Total	—	—	—	—	—	—	—	—	—	—	—	0.22	0.45	0.67	0.02	< 0.005	—	1.39

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Library	—	—	—	—	—	—	—	—	—	—	—	10.9	0.00	10.9	1.09	0.00	—	38.3
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	—	0.05	0.00	0.05	< 0.005	0.00	—	0.16
Total	—	—	—	—	—	—	—	—	—	—	—	11.0	0.00	11.0	1.10	0.00	—	38.4
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Library	—	—	—	—	—	—	—	—	—	—	—	10.9	0.00	10.9	1.09	0.00	—	38.3
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	—	0.05	0.00	0.05	< 0.005	0.00	—	0.16
Total	—	—	—	—	—	—	—	—	—	—	—	11.0	0.00	11.0	1.10	0.00	—	38.4

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Library	—	—	—	—	—	—	—	—	—	—	—	1.81	0.00	1.81	0.18	0.00	—	6.33
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	—	0.01	0.00	0.01	< 0.005	0.00	—	0.03
Total	—	—	—	—	—	—	—	—	—	—	—	1.82	0.00	1.82	0.18	0.00	—	6.36

4.5.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Library	—	—	—	—	—	—	—	—	—	—	—	10.9	0.00	10.9	1.09	0.00	—	38.3
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	—	0.05	0.00	0.05	< 0.005	0.00	—	0.16
Total	—	—	—	—	—	—	—	—	—	—	—	11.0	0.00	11.0	1.10	0.00	—	38.4
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Library	—	—	—	—	—	—	—	—	—	—	—	10.9	0.00	10.9	1.09	0.00	—	38.3
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	—	0.05	0.00	0.05	< 0.005	0.00	—	0.16
Total	—	—	—	—	—	—	—	—	—	—	—	11.0	0.00	11.0	1.10	0.00	—	38.4
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Library	—	—	—	—	—	—	—	—	—	—	—	1.81	0.00	1.81	0.18	0.00	—	6.33

Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	—	0.01	0.00	0.01	< 0.005	0.00	—	0.03
Total	—	—	—	—	—	—	—	—	—	—	—	1.82	0.00	1.82	0.18	0.00	—	6.36

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Library	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.09	0.09
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.09	0.09
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Library	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.09	0.09
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.09	0.09
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Library	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01

4.6.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Library	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.09	0.09
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.09	0.09
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Library	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.09	0.09
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.09	0.09
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Library	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.7.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Remove	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	10/1/2025	10/14/2025	5.00	10.0	—
Site Preparation	Site Preparation	10/15/2025	10/28/2025	5.00	10.0	—
Grading	Grading	10/29/2025	11/18/2025	5.00	15.0	—
Building Construction	Building Construction	11/19/2025	9/1/2026	5.00	205	—
Paving	Paving	9/2/2026	9/15/2026	5.00	10.0	—
Architectural Coating	Architectural Coating	10/16/2026	10/29/2026	5.00	10.0	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Demolition	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Demolition	Tractors/Loaders/Backhoes	Diesel	Average	3.00	8.00	84.0	0.37

Site Preparation	Graders	Diesel	Average	1.00	8.00	148	0.41
Site Preparation	Scrapers	Diesel	Average	1.00	8.00	423	0.48
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	1.00	7.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Grading	Tractors/Loaders/Backhoes	Diesel	Average	2.00	7.00	84.0	0.37
Building Construction	Cranes	Diesel	Average	1.00	8.00	367	0.29
Building Construction	Forklifts	Diesel	Average	2.00	7.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	1.00	6.00	84.0	0.37
Building Construction	Welders	Diesel	Average	3.00	8.00	46.0	0.45
Paving	Cement and Mortar Mixers	Diesel	Average	1.00	8.00	10.0	0.56
Paving	Pavers	Diesel	Average	1.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	1.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Paving	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.2.2. Mitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Demolition	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Demolition	Tractors/Loaders/Backhoes	Diesel	Average	3.00	8.00	84.0	0.37
Site Preparation	Graders	Diesel	Average	1.00	8.00	148	0.41

Site Preparation	Scrapers	Diesel	Average	1.00	8.00	423	0.48
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	1.00	7.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Grading	Tractors/Loaders/Backhoes	Diesel	Average	2.00	7.00	84.0	0.37
Building Construction	Cranes	Diesel	Average	1.00	8.00	367	0.29
Building Construction	Forklifts	Diesel	Average	2.00	7.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	1.00	6.00	84.0	0.37
Building Construction	Welders	Diesel	Average	3.00	8.00	46.0	0.45
Paving	Cement and Mortar Mixers	Diesel	Average	1.00	8.00	10.0	0.56
Paving	Pavers	Diesel	Average	1.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	1.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Paving	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	12.5	18.5	LDA,LDT1,LDT2
Demolition	Vendor	1.00	10.2	HHDT,MHDT
Demolition	Hauling	37.4	20.0	HHDT

Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	7.50	18.5	LDA,LDT1,LDT2
Site Preparation	Vendor	1.00	10.2	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	10.0	18.5	LDA,LDT1,LDT2
Grading	Vendor	1.00	10.2	HHDT,MHDT
Grading	Hauling	3.80	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	9.25	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	4.61	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	0.00	—	HHDT
Paving	—	—	—	—
Paving	Worker	15.0	18.5	LDA,LDT1,LDT2
Paving	Vendor	3.38	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	1.85	18.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	10.2	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.3.2. Mitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	12.5	18.5	LDA,LDT1,LDT2
Demolition	Vendor	1.00	10.2	HHDT,MHDT
Demolition	Hauling	37.4	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	7.50	18.5	LDA,LDT1,LDT2
Site Preparation	Vendor	1.00	10.2	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	10.0	18.5	LDA,LDT1,LDT2
Grading	Vendor	1.00	10.2	HHDT,MHDT
Grading	Hauling	3.80	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	9.25	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	4.61	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	0.00	—	HHDT
Paving	—	—	—	—
Paving	Worker	15.0	18.5	LDA,LDT1,LDT2
Paving	Vendor	3.38	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	1.85	18.5	LDA,LDT1,LDT2

Architectural Coating	Vendor	—	10.2	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	0.00	0.00	33,053	11,018	3,426

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (Cubic Yards)	Material Exported (Cubic Yards)	Acres Graded (acres)	Material Demolished (Ton of Debris)	Acres Paved (acres)
Demolition	0.00	592	5.00	1,199	—
Grading	450	350	6.00	0.00	—
Paving	0.00	0.00	0.00	0.00	1.31

5.6.2. Construction Earthmoving Control Strategies

Control Strategies Applied	Frequency (per day)	PM10 Reduction	PM2.5 Reduction
Water Exposed Area	2	61%	61%
Water Demolished Area	2	36%	36%

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Library	0.00	0%
Parking Lot	1.31	100%
City Park	0.00	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2025	0.00	532	0.03	< 0.005
2026	0.00	532	0.03	< 0.005

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Library	150	150	150	54,750	2,296	2,296	2,296	838,125
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.9.2. Mitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Library	150	150	150	54,750	2,296	2,296	2,296	838,125
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.1.2. Mitigated

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
0	0.00	33,053	11,018	3,426

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	180

5.10.4. Landscape Equipment - Mitigated

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	180

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Library	210,854	532	0.0330	0.0040	946,410
Parking Lot	50,020	532	0.0330	0.0040	0.00
City Park	0.00	532	0.0330	0.0040	0.00

5.11.2. Mitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Library	210,854	532	0.0330	0.0040	946,410
Parking Lot	50,020	532	0.0330	0.0040	0.00
City Park	0.00	532	0.0330	0.0040	0.00

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Library	689,451	0.00
Parking Lot	0.00	0.00
City Park	0.00	1,847,370

5.12.2. Mitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Library	689,451	0.00
Parking Lot	0.00	0.00
City Park	0.00	-439,034

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Library	20.3	—
Parking Lot	0.00	—

City Park	0.09	—

5.13.2. Mitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Library	20.3	—
Parking Lot	0.00	—
City Park	0.09	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Library	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
Library	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Library	Stand-alone retail refrigerators and freezers	R-134a	1,430	< 0.005	1.00	0.00	1.00
Library	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0
City Park	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
City Park	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00

5.14.2. Mitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced

Library	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
Library	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Library	Stand-alone retail refrigerators and freezers	R-134a	1,430	< 0.005	1.00	0.00	1.00
Library	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0
City Park	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
City Park	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.15.2. Mitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

5.17. User Defined

Equipment Type	Fuel Type

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

5.18.2.2. Mitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	20.9	annual days of extreme heat
Extreme Precipitation	0.85	annual days with precipitation above 20 mm
Sea Level Rise	—	meters of inundation depth
Wildfire	1.26	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	1	0	0	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	0	0	0	N/A

Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	N/A	N/A	N/A	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	1	1	1	2
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	1	1	1	2
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	N/A	N/A	N/A	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	88.7
AQ-PM	6.45
AQ-DPM	10.4
Drinking Water	48.5
Lead Risk Housing	15.5
Pesticides	12.6
Toxic Releases	2.00
Traffic	71.1
Effect Indicators	—
CleanUp Sites	0.00
Groundwater	0.00
Haz Waste Facilities/Generators	8.76
Impaired Water Bodies	0.00
Solid Waste	0.00
Sensitive Population	—
Asthma	22.9
Cardio-vascular	19.9
Low Birth Weights	45.9
Socioeconomic Factor Indicators	—
Education	38.1
Housing	60.9
Linguistic	24.8
Poverty	52.4
Unemployment	52.5

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	47.69665084
Employed	6.274862056
Median HI	34.1973566
Education	—
Bachelor's or higher	60.87514436
High school enrollment	100
Preschool enrollment	83.27986655
Transportation	—
Auto Access	58.83485179
Active commuting	32.27255229
Social	—
2-parent households	87.34761966
Voting	71.03811113
Neighborhood	—
Alcohol availability	85.0891826
Park access	27.34505325
Retail density	44.12934685
Supermarket access	31.64378288
Tree canopy	18.95290645
Housing	—
Homeownership	53.93301681
Housing habitability	71.28191967
Low-inc homeowner severe housing cost burden	68.00975234
Low-inc renter severe housing cost burden	44.18067496
Uncrowded housing	84.29359682
Health Outcomes	—

Insured adults	32.06723983
Arthritis	0.0
Asthma ER Admissions	85.4
High Blood Pressure	0.0
Cancer (excluding skin)	0.0
Asthma	0.0
Coronary Heart Disease	0.0
Chronic Obstructive Pulmonary Disease	0.0
Diagnosed Diabetes	0.0
Life Expectancy at Birth	42.3
Cognitively Disabled	48.3
Physically Disabled	38.4
Heart Attack ER Admissions	75.7
Mental Health Not Good	0.0
Chronic Kidney Disease	0.0
Obesity	0.0
Pedestrian Injuries	92.9
Physical Health Not Good	0.0
Stroke	0.0
Health Risk Behaviors	—
Binge Drinking	0.0
Current Smoker	0.0
No Leisure Time for Physical Activity	0.0
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	97.3
Elderly	1.5

English Speaking	79.2
Foreign-born	26.9
Outdoor Workers	71.4
Climate Change Adaptive Capacity	—
Impervious Surface Cover	51.4
Traffic Density	35.3
Traffic Access	23.0
Other Indices	—
Hardship	37.1
Other Decision Support	—
2016 Voting	89.4

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	14.0
Healthy Places Index Score for Project Location (b)	47.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	No
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification
Construction: Dust From Material Movement	Based on the grading plan, 350 cu would be exported and 450 cy would be imported as a result of cutting into the rocky hillside. Existing parking lot will be removed. It is assumed the old asphalt would be removed from the site. (47,960 sf x 0.33333 = 15,986.5 / 27 = 592 cubic yards)
Operations: Vehicle Data	The Museum ("library") is the only land use that would generate the trips. 150 daily trips is based on ITE Land Use where the peak number of trips is 15. Peak trips is @ 10% of daily total.
Operations: Fleet Mix	The museum (Library) generates the traffic.
Construction: Trips and VMT	Paving haul trips. 57101 sf to be paved x 0.33333 = 19003 cu ft / 27 = 703 cu yds / 16 cy per truck = 44 total trucks / 10 days = 4 trucks or trips per day.
Construction: Construction Phases	Reduced demolition to 10 since it involves removal of parking lot. Added days to grading since it involves removal of rick hillside. Removed 15 days from building construction.

Appendix B

Biological Resources Assessment
And
CVMSHCP Consistency Analysis Report

DRAFT BIOLOGICAL RESOURCES ASSESSMENT & COACHELLA VALLEY MULTIPLE SPECIES HABITAT CONSERVATION PLAN CONSISTENCY ANALYSIS REPORT

HOWARD WILDLIFE MUSEUM PROJECT

City of Rancho Mirage, Riverside County, CA

Assessor's Parcel Numbers 689-040-023, 689-040-025, and 689-040-028 (~7.20 acres)



Submitted to:
Terra Nova Planning and Research
42635 Melanie Place, Suite 101
Palm Springs, CA 92211

Office phone number: (760) 341-4800

Submitted by:
WSP USA, Inc.
11870 Pierce Street, Suite 160
Riverside, CA 92505

Contact: Emily Urquidi, Biologist
(760) 887-6293 – mobile, E-mail Emily.urquidi@wsp.com

10 March 2025

TABLE OF CONTENTS

PAGE

1.0 INTRODUCTION **1**
2.0 PROJECT SITE / PROJECT DESCRIPTION **1**
3.0 REGULATORY FRAMEWORK **1**
3.1 Federal Endangered Species Act 1
3.2 Federal Migratory Bird Treaty Act 2
3.3 Clean Water Act 2
3.3.2 California Environmental Quality Act 4
3.3.3 Section 2081 of the State Fish and Game Code 5
3.3.4 Sections 3503, 3505.5, & 3513 of the State Fish and Game Code 5
3.4 Regional 5
3.4.1 Coachella Valley Multiple Species Habitat Conservation Plan 5
4.0 METHODS **6**
4.1 Literature Review 6
4.2 Field Assessment 6
5.0 RESULTS **7**
5.1 Weather Conditions 7
5.2 Topography, Soils and Waters 7
5.3 Vegetation 8
5.4 Wildlife 8
5.5 Coachella Valley Multiple Species Habitat Conservation Program 9
5.6 Special Status Biological Resources 9
6.0 DISCUSSION **28**
6.1 Discussion of the Special Status Biological Resources Tables 28
6.1.1 Species Covered Under the CVMSHCP 30
6.1.2 Plant Species Not Covered Under the CVMSHCP 31
6.1.3 Wildlife Species Not Covered Under the CVMSHCP 33
6.1.4 Additional Bird Species Protected by the Migratory Bird Treaty Act 34
6.1.5 Jurisdictional Areas 35
7.0 CONCLUSION **35**
8.0 LITERATURE CITED AND REFERENCES **37**

LIST OF TABLES

Table 1. Special Status Plants 10
Table 2. Special Status Vegetation Communities 17
Table 3. Special Status Invertebrates 18
Table 4. Special Status Fish 19
Table 5. Special Status Reptiles 19
Table 6. Special Status Birds 20
Table 7. Special Status Mammals 24

LIST OF APPENDICES

Appendix A. Species List: Vascular Plants
Appendix B. Species List: Vertebrate Animals
Appendix C. Figures
Appendix D. Photographic Exhibits

1.0 INTRODUCTION

At the request of Terra Nova Planning & Research, this biological resources assessment report (BRAR) and Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) consistency analysis was prepared by WSP USA, Inc. (WSP) for the proposed Howard Wildlife Museum project in Rancho Mirage, Riverside County, California. Information contained herein is intended to be used for compliance with the CVMSHCP, the California Environmental Quality Act (CEQA) and other relevant environmental regulations.

2.0 PROJECT SITE / PROJECT DESCRIPTION

The 7.20-acre project site is generally located north of Country Club Drive, south of Ramon Road, east of Highway 111, and west of Bob Hope Drive (Figure 1). The project site is located within Section 2, Township 5 East, Range 5 South, United States Geological Survey (USGS) 7.5' Cathedral City, Calif. Topographic Quadrangle (Figure 2). Elevations range between approximately 86.0 to 112.5 meters (m) (282 to 370 feet [ft]) above mean sea level. The project is more specifically located south of Braemar Dr., east of Highway 111, north of Mirage Cover Dr., and west of Golden State St. in the city of Rancho Mirage, Riverside County, California. The Assessor's Parcel Numbers (APNs) are APN 689-040-023, 689-040-025, and 689-040-028.

The proposed project includes the development of a 22,012 square foot wildlife museum and associated infrastructure.

3.0 REGULATORY FRAMEWORK

3.1 Federal Endangered Species Act

The United States Fish and Wildlife Service (USFWS) and the National Marine Fisheries Service are the designated federal agencies accountable for administering the federal Endangered Species Act (FESA). The FESA defines species as "endangered" or "threatened" and provides regulatory protection at the federal level.

- Section 9 of the FESA prohibits the "take" of listed (i.e., endangered or threatened) species. The FESA definition of take is "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, collect, or attempt to engage in such conduct." Recognizing that take cannot always be avoided, Section 10(a) includes provisions for take that is incidental to, but not the purpose of, otherwise lawful activities. Specifically, Section 10(a)(1)(A) permits (authorized take permits) are issued for scientific purposes Section 10(a)(1)(B) permits (incidental take permits) are issued for the incidental take of listed species that does not jeopardize the species.

- Section 7 (a)(2) requires federal agencies to evaluate the proposed project with respect to listed or proposed listed, species and their respective critical habitat (if applicable). Federal agencies must employ programs for the conservation of listed species and are prohibited from authorizing, funding, or carrying out any action that would jeopardize a listed species or destroy or modify its “critical habitat.” As defined by the FESA, “individuals, organizations, states, local governments, and other nonfederal entities are affected by the designation of critical habitat only if their actions occur on federal lands, require a federal permit, license, or other authorization, or involve federal funding.
- Section 10(a) of the FESA authorizes the issuance of incidental take permits and establishes standards for the content of habitat conservation plans (HCP). The CVMSHCP is an HCP, see discussion below.

3.2 Federal Migratory Bird Treaty Act

Treaties signed by the United States, Great Britain, Mexico, Japan and the countries of the former Soviet Union make it unlawful to pursue, capture, kill, and/or possess, or attempt to engage in any such conduct to any migratory bird, nest, egg or parts thereof listed in this document. The Secretary of the Interior can issue permits for incidental take of migratory bird species. The Migratory Bird Treaty Act (MBTA) also allows the Secretary of the Interior to grant permits for specific actions for the incidental take of these protected migratory bird species, but this rarely occurs.

3.3 Clean Water Act

Waters of the United States

On August 29, 2023, the U.S. Environmental Protection Agency and the Department of the Army issued a final rule amending the "Revised Definition of 'Waters of the United States," initially published in the Federal Register on January 18, 2023. This amendment aligns the definition of "waters of the United States" (WOTUS) with the U.S. Supreme Court's decision in the case of Sackett v. Environmental Protection Agency on May 25, 2023. The Supreme Court deemed certain parts of the January 2023 Rule invalid based on its interpretation of the CWA in the Sackett decision. Consequently, the agencies have modified key elements of the regulatory text to comply with the Court's ruling. The conforming rule, titled "Revised Definition of 'Waters of the United States'; Conforming," was published in the Federal Register and became effective on September 8, 2023.

Furthermore, due to ongoing litigation, the January 2023 Rule is currently not in effect in certain states and for certain parties. The agencies are applying the January 2023 Rule, as amended by the conforming rule, in 23 states, the District of Columbia, and the U.S. Territories. In the remaining 27 states and for specific parties, the agencies are interpreting WOTUS in accordance with the

pre-2015 regulatory framework and the Supreme Court's decision in Sackett until further notice. To summarize some of the most applicable highlights, the agencies' new rule defines WOTUS as:

Categories of Jurisdictional Waters

1) Waters which are:

(i) Currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide;

(ii) The territorial seas; or

(iii) Interstate waters;

(2) Impoundments of waters otherwise defined as waters of the United States under this definition, other than impoundments of waters identified under paragraph (a)(5) of this section;

(3) Tributaries of waters identified in paragraph (a)(1) or (2) of this section that are relatively permanent, standing or continuously flowing bodies of water;

(4) Wetlands adjacent to the following waters:

(i) Waters identified in paragraph (a)(1) of this section; or

(ii) Relatively permanent, standing or continuously flowing bodies of water identified in paragraph (a)(2) or (a)(3) of this section and with a continuous surface connection to those waters;

(5) Intrastate lakes and ponds, streams, or wetlands not identified in paragraphs (a)(1) through (4) of this section that are relatively permanent, standing or continuously flowing bodies of water with a continuous surface connection to the waters identified in paragraph (a)(1) or (a)(3) of this section.

Eight exclusions from the definition of WOTUS are codified at paragraph (b), and key terms are defined at paragraph (c). "Adjacent" is defined at (c)(2) as "having a continuous surface connection."

3.3.1 Regional Water Quality Control Board

The Regional Water Quality Control Board (RWQCB) regulates activities pursuant to Section 401(a)(1) of the CWA. Section 401 of the CWA specifies that certification from the State is required for any applicant requesting a federal license or permit to conduct any activity including, but not limited to, the construction or operation of facilities that may result in any discharge into navigable waters. Through the Porter Cologne Water Quality Control Act, the RWQCB asserts jurisdiction

over Waters of the State of California (WSC) which is generally the same as WUS but may also include isolated waterbodies. The Porter Cologne Act defines WSC as “surface water or ground water, including saline waters, within the boundaries of the state.”

3.3.2 California Environmental Quality Act

The basic goal of the CEQA is to maintain a high-quality environment now and in the future and the specific goals are for California's public agencies to:

1) Identify the significant environmental effects of their actions; and, either

2) Avoid those significant environmental effects, where feasible; or

3) Mitigate those significant environmental effects, where feasible.

The CEQA applies to "projects" proposed to be undertaken or requiring approval by State and local government agencies. Projects are activities which have the potential to have a physical impact on the environment and may include the enactment of zoning ordinances, the issuance of conditional use permits and the approval of tentative subdivision maps. Where a project requires approvals from more than one public agency, the CEQA requires one of these public agencies to serve as the "lead agency."

A "lead agency" must complete the environmental review process required by the CEQA. The most basic steps of the environmental review process are:

1) Determine if the activity is a "project" subject to the CEQA;

2) Determine if the "project" is exempt from the CEQA;

3) Perform an Initial Study to identify the environmental impacts of the project and determine whether the identified impacts are "significant". Based on its findings of "significance", the lead agency prepares one of the following environmental review documents:

   a) Negative Declaration if it finds no "significant" impacts;

   b) Mitigated Negative Declaration if it finds "significant" impacts but revises the project to avoid or mitigate those significant impacts;

   c) Environmental Impact Report (EIR) if it finds "significant" impacts.

While there is no ironclad definition of "significance", Article 5 of the CEQA Guidelines provides criteria to lead agencies in determining whether a project may have significant effects.

The purpose of an EIR is to provide State and local agencies and the general public with detailed information on the potentially significant environmental effects which a proposed project is likely

to have and to list ways in which the significant environmental effects may be minimized and indicate alternatives to the project.

3.3.3 Section 2081 of the State Fish and Game Code

Under Section 2081 of the California Fish and Game Code (FGC), the California Department of Fish and Wildlife (CDFW) authorizes individuals or public agencies to import, export, take, or possess state endangered, threatened, or candidate species in California through permits or memoranda of understanding. These acts, which are otherwise prohibited, may be authorized through permits or "memoranda of understanding" if (1) the take is incidental to otherwise lawful activities, (2) impacts of the take are minimized and fully mitigated, (3) the permit is consistent with regulations adopted in accordance with any recovery plan for the species in question, and (4) the applicant ensures suitable funding to implement the measures required by the CDFW. The CDFW shall make this determination based on the best scientific information reasonably available and shall include consideration of the species' capability to survive and reproduce.

3.3.4 Sections 3503, 3505.5, & 3513 of the State Fish and Game Code

Section 3503 of the FGC makes it unlawful to take, possess, or needlessly destroy the nest or eggs of any bird. Section 3505.5 makes it unlawful to take, possess, or destroy any birds in the order Falconiformes or Strigiformes (birds-of-prey, i.e.: owls, hawks, eagles, etc.) or to take, possess, or destroy the nest or eggs of any bird-of-prey. Section 3513 makes it unlawful to take or possess any migratory nongame bird as designated in the MBTA.

3.4 Regional

3.4.1 Coachella Valley Multiple Species Habitat Conservation Plan

Finalized in October 2008, the CVMSHCP is a comprehensive, regional plan that addresses the conservation needs of 27 species of native flora and fauna and 24 natural vegetation communities occurring throughout the Coachella Valley region of western Riverside County, California. Permits for the CVMSHCP were issued by the CDFW on September 9, 2008 and the United States Fish and Wildlife Service (USFWS) on October 1, 2008 (TE104604-0). The CVMSHCP serves two primary purposes: Balancing environmental protection and economic development objectives in the CVMSHCP area and simplifying compliance with endangered species related laws. The CVMSHCP accomplishes this by conserving unfragmented habitat to permanently protect and secure viable populations of the covered species. The covered species include those plants and animals that are either currently listed as threatened or endangered, are proposed for listing, or are believed by an appointed Scientific Advisory Committee, USFWS and CDFW, to have a high probability of being proposed for listing in the future if not provided protection by the CVMSHCP. The goal of the CVMSHCP is to meet the requirements of the state and federal endangered species acts, while at

the same time allowing for the economic growth (land development) within the plan area without significant delay or hidden costs. Under the CVMSHCP, land development/mitigation fees are collected from all new development projects occurring in the plan area. The purpose of this fee is to support the assembly of a preserve system for the covered species and natural vegetation communities within areas identified as having high conservation value.

4.0 METHODS

4.1 Literature Review

In preparation for the field surveys, a literature search was conducted to identify special status biological resources known from the vicinity of the project site. In the context of this report, and for the purpose of this assessment, vicinity is defined as areas within a 5-mile radius of the project site.

The literature search included a review of the following documents:

- California Natural Diversity Data Base (CNDDB) RareFind 5 (CDFW 2025a)
- Special Animals List (CDFW 2025b)
- California Native Plant Society's (CNPS) Inventory of Rare, Threatened, and Endangered Plants of California (CNPS 2025)
- Information for Planning and Consultation (IPaC) Resources List (USFWS 2025)
- CVMSHCP (Coachella Valley Conservation Commission “CVCC” 2025)
- United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS). 2025. Web Soil Survey
- USGS 7.5’ *Cathedral City, La Quinta, Myoma, Palm View Peak, Rancho Mirage,* and *Palm Springs, Calif.* quadrangles (USGS 2018, USGS 2021a, USGS 2021b, USGS 2021c, USGS 2021d, USGS 2021e)

Scientific nomenclature for this document follows standard reference sources: For plant communities, CVMSHCP (CVCC 2025); for flora, Jepson eFlora (2025) and the USDA NRCS PLANTS Database (2025); for amphibians, reptiles, and mammals, CDFW (2016); and for birds, California Bird Records Committee (2025).

4.2 Field Assessment

The field assessment was conducted between the hours of 0845 and 1100 on 27 January 2025 by WSP biologist Emily R. Urquidi and WSP senior biologist Michael D. Wilcox. On-site suitable habitat was assessed based on the presence of constituent habitat elements (e.g., soils, vegetation and topography) characteristic of the potentially occurring special status biological resources determined by the literature review. The entire site and adjacent properties (where accessible) were assessed on foot to record pertinent field data and current site conditions. All on-site flora

and fauna observed or otherwise detected (e.g., vocalizations, presence of scat, tracks, and/or bones) during the assessment were recorded in field notes and are included in Appendices A and B. General weather and site conditions were also recorded at the beginning and end of the survey. Temperatures and wind speeds were recorded with a handheld Kestrel 3500 anemometer. Percent cloud cover was visually estimated.

5.0 RESULTS

The 7.20-acre project site currently consists of a combination of a parking lot, existing development, a rocky hillside with creosote bush scrub, and a largely barren area that has been graded/scraped and cleared of nearly all vegetation, with the exception of landscaped species. Soils are largely stabilized, compacted and disturbed. Existing site disturbances observed on-site included development, vegetation clearance, grading/scraping, dumping, minor dumping and accumulation of roadside trash (minor).

Commercial developments and modular home communities occur to the north. The lands to the east are developed with multifamily complexes and residential buildings. The lands to the south are developed with residential buildings, but beyond the development stands the Santa Rosa mountains. To the west there is mostly uninterrupted access (divided by Highway 111) to the Santa Rosa Mountains.

5.1 Weather Conditions

Weather conditions during the assessment included partly cloudy skies with cloud cover ranging between 30-90 percent. The temperatures ranged from 57 to 62 degrees Fahrenheit (°F). Winds were calm with speeds ranging 0 to 3 miles per hour (mph). There appeared to be a light rain prior to the site assessment.

5.2 Topography, Soils and Waters

Existing topography is largely flat, but increases in elevation up a rocky hillside which exists on the eastern side of the project site. The site ranges in elevation between 86.0 to 112.5 meters (m) (282-370 feet [ft]) above mean sea level. Mapped soils (USDA NRCS 2025) include: Coachella fine sand, 0-2% slopes (CpA) and a rock outcrop that roughly covers 50% of the site (Figure 3).

Coachella series soils are well-drained soils that are moderately rapidly permeable and occur in lacustrine basins at elevations from 230 feet below sea level to 800 feet above sea level. Although well drained, perched water tables are common in areas that are irrigated. Sediments originate largely from igneous rocks. Slopes are nearly level to gently sloping. The climate is arid with average annual rainfall ranging from 2 to 4 inches, occurring in light winter rains and/or high intensity summer monsoon thunderstorms (USDA NRCS 2025).

on-site soils are highly disturbed and artificially compacted, as they have been scraped, cleared and graded. The rock outcrop appears to have also been graded at the peak and several existing hiking trails occur throughout. No streams, washes, springs, active drifts, sand dunes, or natural clay lenses were observed.

5.3 Vegetation

The northwestern portion of the site is currently developed and contains an existing parking lot, sparse, irrigated ornamental vegetation and artificial lighting. The eastern portion of the site is dominated by a rocky hillside. Overall, the vegetative community on the rocky hillside would be described as *Larrea tridentata* shrubland alliance (creosote bush scrub), while the rest of the site could be described as disturbed/developed/urban (Figure 4). Vegetation on the hillside was sparse, and mainly composed of creosote bush , narrow leaved bedstraw (*Galium angustifolium*), and desert needle grass (*Stipa speciosa*). This rocky area covers approximately 1/2 of the site. The remaining western and southern portions of the site are flat and consist of a hard, compacted soil that has been graded of vegetation, and ornamental species planted along the roadside. The dominant perennial plant species on-site was creosote bush. Other notable, but sparse native perennials included California fan palm (*Washingtonia filifera*), brittlebush (*Encelia farinosa*), and white bursage (*Ambrosia dumosa*). Dominant native herbaceous species included narrow leaved bedstraw and desert needle grass. Nonnative herbaceous plants included Mediterranean grass (*Schismus barbatus*), Bermuda grass (*Cynodon dactylon*), and puncture vine (*Tribulus terrestris*). A complete list of the plant species observed on-site is included in Appendix A.

No natural wetland, riparian or otherwise special-status vegetation communities were observed on-site. A full list of the plant species observed during the assessment, including common and scientific names, is appended to this report (Appendix A).

5.4 Wildlife

Vertebrate wildlife directly observed and/or detected otherwise (e.g., scat, bones, tracks, feathers, burrows, etc.) during the surveys was not diverse or abundant, limited to 14 species common to the region. This included one reptile, 11 birds and two mammals (Appendix B).

The one reptile species observed on-site include the side-blotched lizard (*Uta stansburiana*). Representative bird species observed on-site included but were not limited to: mourning dove (*Zenaida macroura*), red-shouldered hawk (*Buteo lineatus*), American kestrel (*Falco sparverius*), common raven (*Corvus corax),* northern mockingbird (*Mimus polyglottos*), house finch (*Haemorhous mexicanus*), Western blue bird (*Sialia mexicana*), Costa's hummingbird *(Calypte costae)*, Say's phoebe (*Sayornis saya*), yellow-rumped warbler (*Setophaga coronata*), and American crow (*Corvus brachyrhynchos*). The two mammals observed and/or detected on-site included

Botta's pocket gopher (*Thomomys bottae*) and wood rat (*Neotoma sp.*). A complete list of the vertebrate species observed or detected on-site is included as Appendix B.

It should be noted that relatively short-term biological studies of this nature are often limited by the seasonality of annual plants, the migratory habits of many birds, the fossorial and nocturnal habits of many mammals and reptiles, as well as the timing of field visit. A complete inventory of the wildlife on the site would require extensive year-round surveys for birds, amphibians, and reptiles, and additional surveys, such as placement of scent stations or tracking stations, for the detection of nocturnal mammals. Knowledge of habitat associations, natural history, seasonality, and distribution is essential in the assessment of the potential for occurrence of the various special status plants and animals known to occur throughout the Coachella Valley. For these reasons, other common and special status species that were not observed on-site may also have the potential to occur based on their geographic distribution, habitat preferences and the regional location of the site. The following section summarizes information on special status biological resources known to occur in the vicinity of the project site.

5.5 Coachella Valley Multiple Species Habitat Conservation Program

The project site is located within Rancho Mirage, which is a signatory to the CVMSHCP. The site is not within any CVMSHCP-designated conservation areas. The Santa Rosa and San Jacinto Mountains Conservation Area is located approximately 0.15 mi to the west of the site (Figure 5). The site does not contain CVMSHCP modeled habitats for any covered or special status species, however it is within one mile of critical Peninsular bighorn sheep habitat (Figure 6). The site is also within a mile of known records for flat-tailed horned lizard (*Phrynosoma mcallii*) and Coachella Valley milk-vetch (*Astragalus lentiginosus* var. *coachellae*) (Figure 7). No CVMSHCP-designated wildlife corridors or biological linkages are mapped on the project site.

5.6 Special Status Biological Resources

Plant or animal taxa may be considered "sensitive" or as having "special status" due to declining populations, vulnerability to habitat change, or because they have restricted ranges. Some are listed as threatened or endangered by the USFWS or by the CDFW and are protected by the federal and state Endangered Species acts. Others have been identified as sensitive or as special-status species by the USFWS, the CDFW, or by private conservation organizations, including the CNPS. Unlisted sensitive species do not have formal state or federal status but may nevertheless be considered significant under the CEQA. The CVMSHCP provides conservation for twenty-seven (27) imperiled plant and animal species (5 plants, 2 insects, 1 amphibian, 3 reptiles, 11 birds, and 5 mammals). These include federal and state-listed species, federal and California Species of Concern, and species on the CNPS sensitive species lists. CVMSHCP covered species are

designated on the tables below. The site is not within designated critical habitat for any special status plants or wildlife.

The review of the CNDDB, CNPS Online Inventory of Rare Plants and IPaC Resources List resulted in the identification of 103 special status biological resources known to occur in the vicinity (within an approximate 5-mile radius) of the project site. The 103 special status biological resources known from the vicinity included 62 plants, one vegetation communities, five invertebrates, one fish, four reptiles, 20 birds and 10 mammals. Tables 1 through 7 provide a complete list of the special status biological resources, their associated legal status, and their respective on-site occurrence potentials.

Tables 1 through 7 summarize information on all special status species that have been reported within the vicinity (5-mile radius) or that occur or are considered to have some potential to occur on-site based on geographic distribution, elevational parameters and/or presence of potentially suitable habitat. Occurrence probability is based on the best available information and the collective expertise of WSP biologists. These tables provide the names, legal or conservation status, general habitat associations, and the probability of occurrence for each of these species.

Table 1. Special Status Plants

Species	Status	Habitat	Probability
Abronia villosa var. *aurita* chaparral sand-verbena	F: None C: None CNPS: List 1B.1 State Rank: S2 CVMSHCP: No	Sandy areas in chaparral, coastal sage scrub & desert dune habitats. 80-1,600 m (262-5,249 ft); B: (Jan) Mar-Sept.	Absent Suitable habitat lacking. Sandy soils not present.
Acmispon haydonii pygmy lotus	F: None C: None CNPS: List 1B.3 State: Rank S3 CVMSHCP: No	Occurs in Sonoran desert scrub, pinyon and juniper woodland. 520-1200 m (1705-3935 ft); B: Jan-Jun.	Absent Suitable habitat lacking. Out of known elevation range. Only observation is from 1930.
Almutaster pauciflorus alkali marsh aster	F: None C: None CNPS: List 2B.2 State Rank: S1S2 CVMSHCP: No	Occurs in meadows and seeps. Foun din alkaline soils. 240-800 m (785-2625 ft); B: Jun-Oct.	Absent Suitable habitat lacking. Site is below elevational range of species.
Ambrosia monogyra singlewhorl burrobush	F: None C: None CNPS: List 2B.2 State Rank: S2 CVMSHCP: No	Occurs in chaparral, Sonoran desert scrub in sandy soils. 10-500 m (35-1640 ft); B: Aug-Nov.	Absent Habitat not suitable. Sandy soils not present.
Astragalus hornii var. *hornii* Horn's milk-vetch	F: None C: None CNPS: List 1B.1 State Rank: S1	Grows in meadows and seeps. Found in playas. 60-850 m (195-2790 ft); B: May-Oct.	Absent

Table 1. Special Status Plants

Species	Status	Habitat	Probability
	CVMSHCP: No		Suitable habitat lacking. Meadows and seeps are not present on-site.
Astragalus lentiginosus var. *borreganus* Borrego milk-vetch	F: None C: None CNPS List: 4.3 State Rank: S4 CVMSHCP: No	Mojavean desert scrub, Sonoran Desert scrub; sandy. 30-895 m (100-2,935 ft); B: Feb-May.	Absent Suitable habitat lacking. Sandy soils not present. on-site soils are compacted, disturbed, gravely, and graded.
Astragalus lentiginosus var. *coachellae* Coachella Valley milk-vetch	F: END C: None CNPS: 1B.2 State Rank: S1 CVMSHCP: Yes	Sonoran desert scrub; sandy flats, washes, outwash fans, sometimes on dunes. 40-665 m (131-2,182 ft); B: Jan–Sept.	Absent Suitable habitat lacking. Sandy soils not present. Site is not in critical habitat or CVMSHCP modeled habitat for this species.
Astragalus preussii var. *laxiflorus* Lancaster milk-vetch	F: None C: None CNPS: 1B.1 State Rank: S1 CVMSHCP: No	Chenopod scrub. 700 m (2,295 ft); B: Mar–May.	Absent Suitable habitat lacking. Site below known elevational range of species.
Astragalus tricarinatus triple-ribbed milk-vetch	F: END C: None CNPS: 1B.2 State Rank: S2 CVMSHCP: Yes	Joshua tree woodland & Sonoran desert scrub on hot, rocky slopes in canyons & along edge of boulder-strewn desert washes with *Larrea* and *Encelia*. 455-1,525 m (1,492-5,000 ft); B: Feb–May.	Absent Suitable habitat lacking. Site below known elevational range of species.
Atriplex parishii Parish's brittlescale	F: None C: None CNPS: List 1B.1 State Rank: S1 CVMSHCP: No	Found in habitats with vernal pools, chenopod scrub, and playas. Occurs on drying alkali flats with fine soils); 25-1900 m (80-6235 ft); B: Jun-Oct.	Absent Suitable habitat lacking.
Ayenia compacta California ayenia	F: None C: None CNPS: List 2B.3 State Rank: S3 CVMSHCP: No	Found in Mojavean desert scrub and Sonoran desert scrub. Occurs in sandy and gravely washes or dry canyons. 150-1095 m (490-3595 ft); B: Mar-Apr.	Absent Suitable habitat lacking. Soil on site is compact, graded, and disturbed. Sandy soils are limited. Out of known elevational range.
Boechera johnstonii Johnston's rockcress	F: None C: None CNPS: List 1B.2 State Rank: S1 CVMSHCP: No	Found in chaparral and low montane coniferous forests. Commonly in clay soils. 1350-2150 m (4430-7055 ft); B: Feb-Jun.	Absent Suitable habitat lacking. Project site is well below elevational range of species.
Calochortus palmeri var. *munzii* San Jacinto mariposa-lily	F: None C: None State Rank: S3 CNPS: 1B.2 CVMSHCP: No	Occurs in lower montane coniferous forest, chaparral, meadows and seeps. 855-2200 m (2805-7220 ft); B: Apr-Jul.	Absent Suitable habitat lacking. Out of known elevational range for species.

Table 1. Special Status Plants

Species	Status	Habitat	Probability
Caulanthus simulans Payson's jewelflower	F: None C: None CNPS: List 4.2 State Rank: S4 CVMSHCP: No	Found in chaparral and coastal scrub. Occurs in burned areas, stream beds, on rocky steep slopes. 90-2200 m (295-7218 ft); B: (Feb) Mar-May (Jun).	Absent Habitat not suitable. Chaparral and coastal scrub not present.
Chaenactis parishii Parish's chaenactis	F: None C: None CNPS: List 1B.3 State Rank: S3 CVMSHCP: No	Occurs in rocky areas in chaparral. 1300-2500 m (4265-8205 ft): B: May-Jul.	Absent Suitable habitat lacking. Project site out of known elevational range.
Chorizanthe leptotheca Peninsular spineflower	F: None C: None CNPS: 4.2 State Rank: S3 CVMSHCP: No	Chaparral, coastal scrub, lower montane coniferous forest. 300-1,900 m (985-6,230 ft); B: May-Aug.	Absent Suitable habitat lacking. Site below known elevation range of species.
Chorizanthe parryi var. *parryi* Parry's spineflower	F: None C: None CNPS: List 1B.1 State Rank: S2 CVMSHCP: No	Found in coastal scrub, chaparral, cismontane woodland, valley and foothill grassland. Sandy soils. 275-1200 m (900-4005 ft); B: Apr-Jun.	Absent Suitable habitat lacking. Work site is out of known elevational range of species.
Chorizanthe polygonoides var. *longispina* long-spined spineflower	F: None C: None State Rank: S3 CNPS: List 1B.2 CVMSHCP: No	Found in chaparral, coastal scrub, meadows, grasslands, and vernal pools. Associated with gabbroic clay. 30-1530 m (100-5020 ft); B: Apr-Jul.	Absent Suitable habitat lacking. Soil on-site is gravely, graded, and compact. No clay soil was observed in the project area.
Chorizanthe xanti var. *leucotheca* white-bracted spineflower	F: None C: None CNPS: List 1B.2 State Rank: S3 CVMSHCP: N	Found in Mojavean desert scrub, pinyon and juniper woodland, coastal scrub (alluvial fans). 300-1200 m (985-3935 ft): B: Apr-Jun.	Absent Suitable habitat lacking. Project site is out of elevational range.
Cuscuta californica var. *apiculate* pointed dodder	F: None C: None State Rank: S3? CNPS: List 3 CVMSHCP: No	Found in Mojavean and Sonoran desert scrub. Inhabits sandy soils. 0-500 m (0-1640 ft); B: Feb-Aug.	Absent Suitable habitat lacking. Soil on site is disturbed, compact, and gravely.
Deinandra mohavensis Mojave tarplant	F: None C: END CNPS: List 1B.3 State Rank: S3 CVMSHCP: No	Found in riparian scrub, coastal scrub and chaparral. Typically in riparian areas. 640-1600 m (2100-5250 ft); B: (Jan-May) Jun-Oct.	Absent Suitable habitat lacking. Out of known elevational range.
Ditaxis claryana glandular ditaxis	F: None C: None CNPS: 2B.2 State Rank: S2 CVMSHCP: No	Mojavean & Sonoran desert scrub. Sandy soils. 0-465 m (0-1,526 ft); B: Oct–Mar.	Absent Suitable habitat lacking. Sandy soils not present. Soils on-site are composed of gravel, compacted and disturbed.
Ditaxis serrata var. *californica* California ditaxis	F: None C: None CNPS: 3.2	Sonoran desert scrub. 30 to 1,000 m (98-3,281 ft); B: Mar-Dec.	Low Habitat exists on the rocky hillside. This species was not

Table 1. Special Status Plants

Species	Status	Habitat	Probability
	State Rank: S2? CVMSHCP: No		observed during the assessment.
Eremothera boothii var. *boothii* Booth's evening primrose	F: None C: None CNPS: 2B.3 State Rank: S3 CVMSHCP: No	Joshua tree woodland, pinyon & juniper woodland. 815-2,400 m (2,674-7,874 ft); B: Apr-Sep.	Absent Suitable habitat lacking. Site below known elevational range of species.
Erythranthe diffusa Palomar monkeyflower	F: None C: None CNPS: List 4.3 State Rank: S3 CVMSHCP: No	Found in chaparral and lower montane forests. 1200-1830 m (4005-6005 ft); B: Apr-Jun.	Absent Suitable habitat lacking. Below elevational range of species.
Eschscholzia androuxii Joshua Tree poppy	F: None C: None CNPS: 4.3 State Rank: S3 CVMSHCP: No	Mojavean desert scrub, Joshua tree woodland. 585-1,685 m (1,920-5,530 ft); B: Feb-May (Jun).	Absent Suitable habitat lacking. Site below known elevational range of species.
Euphorbia abramsiana Abrams' spurge	F: None C: None CNPS: 2B.2 State Rank: S2 CVMSHCP: No	Sandy sites in Mojave and Sonoran desert scrub. -5–1,450 m (-16-4,757 ft). B: (Aug) Sept-Nov.	Absent Suitable habitat lacking. Sandy soils not present on-site. Soils on site are very compacted, gravely and disturbed. Additionally, much of the site has been developed and/or graded of most vegetation.
Euphorbia arizonica Arizona spurge	F: None C: None CNPS: 2B.3 State Rank: S3 CVMSHCP: No	Sandy soils in Sonoran desert scrub; 50-300 m (200-1,000 ft); B: Mar-Apr.	Absent Suitable habitat lacking. Sandy soils not present on-site. Site contains hard compact/graded soil.
Euphorbia platysperma flat-seeded spurge	F: None C: None CNPS: 1B.2 State Rank: S1 CVMSHCP: No	Sandy Sonoran desert scrub, shifting dunes. In CA, potentially a waif; more common in AZ and MX. 65-100 m (215-330 ft); B: Feb-Sep.	Absent Suitable habitat lacking. Sandy soils not present on-site. Site contains hard compact/graded soil.
Galium angustifolium ssp. Gracillimum slender bedstraw	F: None C: None CNPS: List 4.2 State Rank: S4 CVMSHCP: No	Occurs in Joshua tree woodland and Sonoran desert scrub. Grows in rocky and granitic soils. 130- 1550 m (425-5085 ft); B: Apr-Jun (Jul).	Absent Suitable habitat lacking. Site is below known elevational range of species.
Heuchera hirsutissima shaggy-haired alumroot	F: None C: None CNPS: List 1B.3 State Rank: S3 CVMSHCP: No	Occurs in subalpine coniferous forest and upper montane coniferous forest. 1520-3500 m (4985-11485ft); B: (May) Jun-Jul.	Absent Suitable habitat lacking. Project site is out of elevational range.

Table 1. Special Status Plants

Species	Status	Habitat	Probability
Horsfordia alata pink velvet-mallow	F: None C: None CNPS: 4.3 State Rank: S4 CVMSHCP: No	Sonoran desert scrub (rocky). 100-500 m (330-1,640 ft); B: Feb-Dec.	Low Could potentially exist on the rocky hillside.
Horsfordia newberryi Newberry's velvet-mallow	F: None C: None CNPS: 4.3 State Rank: S4 CVMSHCP: No	Sonoran desert scrub (rocky). 8-300 m (26-984 ft); B: Feb-Dec.	Low Could potentially exist on the rocky hillside.
Hulsea vestita ssp. Callicarpha beautiful hulsea	F: None C: None CNPS: List 4.2 Sate Rank: S4 CVMSHCP: No	Chaparral, lower montane coniferous forest. Prefers granitic soil, but also grows in rocky/sandy soils. 915-3050 m (3000-10005ft); B: May-Oct.	Absent Suitable habitat lacking. Out of elevational range of species.
Imperata brevifolia California brevifolia	F: None C: None CNPS: List 2B.1 State Rank: S3 CVMSHCP: No	Found in coastal scrub, chaparral, riparian scrub, Mojavean desert scrub, meadows and seeps. 0-1215 m (0-3985 ft); B: Sep-May.	Absent Suitable habitat lacking. Documented observations were near streams.
Johnstonella costata ribbed cryptantha	F: None C: None CNPS: 4.3 State Rank: S4 CVMSHCP: No	Desert dunes, Mojavean desert scrub, Sonoran desert scrub; -60-500 m (-195-1,640 ft); B: Feb-May.	Absent . No sandy soils on-site, suitable habitat lacking.
Johnstonella holoptera winged cryptantha	F: None C: None CNPS: 4.3 State Rank: S4 CVMSHCP: No	Sonoran desert scrub, Mojavean desert scrub; sandy or rocky canyons. 100-1,690 m (328-5,545 ft); B: Mar-Apr.	Low Could potentially exist on the rocky hillside.
Juncus acutus ssp. leopoldii southwestern spiny rush	F: None C: None CNPS: 4.2 State Rank: S4 CVMSHCP: No	Coastal dunes (mesic), coastal scrub, meadows & seeps (alkaline), marshes & swamps (coastal salt) Mojavean desert scrub, Sonoran desert scrub; -3-900 m (-10-2,955 ft). B: Mar-Jun.	Absent Suitable habitat lacking
Juncus cooperi Cooper's rush	F: None C: None CNPS: 4.3 State Rank: S3 CVMSHCP: No	Meadows & seeps (mesic, alkaline or saline). -260-1,700 m (-855-5,805 ft); B: Apr-Aug.	Absent Suitable habitat lacking.
Lilium parryi lemon lily	F: None C: None CNPS: List 1B.2 State Rank: S3 CVMSHCP: No	Found in montane coniferous forest, meadows and seeps, riparian forest. 1220-2745 m (4005-9005 ft); B: Jul-Aug.	Absent Suitable habitat lacking. Out of elevational range.

Table 1. Special Status Plants

Species	Status	Habitat	Probability
Linanthus jaegeri San Jacinto linanthus	F: None C: None CNPS: List 1B.2 State Rank: S2 CVMSHCP: No	Occurs in subalpine coniferous forest and upper montane coniferous forest. Known elevational range. 2195-3050 m (6512-10007 ft); B: Jul-Sep.	Absent Suitable habitat lacking. Project site occurs out of known elevational range.
Linanthus maculatus ssp. maculates little San Bernardino mtns. linanthus	F: None C: None CNPS: List 1B.2 State Rank: S2 CVMSHCP: YES	Found in desert dunes, Sonoran desert scrub, Mojavean desert scrub, and Joshua tree woodland. Occurs in washes and sandy areas. 140-1220 m (443-4003 ft): B: Mar-May.	Absent Suitable habitat lacking. Soil is compact and graded. Sandy areas are limited. Out of known elevational range.
Lycium torreyi Torrey's box-thorn	F: None C: None CNPS: 4.2 State Rank: S3 CVMSHCP: No	Mojavean desert scrub, Sonoran desert scrub; Prefers rocky, sandy, streambanks and washes. -50 - 1220 m (-165–4,005 ft); B: (Jan-Feb) Mar-Jun (Sep-Nov).	Absent Suitable habitat lacking. Soil is gravely, compact, and disturbed. No stream bank or washes.
Marina orcuttii var. *orcuttii* California marina	F: None C: None CNPS: 1B.3 State Rank: S2? CVMSHCP: No	Chaparral, pinyon and juniper woodland, Sonoran desert scrub, rocky. 1,050-1,160 m (3,445–3,806 ft); B: May-Oct.	Absent Suitable habitat lacking. Site below known elevational range of species.
Matelea parvifolia spear-leaf matelea	F: None C: None CNPS: 2B.3 State Rank: S3 CVMSHCP: No	Mojavean desert scrub, Sonoran desert scrub, rocky. 440-1,095 m (1,445–3,595 ft); B: Mar-May (Jul).	Absent Suitable habitat lacking. Site below known elevational range of species.
Nemacaulis denudata var. *gracilis* slender cottonheads	F: None C: None CNPS: 2B.2 State Rank: S2 CVMSHCP: No	Sandy places in coastal dunes, desert dunes & Sonoran desert scrub. 50-400 m (164-1,315 ft); B: Mar–May.	Absent Suitable habitat lacking. No dunes or sandy soils occur on site. Soil is very compact.
Pelazoneuron puberulum var. *sonorense* Sonoran maiden fern	F: None C: None CNPS: List 2B.2 State Rank: S2 CVMSHCP: No	Found in meadows, seeps, and along rivers. 50-610 m (265-2000 ft); B: Jan-Sep.	Absent Suitable habitat lacking. Project site lacks rivers/water sources. Last observation was made in 1963 along Tahquitz creek.
Penstemon californicus California beardtongue	F: None C: None State Rank: S2 CNPS: List 1B.2 CVMSHCP: No	Found in chaparral, lower montane coniferous forest, pinyon and juniper woodland. 1170-2300 m (3840-7545 ft); B: May-Jun (Aug).	Absent Suitable habitat lacking. Out of known elevational range for species.
Penstemon clevelandii var. *conatus* San Jacinto beardtongue	F: None C: None	Chaparral, pinyon and juniper woodland, Sonoran desert	Absent

Table 1. Special Status Plants

Species	Status	Habitat	Probability
	State Rank: S3 CNPS: List 4.3 CVMSHCP: No	scrub. Grows in rocky soils. 400- 1500 m (1310-49201ft); B: Mar-May.	Suitable habitat lacking. Out of elevational range of species.
Pentachaeta aurea ssp. Aurea golden rayed pentachaeta	F: None C: None CNPS: List 4.2 State Rank: S3 CVMSHCP: No	Chaparral, Cismontane woodland, coastal scrub, lower montane coniferous forest, riparian woodland, valley and foothill grassland. 80-1850 m (260-6070ft); B: Mar-Jul.	Absent Suitable habitat lacking.
Petalonyx linearis narrow-leaf sandpaper-plant	F: None C: None CNPS: 2B.3 State Rank: S3? CVMSHCP: No	Sandy or rocky canyons in Mojavean desert scrub and Sonoran desert scrub; -25-1115 m (-80-3,660 ft); B: Mar-May (sometimes Jan-Dec).	Low Perennial sandpaper-plant (*Petalonyx spp.*) and *linearis* not observed. However suitable habitat exists on the rock hillside.
Pseudorontium cyanthiferum Deep Canyon snapdragon	F: None C: None CNPS: 2B.3 State Rank: S1 CVMSHCP: No	Sonoran desert scrub in rocky washes and on rocky slopes in the immediate vicinity of Deep Canyon. 0-800 m (0-2,625 ft); B: Feb-Apr.	Absent Suitable habitat lacking. Site not located within Deep Canyon.
Saltugilia latimeri Latimer's woodland-gilia	F: None C: None CNPS: List 1B.2 State Rank: S3 CVMSHCP	Found in chaparral, Mojavean desert scrub, pinyon and juniper woodland. 400-1900 m (1310-6235 ft); B: Mar-Jun.	Absent Suitable habitat lacking. Out of known elevational range of the species.
Selaginella eremophila desert spike-moss	F: None C: None CNPS: 2B.2 State Rank: S2S3 CVMSHCP: No	Chaparral, Sonoran desert scrub; shaded sites, gravelly soils, crevices or among rocks. 200-900 m (656-2,953 ft); B: May–Jul.	Absent Suitable habitat lacking. Site below known elevational range of species.
Senna covesii Cove's cassia	F: None C: None CNPS: 2B.2 State Rank: S3 CVMSHCP: No	Sonoran Desert scrub, dry, sandy desert washes & slopes. 225-1,295 m (740-4,250 ft); B: Mar–Jun (Aug).	Absent Suitable habitat lacking. Site below known elevational range of species.
Sidotheca caryophylloides chickweed oxytheca	F: None C: None CNPS: List 4.3 State Rank: S4 CVMSHCP: No	Sandy habitats in lower montane coniferous forest. 1114-2600 m (3655-8530 ft); B: Jul-Sep (Oct).	Absent Suitable habitat lacking. Out of known elevational range.
Sidotheca emarginata white-marginated oxytheca	F: None C: None State Rank: S3 CNPS: List 1B.3 CVMSHCP: No	Chapparal and lower montane coniferous forests. Also found in juniper woodlands. 1200-2500 m (3935-8205 ft); B: (Feb) Apr-Jul (Aug).	Absent Suitable habitat lacking. Out of known elevational range for species.
Stemodia durantifolia purple stemodia	F: None C: None CNPS: List 2B.1	Mesic sites on sandy soils in Sonoran desert scrub. 180-300	Absent

Table 1. Special Status Plants

Species	Status	Habitat	Probability
	State Rank: S2.1? CVMSHCP: No	m (590–980 ft); B: (Jan) Apr-Dec.	Suitable habitat lacking. Site below known elevational range of species.
Streptanthus campestris Southern jewelflower	F: None C: None CNPS: List 1B.3 State Rank: S3 CVMSHCP: No	Found in chaparral, lower montane coniferous forest, pinyon and juniper woodland. 900-2300 (2955-7545 ft.); B: (Apr) May-Jul.	Absent Suitable habitat lacking. Project site is below known elevational range of species.
Syntrichopappus lemmonii Lemmon's syntrichopappus	F: None C: None CNPS: List 4.2 State Rank: S3 CVMSHCP: No	Rocky sandy soils in washes, streambanks. Associated with Sonoran and Mojavean desert scrub. -50-1220 m (-165-4005 ft); B: (Jan-Feb) Mar-Jun (Sep-Nov)	Absent Suitable sandy habitat lacking.
Thysanocarpus rigidus rigid fringepod	F: None C: None State Rank: S2 CNPS: List 1B.2 CVMSHCP: No	Occurs in pinyon and juniper woodland. 600-2200 m (1970-7220 ft); B: Feb-May.	Absent Suitable habitat lacking. Project site out of known elevational range of species.
Xylorhiza cognata mecca-aster	F: None C: None CNPS: List 1B.2 State Rank: S2 CVMSHCP: Yes	Grows on steep canyon slopes on sandstone and clay substrates, 20-305 m (65-1,000 ft); B: Jan-Jun.	Absent Suitable habitat lacking. No sandstone or clay occur on-site.

Table 2. Special Status Vegetation Communities

Community	Status	Habitat	Probability
desert fan palm oasis woodland	F: None C: S3.2 State Rank: S3.2 CVMSHCP: Yes	Natural California fan palm (*Washingtonia filifera*)	Absent Although California fan palm is present on site, these trees have been planted and used as landscaping. The palms are scarce and occur mostly along site the outer end of the project site near the Highway 111.

Table 3. Special Status Invertebrates

Species	Status	Habitat	Probability
Bombus crotchii Crotch's bumble bee	F: None C: Candidate END S: S2 CVMSHCP: No	Range from coastal California, to sierra-casacade crest, and south into Mexico. Nectar on antirrhinum, phacelia, clarkia, erigonum, creosote. and eschscholzia.	Absent Although nectar sources occur on-site, the area is very disturbed. Nectar habitat exists on the rock hillside, but the area is not proposed to be disturbed.
Danaus plexippus monarch butterfly	F: FC C: None State Rank: S2S3 CVMSHCP: No	Western winter roost sites primarily occur along the coast from northern Mendocino to Baja California, Mexico, located in wind-protected tree groves (*Eucalyptus* species, Monterey pine (*Pinus radiata*), cypress), with nectar and water sources nearby. During breeding season, adults widespread but scarce in the desert. Larvae require milkweed	Low Larval host plants (milkweeds) not observed but may have been dormant at the time of the assessment. Winter roost sites not present. Adults may, however, occasionally fly through and if milkweed was present could breed/reproduce on-site.
Dinacoma caseyi Casey's June beetle	F: END C: None State Rank: S1 CVMSHCP: No	Appears to be entirely restricted to the mouth and alluvial floodplain of Palm Canyon Wash and Tahquitz Creek in Palm Springs, in association with deposits of fine silts, sands and gravels	Absent Suitable habitat lacking. Sandy soils not present. Site is compacted and disturbed. Site outside of known range of species. Site is not within designated critical habitat or USFWS recommended survey area for this species.
Macrobaenetes valgum Coachella giant sand treader cricket	F: None C: None State Rank: S1S2 CVMSHCP: Yes	Active sand dune hummocks and ridges, sites favorable to permanent habitation include spring-moistened sand.	Absent Suitable habitat lacking. Sandy soils, dunes and hummocks not present. Site is not within CVMSHCP modeled habitat for this species.
Oliarces clara cheeseweed owlfly	F: None C: None State Rank: S2 CVMSHCP: No	Known from lower Colorado River drainage, associated with creosote bush (*Larrea tridentata*) in desert scrub; creosote is suspected larval host. Found under rocks or in flight over streams.	Absent Suitable habitat lacking. No drainages or washes on the site.

Table 3. Special Status Invertebrates

Species	Status	Habitat	Probability
Stenopelmatus cahuilaensis Coachella Valley Jerusalem cricket	F: None C: None State Rank: S2 CVMSHCP: Yes	Resides in a small segment of sand dunes. Located in undulating dunes base of Mt San Jacinto.	Absent Suitable habitat lacking. Dune habitats not present.

Table 4. Special Status Fish

Species	Status	Habitat	Probability
Cyprinodon macularius desert pupfish	F: END C: END State Rank: S1 CVMSHCP: Yes	Desert ponds, springs, marshes and streams.	Suitable aquatic habitat lacking. Site is not within designated critical habitat or CVMSHCP modeled habitat for this species.

Table 5. Special Status Reptiles

Species	Status	Habitat	Probability
Crotalus ruber ruber northern red diamond rattlesnake	F: ND C: SSC State Rank: S3 CVMSHCP: No	Favors rocky areas and dense vegetation, shelters in rodent burrows, rock cracks, or surface cover. Known from the eastern slopes of the Peninsular Ranges, desert floor up to 5,000 feet	Very low Rocky hillside suitable but very small and isolated, surrounded by existing development and disturbance. Site is low-quality habitat for this species.
Crotalus ruber ruber northern red diamond rattlesnake	F: ND C: SSC State Rank: S3 CVMSHCP: No	Favors rocky areas and dense vegetation, shelters in rodent burrows, rock cracks, or surface cover. Known from the eastern slopes of the Peninsular Ranges, desert floor up to 5,000 feet	Very low Rocky hillside suitable but very small and isolated, surrounded by existing development and disturbance. Site is low-quality habitat for this species.
Gopherus agassizi desert tortoise	F: THR C: THR State Rank: S2 CVMSHCP: Yes	Creosote bush scrub, Joshua tree woodland, saltbush scrub); washes, arroyos, bajadas, rocky hillsides, open flat desert.	Absent Suitable habitat lacking. A portion of the site is developed, most native vegetation has been removed. The site is surrounded by existing development and residential buildings and immediately adjacent to Highway 111. Sign (burrows, scat, remains, etc.) not observed.

Phrynosoma mcallii flat-tailed horned lizard	F: None C: None State Rank: S3 CVMSHCP: Yes	Restricted to desert washes and desert flats. Species requires habitats with loose sand, as they burrow to avoid extreme temperatures.	Absent Suitable habitat lacking. Site is disturbed and lacks loose soil that this species requires for thermoregulation/shelter against high temperatures.
Uma inornata Coachella Valley fringe-toed lizard	F: THR C: END State Rank: S1 CVMSHCP: Yes	Requires fine, loose, windblown sand (dunes) interspersed with hardpan & widely spaced desert shrubs. Known only from the Coachella Valley.	Absent Suitable habitat lacking. Sandy, windblown sand not present. Site largely developed, disturbed and stabilized. Site is not within designated critical habitat or CVMSHCP modeled habitat for this species.

Table 6. Special Status Birds

Species	Status	Habitat	Probability
Accipiter cooperii Cooper's hawk	F: MBTA C: Watch List State Rank: S4 CVMSHCP: No	Woodland, chiefly of open, interrupted or marginal type, including residential areas. Nests in trees.	Nesting: Absent Suitable nesting habitat lacking. Foraging: Moderate Species could forage on site if nesting nearby.
Aechmophorus clarkii Clark's grebe	F: MBTA, BCC C: watch list State Rank: CVMSHCP: No	Nest in freshwater lakes and marshes. Forage in both freshwater and saltwater habitats.	Nesting: Absent Suitable habitat lacking. Wetland habitats not present. Foraging: Absent Suitable habitat lacking. Wetland habitats not present.
Aechmophorus occidentalis Western Grebe	F: MBTA, BCC C: None State Rank: CVMSHCP: No	Nest and forage in large lakes in shallow areas.	Nesting: Absent Suitable habitat lacking. Wetland habitats not present. Foraging: Absent Suitable habitat lacking. Wetland habitats not present.
Athene cunicularia burrowing owl	F: MBTA, BCC C: Candidate END State Rank: S2 CVMSHCP: Yes*	Open, dry annual or perennial grassland, deserts & scrublands characterized by low-growing vegetation. Burrow sites essential.	Nesting: Absent Suitable habitat lacking. Foraging: Absent Suitable habitat lacking in immediate area.

Aquila chrysaetos golden eagle	F: BGEPA, MBTA, BCC C: FP, WL State Rank: S3 CVMSHCP: No	Forages over rolling foothills, mountain areas, sage-juniper flats, and desert. Cliff-walled canyons used for nesting, sometimes large trees in open areas.	Nesting: Absent Suitable habitat lacking on-site. Foraging: Low Marginally suitable habitat present. Species ranges widely and could forage on-site.
Calypte costae Costa's hummingbird	F: MBTA, BCC C: None State Rank: S4 CVMSHCP: No	Desert and semi-desert, arid brushy foothills and chaparral in migration and winter also in adjacent mountains and in open meadows and gardens	Nesting: Moderate Suitable nesting habitat present. Foraging: Occurs Observed.
Cypseloides niger black swift	F: None C: SSC State Rank: S3 CVMSHCP: No	Coastal belt of Santa Cruz and Monterey counties, central and southern Nevada, San Bernardino and San Jacinto mountains. Resides near waterfalls in deep canyons and sea bluffs.	Nesting: Absent Suitable habitat lacking. Foraging: Absent No surrounding habitat.
Empidonax traillii extimus southwestern willow flycatcher	F: END, MBTA C: END State Rank: S1 CVMSHCP: Yes*	Breeds in dense riparian areas with running water.	Nesting: Absent Suitable habitat lacking. Riparian vegetation not present. Foraging: Very low Occurs in many habitats during migration. No suitable nesting habitat in surrounding area. Site is not within designated critical habitat for this species.
Falco mexicanus prairie falcon	F: MBTA, BCC C: SSC (nesting), FGC State Rank: S3 CVMSHCP: No	Inhabits dry, open terrain, either level or hilly. Breeding sites located on cliffs, but forages far afield.	Nesting: Absent Suitable habitat lacking. Steep cliffsides not present. Foraging: Low Site is surrounded by development and has few open areas suitable for foraging. The nearby Santa Rosa Mountains may offer refuge for the species. Known from vicinity.

Haliaeetus leucocephalus bald eagle	F: BGEPA, MBTA, BCC C: END, FP State: S3 CVMSHCP: No	Margins of lakes, rivers, and other bodies of water. In Southern California, nests at Big Bear Lake and Lake Silverwood in the San Bernardino Mountains and Lake Hemet in the San Jacinto Mountains.	Nesting: Absent Suitable habitat lacking. Foraging: Absent Suitable habitat lacking.
Lanius ludovicianus loggerhead shrike	F: MBTA, BCC C: SSC (nesting), FGC State Rank: S4 CVMSHCP: No	Open fields with scattered trees or shrubs, open country with short vegetation, pastures, old orchards, cemeteries, golf courses, riparian areas & open woodlands.	Nesting: Absent Suitable nesting habitat absent. Site has scarce vegetation and is surrounded by development. Foraging: Low May nest or winter nearby & forage on-site.
Polioptila californica californica coastal California gnatcatcher	F: THR C: SSC State Rank: S2 CVMSHCP: No	Obligate, permanent resident of coastal sage scrub below 2500 ft. Can be found in coastal sage scrub in arid washes.	Nesting: Absent Suitable habitat lacking. Coastal scrub vegetation not present. Foraging: Absent Specimens were observed and collected between 1916-1918. Likely black tailed gnatcatcher.
Polioptila melanura black-tailed gnatcatcher	F: ND C: ND State rank: S3S4 CVMSHCP: No	Nests in wooded desert wash habitat containing mesquite, palo verde, ironwood, and acacia. May also occur in areas with salt cedar, especially when adjacent to native wooded desert wash habitat. Also occurs in desert scrub habitat in winter.	Nesting: Absent Nesting Habitat lacking. Foraging: Low May forage or move through site from nearby areas.
Pyrocephalus rubinus vermilion flycatcher	F: MBTA C: SSC (nesting) State Rank: S2S3 CVMSHCP: No	During nesting, inhabits desert riparian adjacent to irrigated fields, irrigation ditches, pastures, & other open, mesic areas with nests in cottonwood, willow, mesquite, or other large desert riparian trees. Also known to nest in landscaped areas such as commercial and residential developments, golf courses and parks.	Nesting: Absent Nesting habitat lacking. Foraging: Low If nesting nearby.

Recurvirostra americana American avocet	F: MBTA, BCC C: None State Rank: CVMSHCP: No	Typically nest in shallow wetlands, islands, and dikes. Breed in shallow wetlands.	Nesting: Absent Suitable nesting habitat lacking. Wetland habitats not present. Foraging: Absent Suitable habitat lacking. Wetland habitats not present.
Spinus lawrencei Lawrence's Goldfinch	F: MBTA, BCC C: None State Rank: CVMSHCP: No	Reside in oak woodlands, chaparral, coastal scrub, juniper pine woodlands, Nest in dense vegetation near water sources.	Nesting: Absent Suitable nesting habitat lacking. Dense vegetation and water sources not present. Foraging: Very low Could move through site during migration.
Toxostoma crissale crissal thrasher	F: None C: SSC State Rank: S2 CVMSHCP: Yes*	Resident of SE deserts in desert riparian and wash habitats, nests in dense mesquite, ironwood, catclaw, arrowweed.	Nesting: Absent Suitable nesting habitat lacking. Foraging: Very low If nesting nearby. Site is not within CVMSHCP modeled habitat for this species.
Toxostoma lecontei Le Conte's thrasher	F: MBTA, BCC C: SSC (nesting), FGC State Rank: S3 CVMSHCP: Yes*	Desert resident; primarily of open desert wash, desert scrub, alkali desert scrub, and desert succulent scrub habitats. Nest in dense, spiny shrub or densely branched cactus in desert wash habitat, usually 2-8 feet above ground.	Nesting: Absent Suitable nesting habitat lacking. Foraging: Low If nesting nearby. Suitable habitat not observed on adjacent lands, however. Site is not within CVMSHCP modeled habitat for this species.
Toxostoma redivivum California thrasher	F: MBTA, BCC C: None State Rank: CVMSHCP:	Prefer dense chaparral habitat	Nesting: Absent Suitable nesting habitat lacking. Chaparral vegetation not present. Foraging: Absent Suitable habitat not in surrounding area.
Vireo bellii pusillus least Bell's vireo	F: END C: END State rank: S2 CVMSHCP: Yes	Riparian woodland habitats along the riverine systems of Southern California, primarily in San Diego, Santa Barbara, and Riverside Counties. Needs dense shrub cover within 1 to 2 meters (3 to 6 feet) off the ground for nesting, and stratified canopy for foraging	Nesting: Absent Suitable habitat lacking. Riparian vegetation not present. Foraging: Low Migration only Site is not within designated critical habitat for this species.

* Species conserved under the CVMSHCP, but is still protected by the MBTA and FGC

Table 7. Special Status Mammals

Species	Status	Habitat	Probability
Chaetodipus fallax pallidus pallid San Diego pocket mouse	F: None C: SSC State Rank: S3S4 CVMSHCP: No	Desert border areas in desert wash, desert scrub, desert succulent scrub, pinon-juniper, etc. Sandy herbaceous areas usually in association with rocks or coarse gravel.	Absent Suitable habitat lacking. Sandy soils not present. Site largely disturbed and surrounded by developed areas.
Dipodomys merriami collinus Earthquake Merriam's (Aguanga) kangaroo rat	F: None C: SSC State Rank: S1S2 CVMSHCP: No	Known only from San Diego & Riverside Counties. Associated with Riversidean sage scrub, chaparral, & non-native grassland. Needs sandy loam substrates for digging of burrows.	Absent Suitable habitat lacking. Sage scrub, chaparral and non-native grasslands not present. The CNDDB records near site out of range and habitat for this subspecies. Presumably these records are in error and refer to a different subspecies.
Lasiurus xanthinus western yellow bat	F: None C: SSC State Rank: S3 WBWG: H CVMSHCP: Yes	Found in a variety of habitats: Valley foothill riparian, desert riparian, desert wash, and palm oasis habitats	Roosting: Moderate Species could potentially roost within the palm fronds of the palm trees on site. Foraging: Moderate If nesting roosting on/near site.
Neotoma lepida intermedia San Diego desert woodrat	F: None C: SSC State Rank: S3S4 CVMSHCP: No	Coastal scrub of southern California. Moderate to dense canopies preferred. Particularly abundant in rock outcrops & rocky cliffs & slopes.	Absent Although there are rocky outcrops present on-site; suitable coastal scrub vegetation is lacking. Site is largely developed, and the surrounding area is heavily developed. Woodrat sign detected on-site most likely desert woodrat (*N. l. lepida*).

Table 7. Special Status Mammals

Species	Status	Habitat	Probability
Nyctinomops femorosaccus pocketed free-tailed bat	F: None C: SSC State Rank: S2S3 WBWG: M CVMSHCP: No	Rocky areas with high cliffs in a variety of arid areas in southern California. Usually found near large water sources.	Roosting: Low Suitable habitat may be present in rocky outcrops on the hillside on-site but high cliffs and large body of water not present. Foraging: Low May roost on site or in vicinity and forage over site.
Nyctinomops macrotis Big free-tailed bat	F: None C: None State Rank: S3 WBWG: M CVMSHCP: No	Low-lying arid areas in Southern California. Roost in rocky outcrops, high cliffs, tree crevices, and occasionally roost in buildings. Roost in areas with water resources nearby.	Roosting: Low Rocky outcrops present within the on-site hillside may be suitable. Foraging: Low If roosting in vicinity.
Ovis canadensis nelsoni (Pop. 2) Peninsular bighorn sheep DPS	F: END C: THR State Rank: S1 MSHCP: Yes	Eastern slopes of the Peninsular Ranges below 4,600 feet. Optimal habitat includes steep-walled canyons/ridges bisected by rocky or sandy washes w/ available water	Absent Although a rocky hill exists in the work site, the site is isolated from the Santa Rosa mountains (BPS range) by the Highway 111 and existing development. If a sheep made it to the site, the small hillside does not have the resources to provide a permanent residence. The site is not within PBS reserve.
Perognathus longimembris bangsi Palm Springs pocket mouse	F: None C: SSC State Rank: S2 CVMSHCP: Yes	Inhabits flat or gently sloping areas with sparse vegetative cover and packed or sandy soils.	Absent Soil is disturbed and graded. Sandy soils not present. Site is surrounded by existing development. Site not within CVMSHCP modeled habitat for this species.
Perognathus longimembris brevinasus Los Angeles pocket mouse	F: None C: SSC State Rank: S1S2 CVMSHCP: No	Inhabits lower elevation grasslands and coastal sage communities in/around Los Angeles basin. Prefers open ground and fine sandy soils.	Absent Suitable habitat lacking. Grasslands and preferred habitat do not exist on or adjacent to the site.

Table 7. Special Status Mammals

Species	Status	Habitat	Probability
Xerospermophilus tereticaudus chlorus Coachella Valley (Palm Springs) round-tailed ground squirrel	F: None C: SSC State Rank: S1S2 CVMSHCP: Yes	Prefers open, flat, grassy areas in fine-textured, sandy soil in desert succulent scrub, desert wash, desert scrub, alkali scrub, & levees.	Absent Preferred habitat lacking. Sany soils not present. Soils on site are disturbed and compacted. Site not within CVMSHCP modeled habitat for this species.

Definitions of status designations and occurrence probabilities for Tables 1-7

Definitions for Species

Italics – Scientific name (*i.e., Genus species subspecies*)

Bold – Standard common name

[*Genus*] – Previous genus, relatively recent taxonomic revision

var. – variety (plants only)

DPS – Distinct Population Segment

Definitions of occurrence probability:

Occurs: Observed or detected on-site by WSP or recently reported by another reliable source.

High: Observed in similar habitat in region by qualified biologists, or habitat on-site is a type often utilized by the species and the site is within the known range of the species.

Moderate: Reported sightings in surrounding region, or site is within the known range of the species and habitat on-site is a type occasionally used by the species.

Low: Site is within the known range of the species but habitat on-site is rarely used by the species

Very Low: Habitat is of marginal suitability and/or site is at the edge of species known range or distribution.

*Absent:*A focused study failed to detect the species, suitable habitat not present, or site is outside the geographic distribution of the species.

Unknown: No focused surveys have been performed in the region, & the species' distribution & habitat are poorly known.

CVMSHCP designations

Yes: Conserved by the CVMSHCP

No: Not Specifically Conserved by the CVMSHCP

Federal designations: (F = federal Endangered Species Act or USFWS designations)

END: Federally listed, Endangered

THR: Federally listed, Threatened

CAN: Candidate for Federal listing

MBTA: Migratory Bird Treat

BEPA: Bald Eagle Protection Act (also protects Golden Eagles)

BCC: Birds of Conservation Concern

None: No designation

State designations: (C = California Endangered Species Act or CDFG designations)

END: State listed, Endangered

THR: State listed, Threatened

CAN: Candidate for State listing

RARE: State listed, Rare

FP: Fully Protected Species

SSC: Species of Special Concern

FGC: Fish and Game Code

WL: Watch List Species

CDFW state rankings are a reflection of the overall condition of an element throughout its California range. The number after the decimal point represents a threat designation attached to the rank:

S1 = Critically Imperiled. Less than (<) 6 Element Occurrences (EOs) OR < 1,000 individuals OR < 2,000 acres
- S1.1 = very threatened
- S1.2 = threatened
- S1.3 = no current threats known

S2 = Imperiled. 6-20 EOs OR 1,000-3,000 individuals OR 2,000-10,000 acres
- S2.1 = very threatened
- S2.2 = threatened
- S2.3 = no current threats known

S3 = Vulnerable. 21-80 EOs OR 3,000-10,000 individuals OR 10,000-50,000 acres
- S3.1 = very threatened
- S3.2 = threatened
- S3.3 = no current threats known

S4 = Apparently Secure. Uncommon but not rare in the state; some cause for long-term concern.
S5 = Secure. Common, widespread, and abundant in the state.
SH = All known California sites are historical, not extant

? = Qualifier: Inexact or Uncertain - A question mark represents a rank qualifier, denoting an inexact or uncertain numeric rank.

California Native Plant Society (CNPS) designations:

Primary Categories
LIST 1A: Plants Presumed Extirpated in California and Either Rare or Extinct Elsewhere
LIST 1B: Plants Rare, Threatened, or Endangered in California and Elsewhere
LIST 2A: Plants Presumed Extirpated in California, But Common Elsewhere
LIST 2B: Plants Rare, Threatened, or Endangered in California, But More Common Elsewhere
LIST 3: Plants About Which More Information is Needed - A Review List
LIST 4: Plants of Limited Distribution - A Watch List

Subdivisions within Categories
0.1: Seriously threatened in California
0.2: Moderately threatened in California
0.3: Not very threatened in California

Western Bat Working Group (WBWG) designations:

The Western Bat Working Group is comprised of agencies, organizations and individuals interested in bat research, management and conservation from the 13 western states and provinces. Its goals are (1) to facilitate communication among interested parties and reduce risks of species decline or extinction; (2) to provide a mechanism by which current information on bat ecology, distribution and research techniques can be readily accessed; and (3) to develop a forum to discuss conservation strategies, provide technical assistance and encourage education programs.

- H: High: Species which are imperiled or are at high risk of imperilment based on available information on distribution, status, ecology and known threats.
- M: Medium: Species which warrant a medium level of concern and need closer evaluation, more research, and conservation actions of both the species and possible threats. A lack of meaningful information is a major obstacle in adequately assessing these species' status and should be considered a threat.
- L: Low: Species for which most of the existing data support stable populations, and for which the potential for major changes in status in the near future is considered unlikely. There may be localized concerns, but the overall status of the species is believed to be secure. Conservation actions would still apply for these bats, but limited resources are best used on High and Medium status species.
- P: Periphery: This designation indicates a species on the edge of its range, for which no other designation has been determined.

6.0 DISCUSSION

The proposed development of the 7.20 acres project site would result in the loss/conversion of approximately 3.0 acres of the total project site. The proposed disturbed areas are composed of a parking lot, and a graded vacant lot. The rock outcrop is not expected to be disturbed. The likelihood of occurrence for the special status species reported from the vicinity has either been eliminated or reduced by existing development on site and in the surrounding area, removal of most native vegetation, and the grading of existing soils. The vegetation on the rock outcrop is mostly undisturbed and most closely aligns with creosote bush scrub as described by Sawyer et. al (2009). Other existing site disturbance (i.e., compaction of soils, human disturbance, and dumping and accumulation of roadside trash) further reduces the likelihood of occurrence of many special status species. Furthermore, the presence of existing adjacent residential and commercial development to the north, south, and east of the site, and Highway 111 to the west have largely isolated the site from other undeveloped open space. The Santa Rosa Mountains are undeveloped and exist to the west and south of the site. The only barrier between the west end of the project site and the Santa Rosa mountains is Highway 111. As a result, connectivity of the site to other undeveloped open space has been eliminated, or at least diminished, for many terrestrial species.

The CVMSHCP was designed to streamline the permitting process and to mitigate potential impacts resulting from covered projects and the lawful activities of permittees through payment of the requisite development fee and participation in plan's requirements. A few species, which are not covered by the CVMSHCP and/or are not yet adequately conserved by the CVMSHCP (e.g., burrowing owl, nesting birds) require additional consideration and/or actions, which are detailed below.

6.1 Discussion of the Special Status Biological Resources Tables

A review of the CNDDB, CNPS and IPaC Resources List resulted in a total of 103 special status biological resources that have been reported from the vicinity (Tables 1-7). Of these, 92 are considered to be absent. The special status biological resources that are considered to be absent from the site include: chaparral sand-verbena (*Abronia villosa* var. *aurita*), Borrego milk-vetch (*Astragalus lentiginosus var. borreganus*), Coachella Valley milk-vetch (*Astragalus lentiginosus* var. *coachellae*), Lancaster milk-vetch (*Astragalus preussii* var. *laxiflorus*), triple-ribbed milk-vetch (*Astragalus tricarinatus*), Peninsular spineflower (*Chorizanthe leptotheca*), glandular ditaxis (*Ditaxis claryana*), Booth's evening primrose (*Eremothera boothii* var. *boothii*), Joshua Tree poppy (*Eschscholzia androuxii*), Arizona spurge (*Euphorbia arizonica*), flat-seeded spurge (*Euphorbia platysperma*), southwestern spiny rush (*Juncus acutus* ssp. *leopoldii*), Cooper's rush (*Juncus cooperi*), Torrey's box-thorn (*Lycium torreyi*), California marina (*Marina orcuttii* var. *orcuttii*), spear-leaf matelea (*Matelea parvifolia*), slender cottonheads (*Nemacaulis denudate* var. *gracilis*), Deep

Canyon snapdragon (*Pseudorontium cyanthiferum*), Horn's milk vetch (*Astragalus hornii* var. *hornii*), singlewhorl burrobush *(Ambrosia monogyra*), alkali marsh aster (*Almutaster pauciflorus*), Payson's jewel flower (*Caulanthus simulans*), southern jewel flower (*Streptanthus campestris*), Parish's brittlescale (*Atriplex parishii*), pygmy lotus (*Acmispon haydonii*), Parry's spineflower (*Chorizanthe parryi*), white-bracted spineflower (*Chorizanthe xanti* var. *leucotheca*), little San Bernardino Mtns. Linanthus (*Linanthus maculatus*), San Jacinto linanthus (*Linanthus jaegeri*), Latimer's woodland gilia (*Saltugilia latimeri*), shaggy haired alum root (*Heuchera hirsutissima*), California ayenia (*Ayenia compacta*), lemon lily (*Lilium parryi*), California brevifolia (*Imperata brevifolia*), Sonoran maiden fern (*Pelazoneuron puberulum* var. *sonorense*), Parish's Chaenactis (*Chaenactis parishii*), Mojave tarplant (*Deinandra mohavensis*), Johnston's rockcress (*Arabis johnstonii*), rigid fringepod (*Thysanocarpus rigidus*), long-spined spineflower (*Chorizanthe polygonoides* var. *longispina*), white-marginated oxytheca (*Oxytheca emarginata*), California beardtongue (*Penstemon californicus*), San Jacinto mariposa-lily (*Calochortus palmeri* var. *munzii*), pointed dodder (*Cuscuta californica* var. *apiculata*), Palomar monkeyflower (*Erythranthe diffusa*), slender bedstraw (*Galium pumilum*), beautiful hulsea (*Hulsea vestita* ssp. *Callicarpa*), San Jacinto beardtongue (*Penstemon clevelandii* var. *conatus*), desert spike-moss (*Selaginella eremophila*), Cove's cassia (*Senna covesii*), purple stemodia (*Stemodia durantifolia*), Mecca-aster (*Xylorhiza cognata*), desert fan palm oasis woodland, Casey's June beetle (*Dinacoma caseyi*), Crotch's bumblebee (*Bombus crotchii*), Coachella giant sand treader cricket (*Macrobaenetes valgum*), cheeseweed owlfly (*Oliarces clara*), Coachella Valley Jerusalem cricket (*Stenopelmatus cahuilaensis*), desert pupfish (*Cyprinodon macularius*), flat-tailed horned lizard (*Phrynosoma mcallii*), Coachella Valley fringe-toed lizard (*Uma inornata*), desert tortoise (*Gopherus agassizii*), nesting golden eagle (*Aquila chrysaetos*), nesting burrowing owl (*Athene cunicularia*), nesting southwestern willow flycatcher (*Empidonax traillii extimus*), nesting prairie falcon (*Falco mexicanus*), nesting bald eagle (*Haliaeetus leucocephalus*), nesting loggerhead shrike (*Lanius ludovicianus*), nesting black-tailed gnatcatcher (*Polioptila melanura*), nesting vermilion flycatcher (*Pyrocephalus rubinus*), nesting crissal thrasher (*Toxostoma crissale*), nesting Le Conte's thrasher (*Toxostoma lecontei*), nesting least Bell's vireo (*Vireo bellii pusillus*), nesting coastal California gnatcatcher (*Polioptila californica californica*), nesting black swift (*Cypseloides niger*), nesting American avocet (*Recurvirostra americana*), nesting California thrasher (*Toxostoma redivivum*), nesting Clark's grebe (*Aechmophorus clarkii*), nesting Lawrence's goldfinch (*Spinus lawrencei*), nesting Western grebe (*Aechmophorus occidentalis*), Palm Springs pocket mouse (*Perognathus longimembris bangsi*), Coachella Valley (Palm Springs) round-tailed ground squirrel (*Xerospermophilus tereticaudus chlorus*), pallid San Diego pocket mouse (*Chaetodipus fallax pallidus*), Earthquake Merriam's (Aguanga) kangaroo rat (*Dipodomys merriami collinus*), San Diego desert woodrat (*Neotoma lepida intermedia*), Peninsular bighorn sheep (*Ovis canadensis nelsoni*), and Los Angeles docket mouse (*Perognathus longimembris brevinasus*).These special status biological resources will not be discussed further, with the exception of a few.

Three of the species presumed to be absent, and one species considered to have "moderate" likelihood of being on the site are fully (or partially) covered, conserved (or partially conserved) under the CVMSHCP. Participation in the CVMSHPS and payment of the requisite CVMSHCP development fee and participation in the plan is expected to fully mitigate project related impacts (if any) to these species. Although not detected during the assessment, the western yellow bat could potentially roost in the mature California palm aprons and trees on-site. This species and mitigation efforts are discussed below. Regardless of whether these species occur on the project site or not, participation in the CVMSHCP and payment of the development fee is designed and intended to provide full coverage of potential project-related impacts. Although desert tortoise, burrowing owl, and Peninsular bighorn sheep are considered to be absent from the site, due to an overall lack of suitable habitat, they will also be discussed below for further clarification.

6.1.1 Species Covered Under the CVMSHCP

Desert tortoise is considered to be absent from the project site due to a lack of suitable habitat. However, this species is covered by the CVMSHCP and occasionally require additional efforts prior to development. The desert tortoise is federally and state listed as threatened by the CDFW and USFWS. Although desert tortoise is covered under the CVMSHCP, further actions are required (where suitable habitat is present) to ensure that take is entirely avoided and/or minimized to the greatest extent possible. No live desert tortoises or sign thereof (i.e., burrows, scat, tracks, carcass remains, courtship rings, drinking depressions) were observed on-site during the assessment. Furthermore, the site is not only surrounded by development, but also has existing development on site. The site is not located within designated critical habitat or CVMSHCP modeled habitat for desert tortoise. For these reasons, habitat suitable for desert tortoise is not present on-site. Additionally, surrounding lands (with the exception of lands to the west) have been developed or are currently in the process of being developed. The land to the east is vacant, undeveloped and disturbed but also does not appear to support habitat suitable for desert tortoise. For these reasons, although a very limited amount of remnant vegetation community (i.e., creosote bush scrub) that might otherwise technically be suitable for the desert tortoise, existing site conditions (i.e., nearly 100% conversion to former agricultural practices, existing and past site disturbance, existing adjacent development, etc.) have resulted in an area that is currently unsuitable for this conspicuous and wide-ranging species. For these reasons, it is the opinion of WSP that desert tortoise is absent from the project site and that focused surveys are not warranted or recommended. Project implementation is anticipated to have no impact on the desert tortoise.

The burrowing owl is considered absent from the project site. No burrowing owls, or sign thereof, were observed or detected on-site during the assessment. No California ground squirrel burrows of sufficient size to be suitable for burrowing were observed on-site. For these reasons, WSP considers there to be no potential for the occurrence of burrowing owl on-site. Therefore, they

are not anticipated to be an issue for the proposed development of the site. The burrowing owl is not currently listed as a federal or state listed threatened or endangered species. It is, however, managed as a BCC by the USFWS and designated as a candidate species for listing as endangered by the CDFW. This means it receives the same protections as a state-listed endangered species for a temporary period while review of the status takes place. It is also protected by the MBTA and FGC. The burrowing owl is a covered species under the CVMSHCP, however the federal permit for the CVMSHCP does not allow take of this species under the MBTA. Any impacts to burrowing owl would be considered significant under the CEQA, but are not anticipated at this time.

Peninsular bighorn sheep are considered to be absent from the project site. This species is covered by the CVMSHCP and sometimes require additional efforts. The Peninsular bighorn sheep (PBS) is federally listed as endangered and listed as threatened in California. The project site is within one mile of critical PBS habitat (Figure 6). However, the critical habitat and the project site are divided by the Highway 111. Migration to the site is unlikely, but not impossible. Although there is one relatively small rocky hillside on-site, no sign was observed, and the area is assumed to be not occupied by the species. Thus, Peninsular bighorn sheep are not anticipated to be an obstacle for the project development.

Roosting habitat for Western yellow bat is present on site. This species is covered by the CVMSHCP and is also listed as a species of special concern in California. The western yellow bat is also considered imperiled or at higher risk of imperilment by the Western Bat Working Group (WBWG). This species roosts in palm fronds which exist on site. Therefore, a bat clearance survey is recommended before removal of palm trees that exist on site, if removal is proposed. It should be noted that bats and bat sign were not observed during the biological assessment.

The remaining 10 species, which are not covered, or not fully covered, under the CVMSHCP are discussed separately below.

6.1.2 Plant Species Not Covered Under the CVMSHCP

Pink velvet mallow is considered to have a “low” possibility of occurring on-site, as they exist in rocky areas in creosote bush scrub. Potentially suitable habitat (creosote bush scrub) is located on the undeveloped rock hillside. Pink velvet mallow is not listed as threatened or endangered by either the CDFW or USWFW. This species has been designated as a List 4.3 species, generally meaning that on a watch list and is “not threatened in California” by the CNPS. Pink velvet mallow has also been assigned a state rank of S4 meaning that the species is generally considered to be “secure” in the state and is also uncommon in the state. Pink velvet mallow is not a CVMSHCP-covered species; therefore development fees offer no mitigation for impact (if any). Impacts could be considered significant under the CEQA if a significant population were to be present on-site. The likelihood of this project encountering/ disturbing this species is low due to the project not being expected to disturb the rock hillside. Therefore, impacts to pink velvet

mallow (if any) would not likely be considered significant under the CEQA. As a result, a focused survey for pink velvet mallow at this site is not anticipated to be required.

California ditaxis is considered to have a "low" possibility of occurring on-site, due to the presence of potentially suitable habitat (creosote bush scrub) located on the undeveloped rock hillside. California ditaxis is not listed as threatened or endangered by either the CDFW or USWFW. This species has been designated as a List 3.2 species, generally meaning that "more information is needed" but that it is considered a "moderately threatened in California" by the CNPS. California ditaxis has also been assigned a state rank of S2? Meaning that the species is generally considered to be "imperiled" in the state but that the assigned rank is inexact or uncertain. Like the other species above, California ditaxis is not a CVMSHCP-covered species, therefore development fees offer no mitigation for impact (if any). Impacts could be considered significant under the CEQA if a significant population were to be present on-site. The likelihood of this project encountering/ disturbing this species is low due to the project not being expected to disturb the rock hillside. Therefore, impacts to California ditaxis (if any) would not likely be considered significant under the CEQA. As a result, a focused survey for California ditaxis at this site is not anticipated to be required.

Newberry's velvet mallow is considered to have a "low" possibility of occurring on-site, as they exist in rocky areas in creosote bush scrub. Potentially suitable habitat (creosote bush scrub) is located on the undeveloped rock hillside. Newberry's velvet mallow is not listed as threatened or endangered by either the CDFW or USWFW. This species has been designated as a List 4.3 species, generally meaning that on a watch list and is "not threatened in California" by the CNPS. Newberry's velvet mallow has also been assigned a state rank of S4 meaning that the species is generally considered to be "secure" in the state, and is also uncommon in the state. Like the other species above, Newberry's velvet mallow is not a CVMSHCP-covered species, therefore development fees offer no mitigation for impact (if any). Impacts could be considered significant under the CEQA if a significant population were to be present on-site. The likelihood of this project encountering/ disturbing this species is low due to the project not being expected to disturb the rock hillside. Therefore, impacts to Newberry's velvet mallow (if any) would not likely be considered significant under the CEQA. As a result, a focused survey for Newberry's velvet mallow at this site is not anticipated to be required.

Winged cryptantha is considered to have a "low" possibility of occurring on-site, as they exist in rocky areas in creosote bush scrub. Potentially suitable habitat (creosote bush scrub) is located on the undeveloped rock hillside. Winged cryptantha is not listed as threatened or endangered by either the CDFW or USWFW. This species has been designated as a List 4.2 species, generally meaning that on a watch list and is "moderately threatened in California" by the CNPS. Winged cryptantha has also been assigned a state rank of S4 meaning that the species is generally considered to be "secure" in the state, and is also uncommon in the state. Like the other species

above, winged cryptantha is not a CVMSHCP-covered species, therefore development fees offer no mitigation for impact (if any). Impacts could be considered significant under the CEQA if a significant population were to be present on-site. The likelihood of this project encountering/ disturbing this species is low due to the project not being expected to disturb the rock hillside. Therefore, impacts to winged cryptantha (if any) would not likely be considered significant under the CEQA. As a result, a focused survey for winged cryptantha at this site is not anticipated to be required.

Narrow-leaf sandpaper-plant is considered to have a "low" possibility of occurring on-site, as they exist in rocky areas in creosote bush scrub. Potentially suitable habitat (creosote bush scrub) is located on the undeveloped rock hillside. Narrow-leaf sandpaper-plant is not listed as threatened or endangered by either the CDFW or USWFW. This species has been designated as a List 2B.3 species, generally meaning that it is rare and is "not threatened in California" by the CNPS. Narrow-leaf sandpaper-plant has also been assigned a state rank of S3? meaning that the species is generally considered to be "vulnerable" in the state, but this ranking has uncertainty, and more research is needed. Like the other species above, narrow-leaf sandpaper-plant is not a CVMSHCP-covered species, therefore development fees offer no mitigation for impact (if any). Impacts could be considered significant under the CEQA if a significant population were to be present on-site. The likelihood of this project encountering/ disturbing this species is low due to the project not being expected to disturb the rock hillside. Therefore, impacts narrow-leaf sandpaper-plant (if any) would not likely be considered significant under the CEQA. As a result, a focused survey for narrow-leaf sandpaper-plant at this site is not anticipated to be required.

6.1.3 Wildlife Species Not Covered Under the CVMSHCP

Costa's hummingbird was observed on-site during the assessment. This species is not federally or state listed by the USFWS or CDFW, however is managed as a BCC and protected by FGC and the MBTA while nesting. Limited nesting habitat for Costa's hummingbird is present on-site in the palo verde trees and a few other ornamental trees on-site. In order to avoid potentially impacting nesting Costa's hummingbird, avoidance of any project-related disturbance (i.e., grading, vegetation removal, landscaping, operation of heavy equipment, construction, etc.) during the nesting season (1 February through 31 August) is recommended. If initial project disturbance cannot be scheduled to occur outside of the nesting season, a clearance survey for nesting Costa's hummingbird conducted by a qualified ornithologist or biologist immediately prior to on-site disturbance is recommended. If nesting Costa's hummingbirds are found, 100% avoidance of impacts is required and no work buffer zones would need to be established and observed where no work would be permitted until young have fledged. While there is no established protocol for nest avoidance, when consulted the CDFW generally recommends avoidance buffers of about 100–300 feet for unlisted songbirds.

Red diamond rattlesnakes are not covered under the CVMSHCP; however they are considered a species of special concern in California. This species favors rocky habitats, and the undeveloped rock outcrop could potentially act as habitat for this species. However, this pocket of habitat is very small, and the surrounding area is developed and disturbed. At this time, the rock outcrop isn't proposed to be disturbed. Thus, this species is not expected to be an issue for the development of the site. If plans change and disturbance of the rocky area is expected to occur, a clearance survey of the rocky area would be recommended.

Monarch butterflies are not covered by the CVMSHCP and is considered to have a low potential to be on-site if milkweed, their larval host plant, is present. Monarchs are proposed threatened under the Endangered Species Act. Monarchs generally overwinter on the coast, and overwintering habitat was not abundant on site. The larval host plant (milkweed) was not observed during the biological survey. However, these plants typically remain dormant during winter and then re-emerge in the spring. The blooming periods are dependent on the species but generally occur between April-July and May-October. The biological survey took place in January and therefore was out of the blooming period. During the preconstruction survey, the on-site biologist will check the area for milkweed, during their proper blooming period immediately prior to any vegetation removal or soil disturbance.

The undeveloped rock outcrop could act as potential roost sites for both pocketed free tail and big freetail bat. Neither species have federal protections, however pocketed free tail is considered a species of special concern in California. The rock outcrop is not proposed to be impacted by the project development. If these plans change and development is expected to occur on the rock outcrop, it is suggested that a bat clearance survey be conducted prior to work activity.

6.1.4 Additional Bird Species Protected by the Migratory Bird Treaty Act

Excluded from coverage under the CVMSHCP are a variety of common bird species that are protected by the MBTA and FGC. This includes virtually all native migratory and resident bird species, including birds observed on-site and/or known to occur in the vicinity. Avoidance of impacts to these nesting migratory and resident birds is a requirement of the federal permit issued for the CVMSHCP. In order to avoid potentially impacting nesting birds, avoidance of any project-related disturbance (i.e., grading, vegetation removal, landscaping, operation of heavy equipment, construction, etc.) during the nesting season (1 February through 31 August) is recommended. If initial project disturbance cannot be scheduled to occur outside of the nesting season, a nesting bird clearance survey conducted by a qualified ornithologist or biologist immediately prior to on-site disturbance is recommended. If nesting birds are found, no work buffer zones would need to be established and observed where no work would be permitted until young have fledged. While there is no established protocol for nest avoidance, when consulted the CDFW generally

recommends avoidance buffers of about 100–300 feet for unlisted songbirds and 500 feet for listed songbirds and raptors.

6.1.5 Jurisdictional Areas

No natural streams, creeks, rivers, lakes, ponds or pools are located on the project site. For these reasons, no further actions or considerations regarding jurisdictional areas are anticipated to be required for this project.

7.0 CONCLUSION

The City of Rancho Mirage is a signatory to the CVMSHCP (CVCC 2024). Therefore, payment of the required development fees for approved projects are anticipated to mitigate the impacts and/or potential impacts (if any) to covered species potentially resulting from the development of the site, whether those covered species occur there or not. The only species covered under the CVMSHCP that may occur on site is the western yellow bat. Impacts to these species (if any) and their respective habitat, would be fully covered and mitigated under the CVMSHCP with the payment of the requisite development fee and participation in the requirements of the plan.

Bat clearance surveys are recommended if the developers plan to remove any palm trees, or if they intended to disturb the rock outcrop. Currently, the proposed project footprint does not extend to the rock outcrop.

Monarch butterflies are considered to have a low potential to be on-site. The larval host plant (milkweed) was not observed during the biological survey. However, WSP's biological survey was conducted during the dormant period for milkweeds. The blooming periods are dependent on the species but generally occur between April-July and May-October It is suggested that during the preconstruction survey, the on-site biologist looks for milkweed.

No further surveys are recommended for the five special status plant species listed above. If any project related disturbance occurs on the adjacent hillside, a pre-construction clearance survey is recommended.

No further surveys are recommended for red diamond rattlesnakes. The only suitable habitat on site for this species is the rock hillside, which is not currently proposed to be disturbed. If disturbances are proposed to take place on the rock hillside in the future, then a clearance survey is recommended.

Impacts to other bird species protected by the MBTA and FGC, including but not limited to Costa's hummingbird, Cooper's hawk, mourning dove (*Zenaida macroura*), require avoidance. If project activities (i.e., site grading, vegetation removal/trimming, earthwork in undisturbed areas, etc.) are

conducted during the nesting season (i.e., generally between 1 February and 31 August), a nesting bird clearance survey is recommended to ensure impacts to nesting birds are avoided. If project activities are conducted outside of the nesting season, a nesting bird clearance survey could likely be avoided. If active bird nests are found, at any time, proposed project activities would need to be halted and postponed until young have fledged the nest and impacts to nesting birds are entirely avoided.

With participation in and compliance with the requirements of the CVMSHC and implementation of the recommendations above, impacts to special status biological resources are anticipated to be mitigated to a less than significant level.

8.0 LITERATURE CITED AND REFERENCES

Association of Environmental Professionals. 2022. 2022 CEQA California Environmental Quality Act Statute and Guidelines. Accessed online at: https://www.califaep.org/docs/2022_CEQA_Statue_and_Guidelines.pdf

California Bird Records Committee. 2025. Official California Checklist. Accessed online at: http://californiabirds.org/ca_list.asp.

California Department of Fish and Wildlife (CDFW). 2025a. California Natural Diversity Data Base, Rarefind 5. Report for the *Rancho Mirage, La Quinta, Cathedral City, Myoma, Palm Springs, and Palm View Peak, Calif.* quadrangles. Accessed at: dfg.ca.gov/biogeodata/cnddb/mapsanddata.asp

CDFW. 2025b. Special Animals List. January. Periodic publication. Sacramento, CA. Accessed online at: https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=109406&inline=1

CDFW. 2016. Complete List of Amphibian, Reptile, Bird and Mammal Species in California. Accessed online at: https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=87155&inline

California Native Plant Society (CNPS). 20525a. CNPS Rare Plant Inventory. Report for the *Rancho Mirage, Cathedral City, La Quinta, Myoma, Palm View Peak, and Palm springs Calif.* quadrangles. Accessed online at: http://www.rareplants.cnps.org

CNPS. 2025. California Rare Plant Ranks. Accessed online at: https://www.cnps.org/rare-plants/california-rare-plant-ranks

Coachella Valley Conservation Commission (CVCC). 2024. Coachella Valley Multiple Species Habitat Conservation Plan. Accessed plan documents online at: cvmshcp.org

Jepson Flora Project (2nd ed.). 2025. Jepson eFlora. Accessed online at: [12 February 2025]

Sawyer, J.O., T. Keeler-Wolf, and J.M. Evens. 2009. A manual of California vegetation (2nd ed.). California Native Plant Society, Sacramento, CA.

USDA, NRCS. 2025. Web Soil Survey. Accessed online at: http://websoilsurvey.nrcs.usda.gov/app/

USDA, NRCS. 2025. The PLANTS Database. National Plant Data Team. Accessed online at: plants.usda.gov

USFWS. 2025. Migratory Bird Treaty Act of 1918. Accessed online at: https://www.fws.gov/law/migratory-bird-treaty-act-1918

USGS. 2018. *Cathedral City, Calif.* 7.5-Minute Topographic Quadrangle.

USGS. 2021a. *Rancho Mirage, Calif.* 7.5-Minute Topographic Quadrangle.

USGS. 2021b. *La Quinta, Calif.* 7.5-Minute Topographic Quadrangle.

USGS. 2021c. *Myoma, Calif.* 7.5-Minute Topographic Quadrangle.

USGS. 2021d. *Palm View Peak, Calif.* 7.5-Minute Topographic Quadrangle.

USGS. 2021e. *Palm Springs, Calif.* 7.5-Minute Topographic Quadrangle.

APPENDIX A

SPECIES LIST: VASCULAR PLANTS

APPENDIX A

Species List: Vascular Plants

This list reports only plants observed by WSP on the site during the field assessment. Other species may have been overlooked or undetectable due to their growing season. [*†= special status species,* * = non-native species, sp. = identified only to genus, ^=landscaped/planted, *cf*= compares favorably with]

Arecaceae	Palm family
Washingtonia filifera^	California (desert) fan palm^
*Washingtonia robusta**^	Mexican fan palm^
*Phoenix dactylifera**^	date palm^
Asparagaceae	Agave family
*Agave deserti**^	desert agave*^
Asphodelaceae	Aloe family
*Aloe sp.**^	aloe species*^
Asteraceae	Sunflower family
Encelia farinosa	brittlebush
Bebbia juncea	sweetbush
Palafoxia arida	giant Spanish needles
Perityle emoryi	rock daisy
Ambrosia dumosa	burro bush
Ambrosia salsola	cheesebush
Boraginaceae	Borage family
Johnstonella angustifolia	narrow-leaved cryptantha
Phacelia sp.	scorpion weed species
Euphorbiaceae	Spurges
Euphorbia albomarginata	whitemargin sandmat
*Euphorbia hirta**	asthma-plant*
*Euphorbia tirucalli**^	firestick plant*^
Fouquieriaceae	Ocotillo family
Fouquieria splendens^	Ocotillo^
Geraniaceae	Geranium family
*Erodium cicutarium**	common stork's bill*
Brassicaceae	Mustard family
Hirschfeldia sp.	mustard species
Cactaceae	Cactus family
Opuntia sp.^	prickly pear sp.^
Chenopodiaceae	Goosefoot family
Atriplex polycarpa	cattle saltbush
Fabaceae	Pea family
cf. Acacia sp.* ^	Unidentified non-native acacia* ^
Dalea mollissima	soft prairie clover

*Parkinsonia aculeata** ^	Mexican palo verde*^
Psorothamnus emoryi	dyebush
*Senna artemisioides**	silver senna*
Malvaceae	Mallow family
*Malva parviflora**	cheeseweed*
Myrtaceae	Myrtle family
*Eucalyptus sp.**	eucalyptus species*
Plantaginaceae	Plantain family
Plantago ovata	desert plantain
Rubiaceae	Madder family
Galium angustifolium	narrow leaved bedstraw
Zygophyllaceae	Caltrop family
*Tribulus terrestris**	puncture vine*
Larrea tridentata	creosote bush
Nyctaginaceae	F**our o'clock family**
*Bougainvillea glabra choisy**^	Bougainvillea*^
Poaceae	Grass family
*Cynodon dactylon**^	Bermuda grass*^
*Cenchrus setaceus**	fountain grass*
*Schismus cf. barbatus**	Mediterranean grass*
Stipa speciosa	desert needle grass

APPENDIX B

SPECIES LIST: VERTEBRATE ANIMALS

APPENDIX B

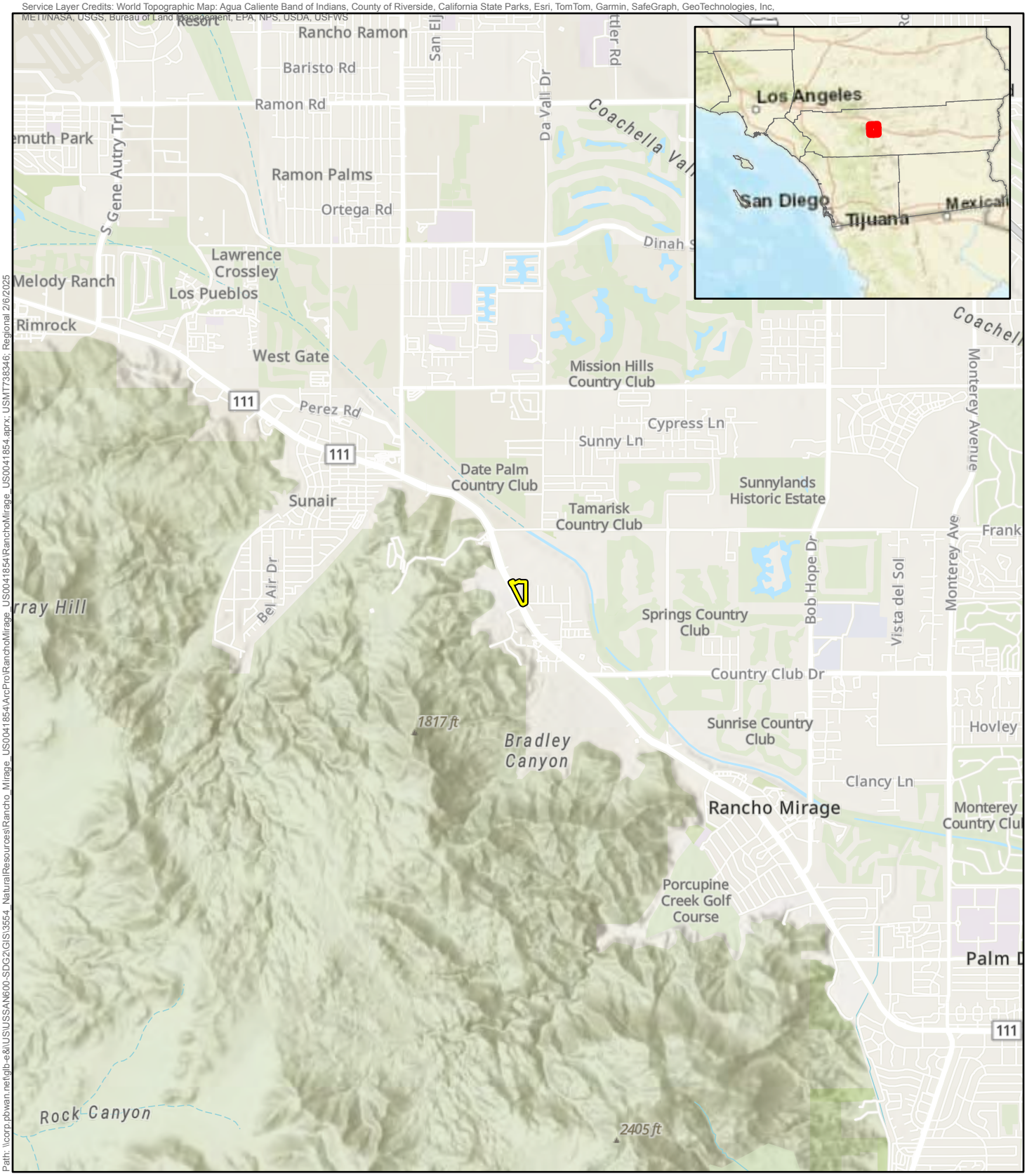
Species List: Vertebrate Animals

This list reports only the vertebrate animals observed or detected by WSP during the field assessment. Other species may have been overlooked or undetectable due to their activity patterns or weather conditions. [*†= special status species,* * = non-native species, sp. = identified only to genus, *cf* = compares favorably with]

VERTEBRATES	
REPTILIA	REPTILES
Phrynosomatidae	Spiny Lizards & Allies
Uta stansburiana	side-blotched lizard
AVES	BIRDS
Columbidae	Pigeons & Doves
Zenaida macroura	mourning dove
Trochilidae	Hummingbirds
Calypte costae†	Costa's hummingbird†
Turdidae	Thrush family
Sialia mexicana	western blue bird
Tyrannidae	Tyrant Flycatchers
Sayornis saya	Say's phoebe
Accipitridae	Hawks, Kites, Eagles & Allies
Buteo lineatus	red-shouldered hawk
Falconidae	Caracaras & Falcons
Falco sparverius	American kestrel
Mimidae	Mockingbirds & Thrashers
Mimus polyglottos	northern mockingbird
Corvidae	Crows & Ravens
Corvus corax	common raven
Corvus brachyrhynchos	American crow
Fringillidae	Fringilline & Cardueline Finches
Haemorhous mexicanus	house finch
Parulidae	New World Warblers
Setophaga coronata	yellow-rumped warbler
MAMMALIA	MAMMALS
Geomyidae	Pocket Gophers
Thomomys bottae (burrows & tailings)	Botta's pocket gopher
Cricetidae	Pack rats
Neotoma sp.	Wood rat species

APPENDIX C

FIGURES

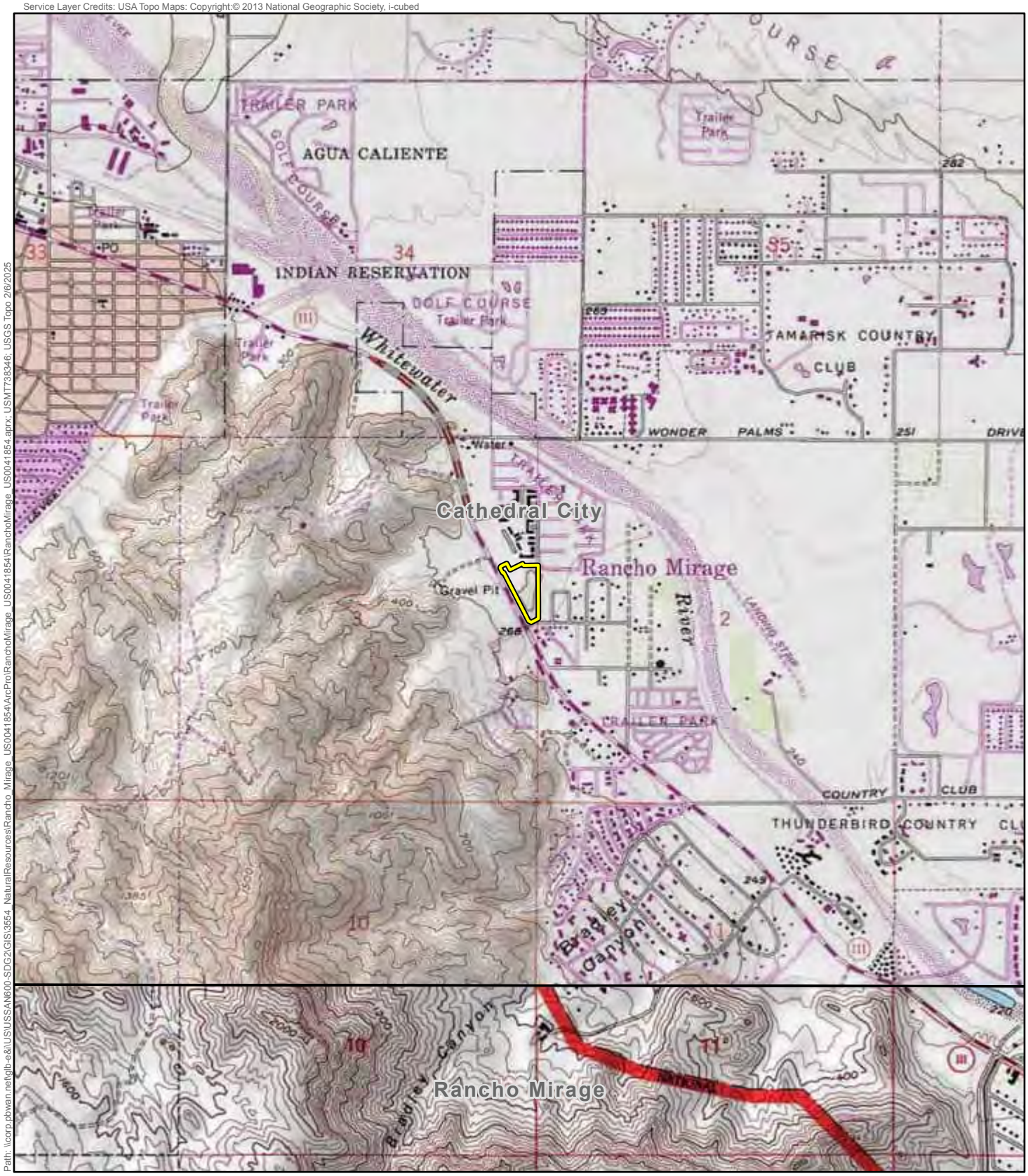


1 inch =1 miles
0 0.5 1 Miles

Project Location

FIGURE 1

Vicinity and Location
Howard World Wildlife Museum
Rancho Mirage
Riverside County, CA



1 inch =2,000 feet
0 1,000 2,000 Feet

Project Location

FIGURE 2

USGS 7.5' Topo Quad: Rancho Mirage
Howard World Wildlife Museum
Rancho Mirage
Riverside County, CA



FIGURE 3

Soils
Howard World Wildlife Museum
Rancho Mirage
Riverside County, CA

Service Layer Credits: World Imagery: Maxar



Path: \\corp.pbwan.net\gb-e&i\US\SSAN600-SDG2\GIS\3554_NaturalResources\Rancho_Mirage_US0041854\ArcPro\RanchoMirage_US0041854\RanchoMirage_US0041854.aprx; USMT738346; Fig 4 - Veg Communities 2/6/2025

1 inch =138 feet
0 100 200 Feet

Project Boundary

Vegetation Type

Urban

FIGURE 4

Vegetation Communities
Howard World Wildlife Museum
Rancho Mirage
Riverside County, CA



1 inch =1 miles
0 0.5 1 Miles

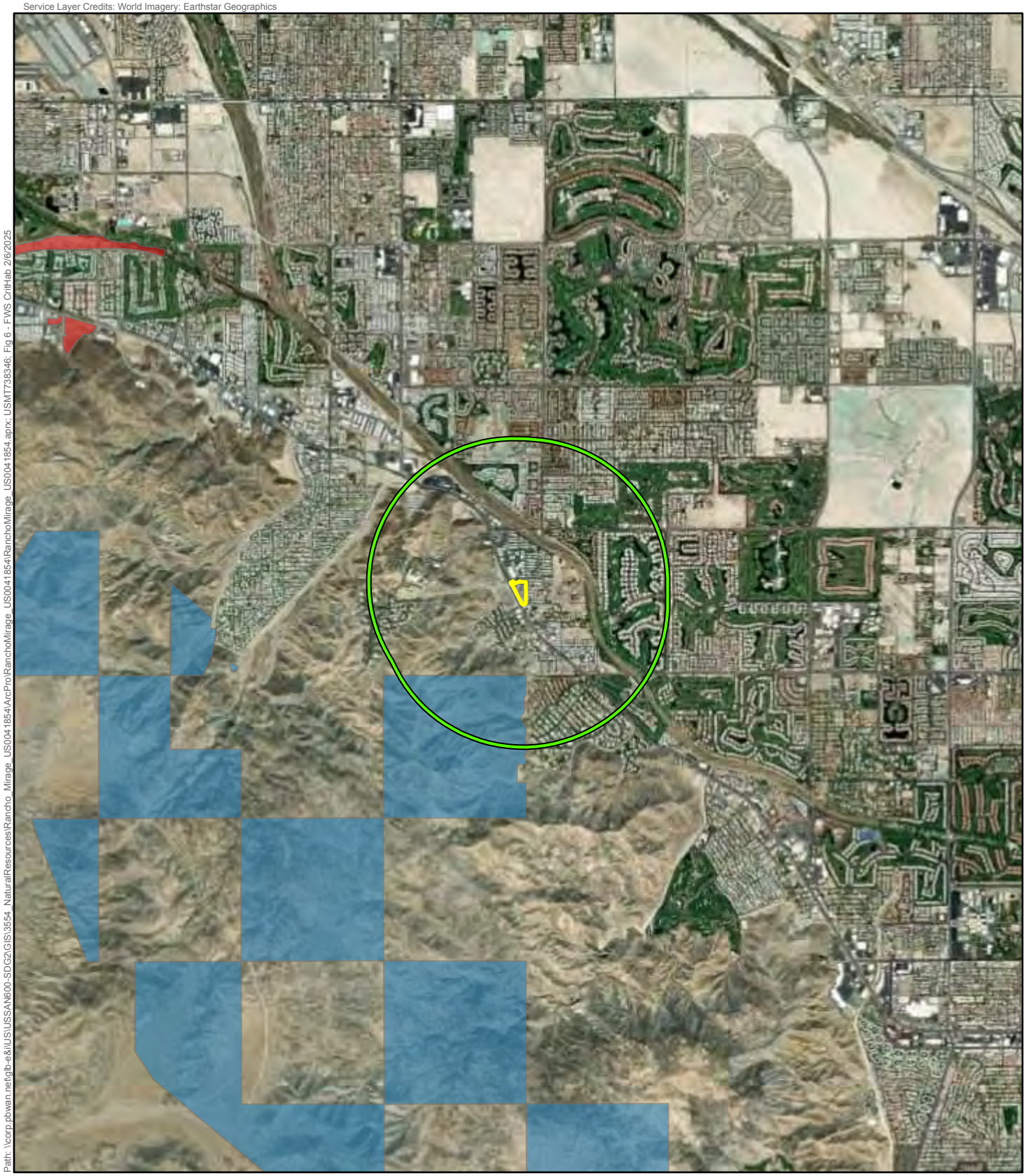
Project Boundary

Conservation Area

Santa Rosa and San Jacinto Mountains Conservation Area

FIGURE 5

CVMSHCP
Howard World Wildlife Museum
Rancho Mirage
Riverside County, CA



Project Boundary

1 Mile Buffer

Critical Habitat

Casey's June Beetle

Peninsular bighorn sheep

1 inch =1 miles

0 0.5 1 Miles

FIGURE 6

Fish and Wildlife Services - Critical Habitat
Howard World Wildlife Museum
Rancho Mirage
Riverside County, CA

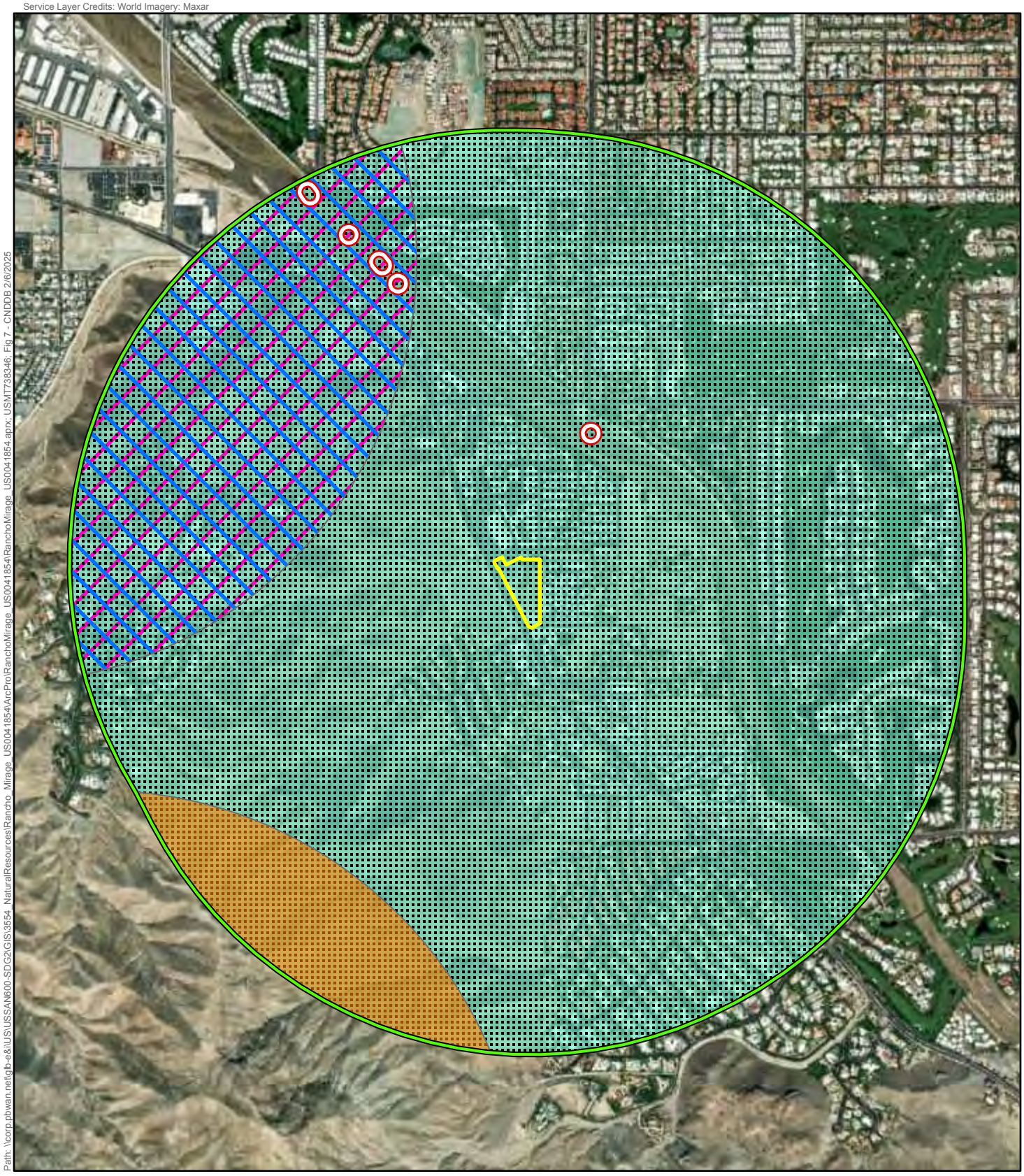


FIGURE 7

CNDDB
Howard World Wildlife Museum
Rancho Mirage
Riverside County, CA

APPENDIX D

PHOTOGRAPHIC EXHIBITS



Photo 1. Parking lot located on project site.



Photo 2. Undisturbed rocky hillside.



Photo 3. Vacant lot graded of vegetation.



Photo 4. Looking west towards the Santa Rosa mountains, Photo was taken from on top of the rocky hill.

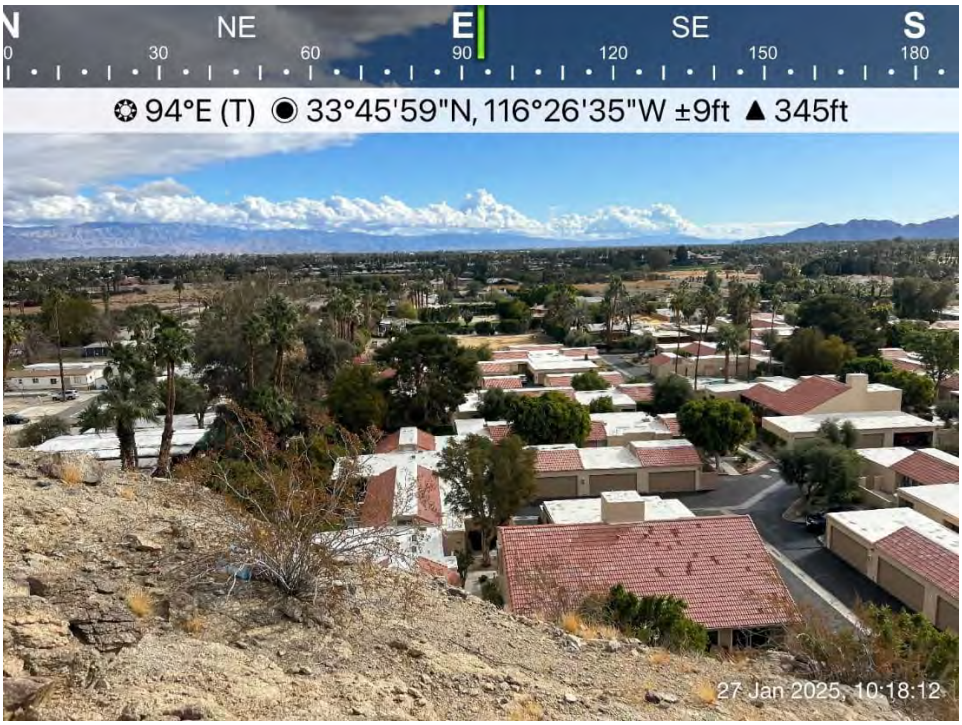


Photo 5. Looking east towards development near the project site. Photo was taken from on top of the rocky hill.



Photo 6. Looking north towards modular home community. Photo taken from the top of the rocky hill.



Photo 7. Looking south towards development and Santa Rosa mountains. Photo taken from the top of the rock hill.



Photo 8. Photo depicting the compact nature of soils on-site.

Appendix C

Phase1
Historical / Archaeological Resources Survey

PHASE I HISTORICAL/ARCHAEOLOGICAL RESOURCES SURVEY

HOWARD WORLD WILDLIFE MUSEUM PROJECT

Assessor's Parcel Nos. 689-040-023, -025, and -028
City of Rancho Mirage, Riverside County, California

For Submittal to:

Development Services Department, Planning Division
City of Rancho Mirage
69-825 Highway 111
Rancho Mirage, CA 92270

Prepared for:

Terra Nova Planning and Research, Inc.
42635 Melanie Place, Suite 101
Palm Desert, CA 92211

Prepared by:

CRM TECH
1016 East Cooley Drive, Suite A/B
Colton, CA 92324

Bai "Tom" Tang, Principal Investigator
Michael Hogan, Principal Investigator

April 10, 2025
CRM TECH Contract No. 4233

Title: Phase I Historical/Archaeological Resources Survey: Howard World Wildlife Museum Project; Assessor's Parcel Nos. 689-040-023, -025, and -028, City of Rancho Mirage, Riverside County, California

Authors: Bai "Tom" Tang, Principal Investigator/Historian
Frank Raslich, Archaeologist/Report Writer
Daniel Ballester, Archaeologist/Field Director
Michael D. Richards, Archaeologist

Consulting Firm: CRM TECH
1016 East Cooley Drive, Suite A/B
Colton, CA 92324
(909) 824-6400

Date: April 10, 2025

For Submittal to: Development Services Department, Planning Division
City of Rancho Mirage
69-825 Highway 111
Rancho Mirage, CA 92270
(760) 328-2266

Prepared for: Nicole Criste, Principal
Terra Nova Planning and Research, Inc.
42635 Melanie Place, Suite 101
Palm Desert, CA 92211
(760) 341-4800

Project Size: Approximately 6.67 acres

USGS Quadrangle: Cathedral City, Calif., 7.5' quadrangle (Section 3, T5S R5E, San Bernardino Baseline and Meridian)

Keywords: Coachella Valley, western Colorado Desert; former site of the Rancho Mirage Chart House restaurant (Kendrick Bangs Kellogg, 1978); no "historical resources" present under CEQA

EXECUTIVE SUMMARY

Between November 2024 and April 2025, at the request of Terra Nova Planning and Research, Inc., CRM TECH performed a cultural resources survey on approximately 6.67 acres of vacant land in the City of Rancho Mirage, Riverside County, California. The subject property of the study consists of Assessor's Parcel Nos. 689-040-023, -025, and -028, located north of the intersection of Highway 111 and Mirage Cove Drive, within Section 3 of Township 5 South, Range 5 East, San Bernardino Baseline and Meridian.

The study is part of the environmental review process for the proposed Howard World Wildlife Museum Project. The City of Rancho Mirage, as the lead agency for the project, required the study in compliance with the California Environmental Quality Act (CEQA). The purpose of the study is to provide the City with the necessary information and analysis to determine whether the project would cause substantial adverse changes to any "historical resources," as defined by CEQA, that may exist in or around the project area.

To identify such resources, CRM TECH conducted a historical/archaeological resources records search, initiated a Native American Sacred Lands File search, contacted pertinent Native American representatives, pursued historical background research, and carried out an intensive-level field survey. The results of these research procedures indicate that the project area once contained a building at 69-934 Highway 111 that was well-known for its "Organic Modern" architecture. Built in 1978 for the Chart House restaurant chain and designated by architect Kendrick Bangs Kellogg, the building was previously found to be eligible for listing in the National Register of Historic Places and was subsequently designated a local historic resource by the City of Rancho Mirage. After suffering extensive fire damage in 2012, however, the building was demolished in 2013.

No other potential "historical resources" were encountered within the project area throughout the course of the study. Based on these findings, CRM TECH recommends to the City of Rancho Mirage a conclusion of *No Impact* on "historical resources" for the proposed project. No further cultural resources investigation is recommended for the project unless development plans undergo such changes as to include areas not covered by this study. However, if buried cultural materials are encountered during any earth-moving operations associated with the project, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds. Additionally, in recognition of the architectural merit of the Chart House building and its celebrity in the community, the project proponent may consider establishing a commemorative display at or near its former site as a point of local historical interest.

TABLE OF CONTENTS

EXECUTIVE SUMMARY i
INTRODUCTION 1
SETTING 4
Current Natural Setting 4
Cultural Setting 4
Prehistoric Context 4
Ethnohistoric Context 6
Historic Context 7
RESEARCH METHODS 8
Records Search 8
Native American Participation 8
Historical Background Research 8
Field Survey 9
RESULTS AND FINDINGS 9
Records Search 9
Native American Participation 10
Historical Background Research 10
Field Survey 12
DISCUSSION 12
CONCLUSIONS AND RECOMMENDATIONS 13
REFERENCES 14
APPENDIX 1: Personnel Qualifications 17
APPENDIX 2: Native American Input 23
APPENDIX 3: California Historical Resources Inventory Site Record Forms 28

LIST OF FIGURES

Figure 1. Project vicinity 1
Figure 2. Project location 2
Figure 3. Recent satellite image of the project area 3
Figure 4. Overview of the current natural setting of the project area 5
Figure 5. The project area and vicinity in 1855-1856 11
Figure 6. The project area and vicinity in 1885-1903 11
Figure 7. The project area and vicinity in 1901 11
Figure 8. The project area and vicinity in 1941 12
Figure 9. The project area and vicinity in 1956-1958 12

INTRODUCTION

Between November 2024 and April 2025, at the request of Terra Nova Planning and Research, Inc., CRM TECH performed a cultural resources survey on approximately 6.67 acres of vacant land in the City of Rancho Mirage, Riverside County, California (Figure 1). The subject property of the study consists of Assessor's Parcel Nos. 689-040-023, -025, and -028, located north of the intersection of Highway 111 and Mirage Cove Drive, within Section 3 of Township 5 South, Range 5 East, San Bernardino Baseline and Meridian (Figures 2, 3).

The study is part of the environmental review process for the proposed Howard World Wildlife Museum Project. The City of Rancho Mirage, as the lead agency for the project, required the study in compliance with the California Environmental Quality Act (CEQA; PRC §21000, et seq.). The purpose of the study is to provide the City with the necessary information and analysis to determine whether the project would cause substantial adverse changes to any "historical resources," as defined by CEQA, that may exist in or around the project area.

To identify such resources, CRM TECH conducted a historical/archaeological resources records search, initiated a Native American Sacred Lands File search, contacted pertinent Native American representatives, pursued historical background research, and carried out an intensive-level field survey. The following report is a complete account of the methods, results, and final conclusion of the study. Personnel who participated in the study are named in the appropriate sections below, and their qualifications are provided in Appendix 1.

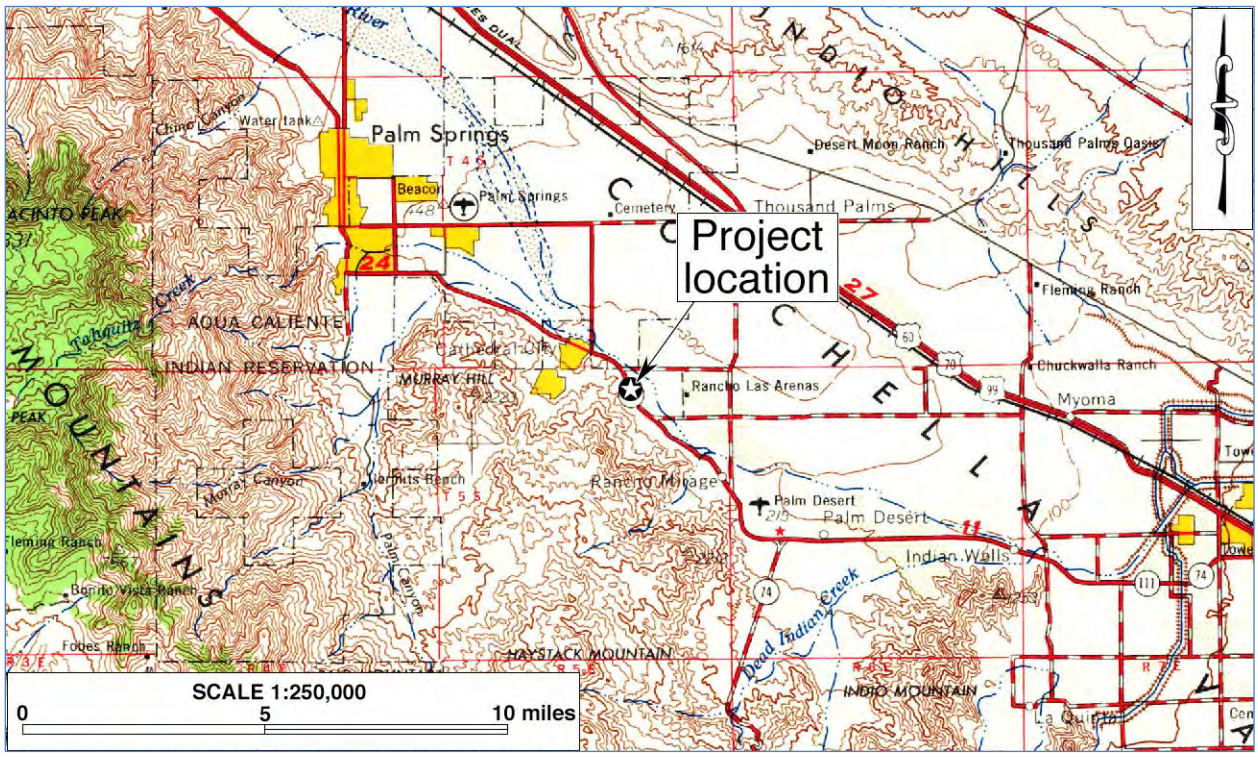


Figure 1. Project vicinity. (Based on the USGS Santa Ana, Calif., 120'x60' quadrangle [USGS 1979])

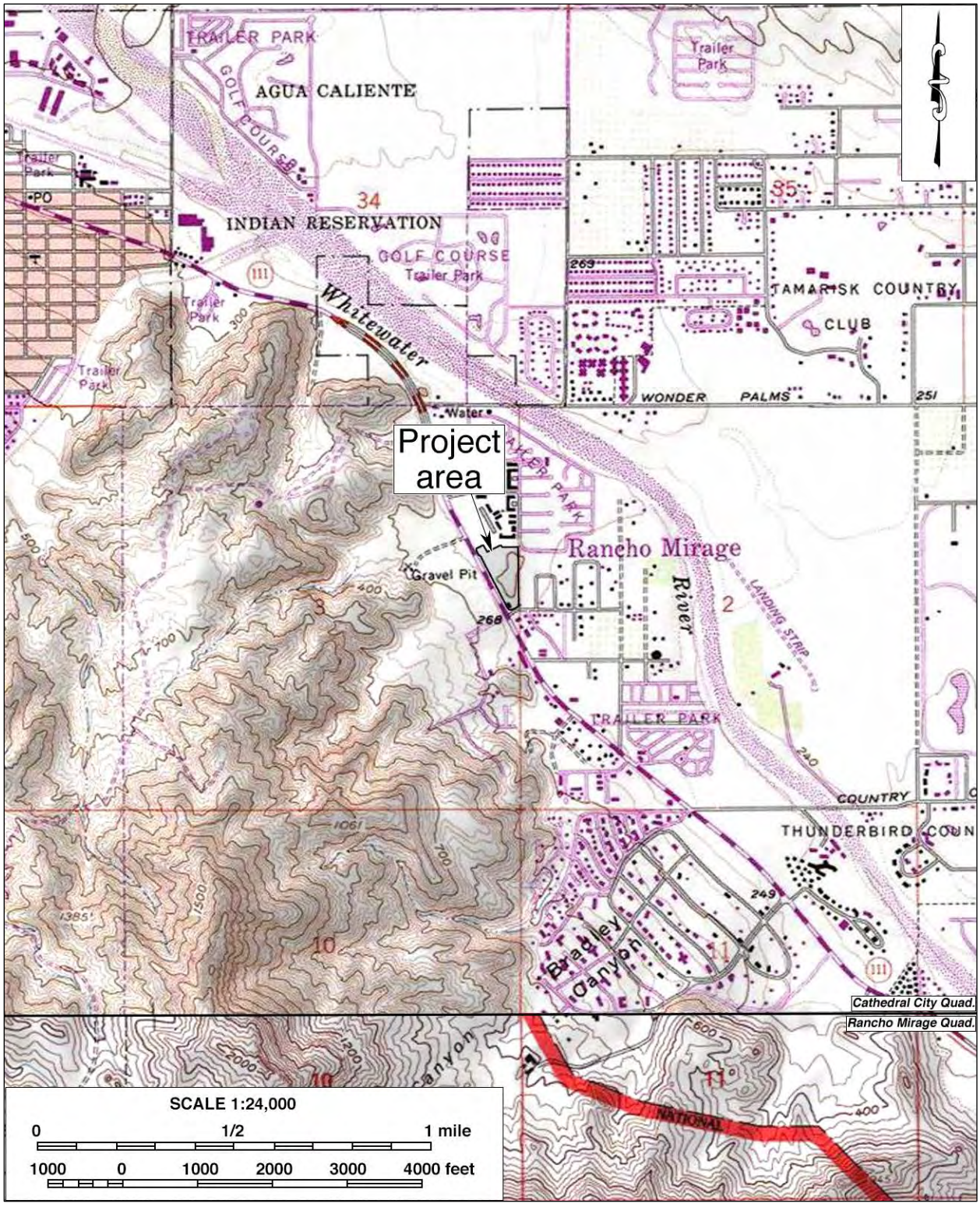


Figure 2. Project location. (Based on the USGS Cathedral City and Rancho Mirage, Calif., 7.5' quadrangles [USGS 1981; 1988])



Figure 3. Recent satellite image of the project area. (Based on Google Earth imagery)

SETTING

CURRENT NATURAL SETTING

The City of Rancho Mirage is located in the northwestern portion of the Coachella Valley, a northwest-southeast trending desert valley that constitutes the western end of the Colorado Desert. Dictated by this geographic setting, the climate and environment of the region are typical of the southern California desert country, marked by extremes in temperature and aridity. Temperatures in the region reach over 120 degrees Fahrenheit in summer and dip to freezing in winter. Average annual precipitation is less than five inches, and the average annual evaporation rate exceeds three feet.

The project area lies on the northeastern outskirts of the City of Rancho Mirage, between the San Jacinto Mountains to the west and the Whitewater River channel to the east, and within the largely urbanized Highway 111 corridor. It is bounded by Highway 111 on the west, Mirage Cove Drive on the south, a residential neighborhood on the east, and the Atrium shopping center and the Desert Braemar 55+ community on the north. The surface soil is composed of nonmarine Quaternary alluvial silty sand deposits in an ancient lake playa and terrace deposits consisting of semi-consolidated, fine- to coarse-grained sands and gravels (Jennings 1985). A granitic rocky knoll occupies the eastern portion of the project area, and the terrain on the rest of the property is generally level (Figure 4). Elevations range approximately from 285 feet to 366 feet above mean sea level.

The project location would be a part of the California Creosote Bush Scrub plant community, but the ground surface on much of the property has been cleared of native vegetation in the past. Flora and fauna observed in the project area remain mostly consistent to the Colorado Desert environment. Currently, the vegetation on the property consists of creosote (*Larrea tridentata*), native and non-native palm trees, and various native grasses (*Poaceae sp*.; Schoenherr 1992; Figure 4).

CULTURAL SETTING

Prehistoric Context

Numerous investigations on the history of cultural development in southern California have led researchers to propose a number of cultural chronologies for the desert regions. A specific cultural sequence for the Colorado Desert was offered by Schaefer (1994) on the basis of the many archaeological studies conducted in the area. The earliest time period identified is the Paleoindian (ca. 8,000 to 10,000-12,000 years ago), when "small, mobile bands" of hunters and gatherers, who relied on a variety of small and large game animals as well as wild plants for subsistence, roamed the region (Schaefer 1994:63). These small groups settled "on mesas and terraces overlooking larger washes" (Schaefer 1994:64). The artifact assemblage of that period typically consists of very simple stone tools, "cleared circles, rock rings, [and] some geoglyph types" (Schaefer 1994:64).

The Early Archaic Period follows and dates to ca. 8,000 to 4,000 years ago. It appears that a decrease in population density occurred at this time and that the indigenous groups of the area relied more on foraging than hunting. Very few archaeological remains have been identified to this time period. The ensuing Late Archaic Period (ca. 4,000 to 1,500 years ago) is characterized by continued low population densities and groups of "flexible" sizes that settled near available seasonal food



Figure 4. Overview of the current natural setting of the project area. (Photograph taken on March 20, 2025; view to the south)

resources and relied on "opportunistic" hunting of game animals. Stone grinding implements for food processing were prominent during this time period.

The most recent period in Schaefer's scheme, the Late Prehistoric, dates from ca. 1,500 years ago to the time of the Spanish missions and saw the continuation of the seasonal settlement pattern. Peoples of the Late Prehistoric Period were associated with the Patayan cultural pattern and relied more heavily on the availability of seasonal "wild plants and animal resources" (Schaefer 1994:66). It was during this period that ceramics and the bow and arrow were introduced into the region.

The shores of Holocene Lake Cahuilla, during times of its presence, attracted much settlement and resource procurement activities. In times of the lake's desiccation and absence, according to Schaefer (1994:66), the Native people moved away from its receding shores towards rivers, streams, and mountains. Numerous archaeological sites dating to the last high stand of Holocene Lake Cahuilla, roughly between 1600 and 1730 A.D., have been identified along its former shoreline. Testing and mitigative excavations at these sites have recovered brown and buff ware ceramics, a variety of stone grinding tools and projectile point types, ornaments, and cremation remains.

Ethnohistoric Context

The Coachella Valley is a historical center of Native American settlement, where U.S. surveyors noted large numbers of Indian villages and *rancherías*, occupied by the Cahuilla people, in the mid-19th century. The origin of the name "Cahuilla" is unclear but may be from their own word *káwiya*, meaning master or boss (Bean 1978). The Takic-speaking Cahuilla are generally divided by anthropologists into three groups according to their geographic setting: the Pass Cahuilla of the San Gorgonio Pass-Palm Springs area, the Mountain Cahuilla of the San Jacinto and Santa Rosa Mountains and the Cahuilla Valley, and the Desert Cahuilla of the eastern Coachella Valley. The basic written sources on Cahuilla culture and history include Kroeber (1925), Strong (1929), and Bean (1978), based on information provided by such Cahuilla informants as Juan Siva, Francisco Patencio, Katherine Siva Saubel, and Mariano Saubel. The following ethnohistoric discussion is derived primarily from these sources.

The Cahuilla did not have a single name that referred to an all-inclusive tribal affiliation. Instead, membership was in terms of lineages or clans. Each lineage or clan belonged to one of two main divisions of the people, known as moieties. Their moieties were named for the Wildcat, or *Tuktum,* and Coyote*,* or *Istam*. Members of clans in one moiety had to marry into clans from the other moiety. Individual clans had villages, or central places, and territories they called their own, for purposes of hunting game, and gathering raw materials for food, medicine, ritual, or tool use. They interacted with other clans through trade, intermarriage, and ceremonies.

Cahuilla subsistence was defined by the surrounding landscape and primarily based on the hunting and gathering of wild and cultivated foods, exploiting nearly all of the resources available in a highly developed seasonal mobility system. They were adapted to the arid conditions of the desert floor, the lacustral cycles of Holocene Lake Cahuilla, and the environments of the nearby mountains. When the lake was full, or nearly full, the Cahuilla would take advantage of the resources presented by the body of fresh water, building elaborate stone fish traps. Once the lake had desiccated, they relied on the available terrestrial resources. The cooler temperatures and resources available at higher elevations in the nearby mountains were also taken advantage of.

The Cahuilla diet included seeds, roots, wild fruits and berries, acorns, wild onions, piñon nuts, and mesquite and screw beans. Medicinal plants such as creosote, California sagebrush, yerba buena and elderberry were typically cultivated near villages (Bean and Saubel 1972). Common game animals included deer, antelope, big horn sheep, rabbits, wood rats and, when Holocene Lake Cahuilla was present, fish and waterfowl. The Cahuilla hunted with throwing sticks, clubs, nets, traps, and snares, as well as bows and arrow (Bean 1978; CSRI 2002). Common tools included manos and metates, mortars and pestles, hammerstones, fire drills, awls, arrow-straighteners, and stone knives and scrapers. These lithic tools were made from locally sourced material as well as materials procured through trade or travel. They also used wood, horn, and bone spoons and stirrers; baskets for winnowing, leaching, grinding, transporting, parching, storing, and cooking; and pottery vessels for carrying water, storage, cooking, and serving food and drink (Bean 1978; CSRI 2002).

As the landscape defined their subsistence practices, the tending and cultivation practices of the Cahuilla helped shape the landscape. Biological studies have recently found evidence that the fan palms found in the Coachella Valley and throughout the southeastern California desert

(*Washingtonia filifera*) may not be relics from a paleo-tropical environment, but instead a relatively recent addition brought to the area and cultivated by native populations (Anderson 2005). The planting of palms by the Cahuilla is well-documented, as is their enhancement of palm stands through the practice of controlled burning (Anderson 2005; Bean and Saubel 1972). Burning palm stands would increase fruit yield dramatically by eliminating pests such as the palm borer beetle, date scales, and spider mites (Bean and Saubel 1972). It also prevented out-of-control wildfires by eliminating dead undergrowth before it accumulated to dangerous levels. The Cahuilla also burned stands of chia to produce higher yields, and deergrass to yield straighter, more abundant stalks for basketry (Bean and Saubel 1972; Anderson 2005).

Population data prior to European contact is almost impossible to obtain, but estimates range from 3,600 to as high as 10,000 persons covering a territory of over 2,400 square miles. During the 19th century, the Cahuilla population was decimated as a result of European diseases, most notably smallpox, for which the Native peoples had no immunity. Today, Native Americans of Pass or Desert Cahuilla heritage are mostly affiliated with one or more of the Indian reservations in and near the Coachella Valley, including Agua Caliente, Morongo, Cabazon, Torres Martinez, and Augustine. There has been a resurgence of traditional ceremonies in recent years, and the language, songs, and stories are now being taught to the youngest generations.

Historic Context

In 1823-1825, José Romero, José Maria Estudillo, and Romualdo Pacheco became the first noted European explorers to travel through the Coachella Valley when they led a series of expeditions in search of a route to Yuma (Johnston 1987:92-95). Due to its harsh environment, few non-Indians ventured into the desert valley during the Mexican and early American periods, except those who traveled along the established trails. The most important of these trails was the Cocomaricopa Trail, an ancient Indian trading route that was "discovered" in 1862 by William David Bradshaw and known after that as the Bradshaw Trail (Gunther 1984:71; Ross 1992:25). In much of the Coachella Valley, this historic wagon road traversed a similar course to that of present-day Highway 111. During the 1860s-1870s, the Bradshaw Trail served as the main thoroughfare between coastal southern California and the Colorado River, until the completion of the Southern Pacific Railroad in 1876-1877 brought an end to its heyday (Johnston 1987:185).

Non-Indian settlement in the Coachella Valley began in the 1870s with the establishment of railroad stations along the Southern Pacific Railroad and spread further in the 1880s after public land was opened for claims under the Homestead Act, the Desert Land Act, and other federal land laws (Laflin 1998:35-36; Robinson 1948:169-171). Farming became the dominant economic activity in the valley thanks to the development of underground water sources, often in the form of artesian wells. Around the turn of the century, the date palm was introduced into the Coachella Valley, and by the late 1910s dates were the main agricultural crop and the tree an iconic image celebrating the region as the "Arabia of America" (Shields Date Gardens 1957). Then, starting in the 1920s, a new industry featuring equestrian camps, resorts, hotels, and eventually country clubs began to spread throughout the Coachella Valley, transforming it into southern California's premier winter retreat.

In the Rancho Mirage area, the first notable settlement activities occurred in the 1910s-1920s, when several date ranches were established in the present-day city boundary (Love and Tang 1996:7). In 1924, R.P. "Bert" Davie and E.E. McIntyre subdivided the Rancho Rio del Sol Estates around

today's Clancy Lane, creating a small community nicknamed "Little Santa Monica" (Love and Tang 1996:8). Ten years later, Louis Blankenhorn and Laurence Macomber began a new subdivision at the mouth of Magnesia Spring Canyon, and for the first time bestowed the name Rancho Mirage on the community (Love and Tang 1996:8). After the end of WWII, Rancho Mirage embarked on a period of rapid growth. With the development of the Thunderbird Country Club and the Tamarisk Country Club in 1951-1952, Rancho Mirage set the trend in the post-WWII boom among the five cove communities along Highway 111 (Love and Tang 1996:8-9). This trend has continued into the present and has given rise to the City of Rancho Mirage's popular reputation as the "country club city."

RESEARCH METHODS

RECORDS SEARCH

On February 27, 2025, CRM TECH archaeologist Deirdre Encarnación completed the historical/ archaeological resources records search for this study at the South Coastal Information Center (SCIC) of the California Historical Resources Information System. Located on the campus of San Diego State University, the SCIC is the State of California's official cultural resource records repository for Riverside County. The purpose of the records search was to compile a complete inventory of previously identified cultural resources and existing cultural resources reports within a one-mile radius of the project location. In addition to the SCIC records, CRM TECH also consulted archival records of the City of Rancho Mirage for pertinent information on a cultural resource that was previously located on the property (see further discussion below).

NATIVE AMERICAN PARTICIPATION

On January 24, 2025, CRM TECH submitted a written request to the State of California Native American Heritage Commission (NAHC) for a records search in the commission's Sacred Lands File. In the meantime, CRM TECH also contacted the nearby Agua Caliente Band of Cahuilla Indians (ACBCI) for additional information on potential Native American cultural resources in the project vicinity and to arrange for tribal participation in the upcoming archaeological field survey. The responses from the NAHC and the ACBCI are summarized below and attached to this report in Appendix 2.

HISTORICAL BACKGROUND RESEARCH

Historical background research for this study was conducted by CRM TECH principal investigator/ historian Bai "Tom" Tang. Sources consulted during the research included primarily published literature in local and regional history, contemporary news accounts, U.S. General Land Office (GLO) land survey plat maps dated 1856-1905, United States Geological Survey (USGS) topographic maps dated 1904-1988, and aerial/satellite photographs taken in 1954-2024. The historical maps are available at the websites of the U.S. Bureau of Land Management and the USGS, and the aerial/satellite photographs are available at the website of Nationwide Environmental Title Research (NETR) Online and through the Google Earth software.

FIELD SURVEY

On March 18, 2025, CRM TECH archaeologist Michael D. Richards carried out the field survey of the relatively level portion of the project area with the assistance of ACBCI cultural resources analysts Luz Salazar and Loriea Gregory from the Tribal Historic Preservation Office. The survey was conducted at an intensive level by walking a series of parallel north-south transects at 15-meter (approximately 50-foot) intervals. On March 20, CRM TECH archaeologist/field director Daniel Ballester conducted a similar survey on the knoll in the eastern portion of the property, with the transects placed opportunistically along the contours of the terrain. In this way, the ground surface in the entire project area was systematically and carefully examined for any evidence of human activities dating to the prehistoric or historic period (i.e., 50 years or older). Except for a paved parking lot in the northwestern portion of the project area, surface visibility was generally fair (70-80 percent) to excellent (90-100 percent) depending on the presence or absence of scattered vegetation growth (Figure 4).

RESULTS AND FINDINGS

RECORDS SEARCH

According to SCIC records, in 2012 the project area was included in the scope of a large-scale archaeological sensitivity assessment along the Whitewater River channel (Mirro 2012). However, that study did not include any archaeological fieldwork (Mirro 2012:18), and the SCIC had no records suggesting that the project area had been surveyed systematically for cultural resources prior to this study. Documentation that CRM TECH had previously obtained from the City of Rancho Mirage indicates that a building once located in the northwestern portion of the project area had been recorded in 2002 on standard record forms for the California Historical Resources Inventory (Moruzzi et al. 2002; see Appendix 3), but the records search at the SCIC yielded no evidence that this locality had been incorporated into the inventory.

Located at 69-934 Highway 111 and wrapped around the western tip of the knoll, the building recorded in 2002 was then home to a Chart House restaurant. It was designed by architect Kendrick Bangs Kellogg (1934-2024) and constructed in 1978, not yet meeting the usual 50-year age threshold for listing in the National Register of Historic Places at the time of its recordation or even today. Nonetheless, the 2002 study concluded that the building was eligible for the National Register due to its exceptional architectural merit "as a unique and outstanding example of 'Organic Modern' design, sensitively integrated into its site and responsive to the desert climate" (Moruzzi et al. 2002:2-3). In 2004, the building was designated by the City of Rancho Mirage as a local historic resource (City of Rancho Mirage 2012:1).

In January 2012, the building caught on fire and suffered extensive damage (McGinty and Indrelunas 2012; City of Rancho Mirage 2012:1-2). After the fire, further studies were commissioned by the City to explore possible means to avoid or reduce impact on the significance of this historic building, such as restoration, reconstruction, or mitigation (Tang 2012; City of Rancho Mirage 2012), and much public discussion ensued in the City's decision-making process (City of Rancho Mirage 2013a; 2013b). Ultimately, the City concluded that it was infeasible for the building

to be restored and that, under the circumstances, the issuance of a demolition permit was a ministerial act exempt from CEQA review (City of Rancho Mirage 2013b; 2013c). The former Chart House building was subsequently removed in March 2013 (Herzog 2013).

Within the one-mile scope of the records search, SCIC records identify a total of 28 previous studies completed on various tracts of land and linear features between 1978 and 2017. As a result of these and other similar studies in the vicinity, two historic-period sites and one prehistoric (i.e., Native American) site were previously recorded within the one-mile radius. One of the historic-period sites, 33-005513, represented the Peterson Ranch, featuring a circa 1930s vernacular wood-frame house in a date garden (Wagner 1982), while the other, 33-026849 (CA-RIV-12616H), was a small refuse deposit (Duryea 2015). The prehistoric site, 33-000628 (CA-RIV-628T), consisted of trail segments found on the slopes of the San Jacinto Mountains, along with several rock cairns (Banks 1979; Parr and Arkush 1988; Bissell 2000). All three of these sites were found more than a quarter-mile from the project location. Therefore, none of them requires further consideration during this study.

NATIVE AMERICAN PARTICIPATION

In response to CRM TECH's inquiry, the NAHC stated in a letter dated February 3, 2025, that the Sacred Lands File identified no Native American cultural resources in the project vicinity but recommended contacting local Native American groups for further information. For that purpose, the NAHC provided a referral list of 22 individuals affiliated with 11 Native American groups in the region. The NAHC's reply is attached to this report in Appendix 2 for reference by the City of Rancho Mirage in future government-to-government consultations, if necessary.

As mentioned above, CRM TECH contacted the ACBCI, which is the nearest Native American group to the project location, as a part of the research procedures. As a result, ACBCI cultural resources analysts Luz Salazar and Loriea Gregory participated in the archaeological field survey. In addition, Ms. Salazar responded on behalf of the ACBCI in a letter dated February 14, 2025. In the letter, Ms. Salazar identified the project location as a part of the tribe's Traditional Use Area. Therefore, the ACBCI requested copies of all cultural resources documentation generated for this project for review by the Tribal Historic Preservation Office as well as the presence of Agua Caliente Native American Cultural Resource Monitor(s) during any ground-disturbing activities associated with the project (see Appendix 2).

HISTORICAL BACKGROUND RESEARCH

Historical sources consulted for this study demonstrate that the project area has long been a part of the main travel corridor across the Coachella Valley. In the mid-1850s, when the U.S. government conducted the earliest systematic land surveys in the region, a major trail was seen traversing in a generally northwest-southeast direction less than a half-mile north of the project location, undoubtedly a part of the historic Cocomaricopa-Bradshaw Trail (Figure 5). By the turn of the century, the main branch of the trail, identified as the "Road from Colorado River to San Bernardino," had come much closer to the project area, passing roughly 200 feet from the northeastern corner of the property (Figures 6, 7). During the early 20th century, the old wagon road was replaced by an automobile highway that the County of Riverside built on the west side of the project area, which would later become a part of present-day Highway 111 (Figure 8).

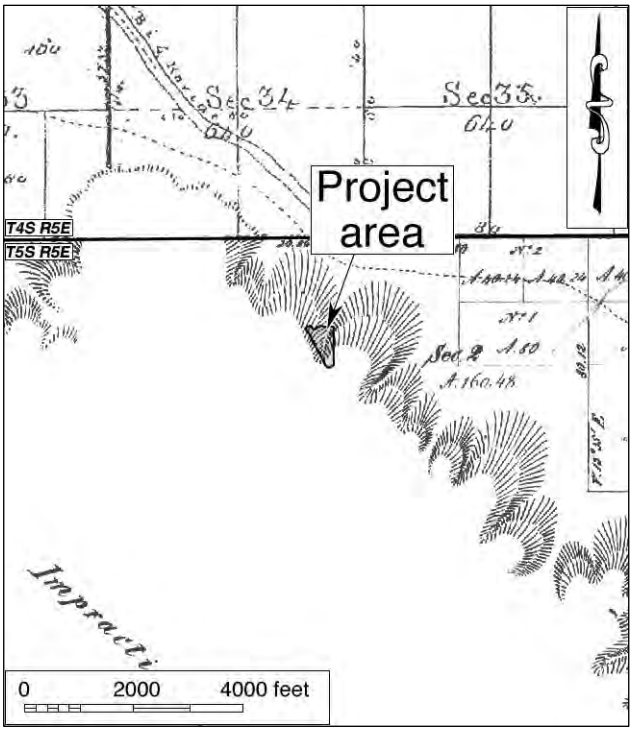


Figure 5. The project area and vicinity in 1855-1856. (Source: GLO 1856a; 1856b)

Despite its close proximity to these successive generations of transportation thoroughfares, the project area evidently remained unsettled and undeveloped until the mid-20th century (Figures 5-9). The first development on the property, in the form of a relatively large building of unknown nature on the corner of Highway 111 and Mirage Cove Drive, occurred sometime between 1941 and 1954, most likely during the post-WWII boom (Figures 8, 9; NETR Online 1954). In 1972-1975, this building and all of its associated features were removed and the Chart House restaurant was built on the northwestern portion of the property in 1978, along with most of the paved parking area that is still present today (NETR Online 1954-2022; Moruzzi et al. 2002). After Chart House was closed in 2003, a series of other restaurants operated at the same location until the fire destroyed much of the building on January 10, 2012 (McGinty 2012; Herzog and Atagi 2013). As mentioned above, the building was demolished on March 19, 2013,

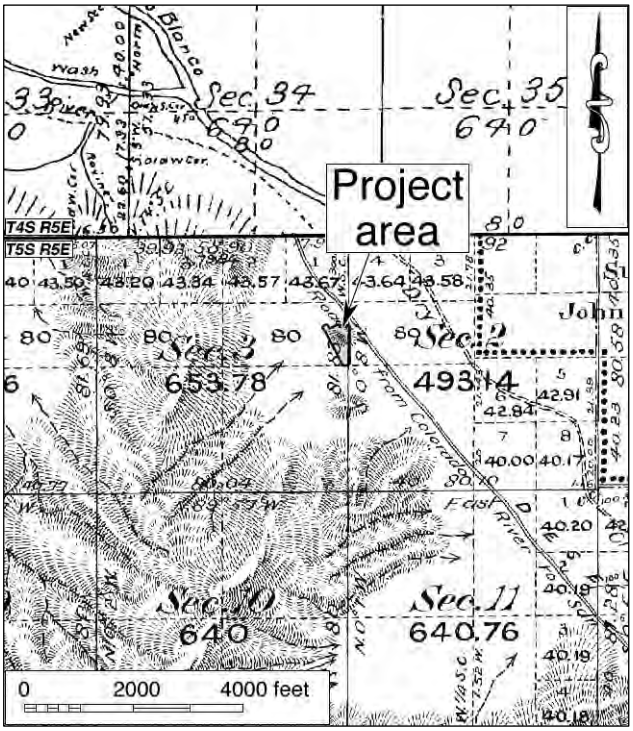


Figure 6. The project area and vicinity in 1885-1903. (Source: GLO 1886; 1905)

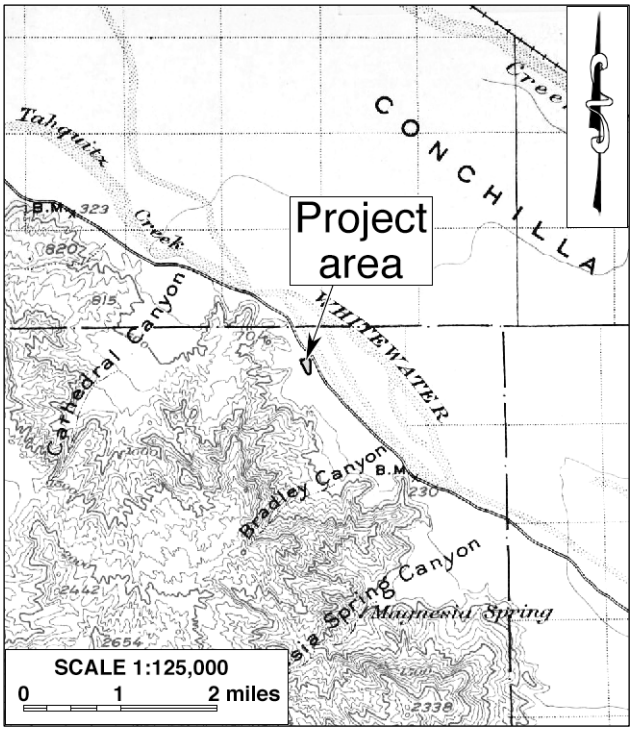


Figure 7. The project area and vicinity in 1901. (Source: USGS 1904)

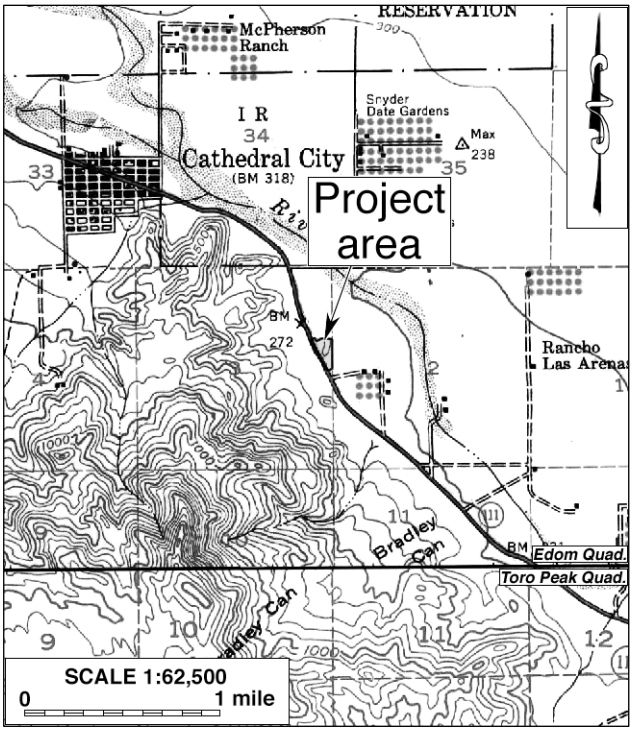


Figure 8. The project area and vicinity in 1941. (Source: USGS 1941a; 1941b)

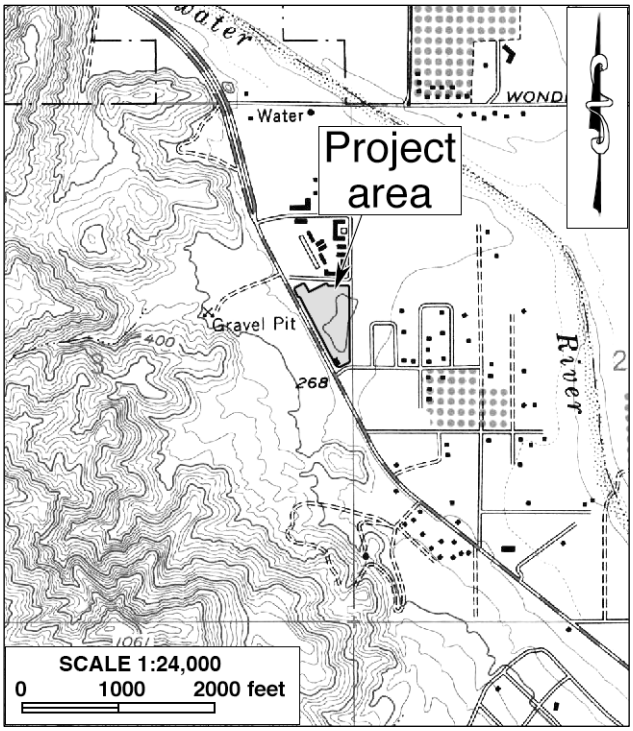


Figure 9. The project area and vicinity in 1956-1958. (Source: USGS 1958)

and the entire project area has been vacant and largely unused since then (NETR Online 2012-2022; Herzog 2013).

FIELD SURVEY

The field survey of the project area encountered no potential "historical resources." The results of the survey confirmed that the former Chart House building had been completely removed, leaving little physical trace of its 35-year presence except the paved parking lot nearby, which remains in occasional use by shoppers at the adjacent Atrium shopping center. A concrete slab foundation was noted near the southern end of the project area, where a building stood in the 1950s-1970s (see above), but no evidence of any historic-period artifact deposit was found in association. With the removal of the building in the 1970s, and exhibiting little promise for any archaeological data, the foundation is not considered a potential "historical resource" and requires no further study. Scattered modern refuse, such as bottle fragments, cans, paper, plastic scraps, and building debris, was observed over much of the property, but none of these items was found to be of any historical/ archaeological interest.

DISCUSSION

CEQA establishes that a project that may cause a substantial adverse change in the significance of a "historical resource" is a project that may have a significant effect on the environment (PRC §21084.1). "Substantial adverse change," according to PRC §5020.1(q), "means demolition,

destruction, relocation, or alteration such that the significance of a historical resource would be impaired." As defined by PRC §5020.1(j), "'historical resource' includes, but is not limited to, any object, building, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California."

More specifically, CEQA guidelines state that the term "historical resources" applies to any such resources listed in or determined to be eligible for listing in the California Register of Historical Resources, included in a local register of historical resources, or determined to be historically significant by the lead agency (Title 14 CCR §15064.5(a)(1)-(3)). Regarding the proper criteria for the evaluation of historical significance, CEQA guidelines mandate that "generally a resource shall be considered by the lead agency to be 'historically significant' if the resource meets the criteria for listing on the California Register of Historical Resources" (Title 14 CCR §15064.5(a)(3)). A resource may be listed in the California Register if it meets any of the following criteria:

(1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
(2) Is associated with the lives of persons important in our past.
(3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
(4) Has yielded, or may be likely to yield, information important in prehistory or history. (PRC §5024.1(c))

In summary of the research results presented above, the 1978 Chart House restaurant building that was once located in the project area was previously found to be eligible for listing in the National Register of Historic Places, for which the criteria are essentially identical to those for the California Register, and was subsequently designated a local historic resource by the City of Rancho Mirage. However, the building is no longer extant today, having been demolished in 2013 after suffering fire damage. No other potential "historical resources" were encountered throughout the course of the study. Therefore, the present study concludes that no "historical resources" exist within the project area.

CONCLUSIONS AND RECOMMENDATIONS

In conclusion, the project area was once the site of the "Organic Modern" Chart House restaurant building, a well-recognized architectural masterpiece and a popular local landmark, but no "historical resources," as defined by CEQA, are currently present within the project area. Based on these findings, CRM TECH presents the following recommendations to the City of Rancho Mirage:

- The proposed project will not cause a substantial adverse change to any known "historical resources."
- No further cultural resources investigation is necessary for the project unless development plans undergo such changes as to include areas not covered by this study.
- If buried cultural materials are discovered during any earth-moving operations associated with the project, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.

- In recognition of the architectural merit of the Chart House building and its celebrity in the community, the project proponent may consider establishing a commemorative display at or near its former site as a point of local historical interest.

REFERENCES

Anderson, M. Kat
2005 *Tending the Wild: Native American Knowledge and the Management of California's Natural Resources*. University of California Press, Berkeley.

Banks, Thomas
1979 California Historical Resources Inventory record forms, Site 33-000628 (CA-RIV-628T). On file, South Coastal Information Center, San Diego State University, San Diego, California.

Bean, Lowell John
1978 Cahuilla. In Robert F. Heizer (ed.): *Handbook of North American Indians*, Vol. 8: *California*; pp. 575-587. Smithsonian Institution, Washington, D.C.

Bean, Lowell John, and Katherine Siva Saubel
1972 *Temalpakh: Cahuilla Indian Knowledge and Usage of Plants*. Malki Museum Press, Banning, California.

Bissell, Ron M.
2000 California Historical Resources Inventory record forms, Site 33-000628 (CA-RIV-628T; update). On file, South Coastal Information Center, San Diego State University, San Diego, California.

City of Rancho Mirage
2012 Environmental Initial Study: Proposed Demolition of Fire-Damaged Structure Commonly Known as the Chart House Restaurant (Case No. EA120004); draft. Copy previously obtained from the City of Rancho Mirage.
2013a City Council, Library Board, Housing Authority Board, the City Council Representing the Redevelopment Successor Agency and the Community Facilities District, Regular Meeting, Thursday, January 17, 2013, 1:00 P.M., Minutes. Copy provided by the City of Rancho Mirage.
2013b City Council, Library Board, Housing Authority Board, the City Council Representing the Redevelopment Successor Agency, Regular Meeting, Thursday, February 7, 2013, 1:00 P.M., Minutes. Copy provided by the City of Rancho Mirage.
2013c City Council Resolution No. 2013-07. Copy provided by the City of Rancho Mirage.

CSRI (Cultural Systems Research, Inc.)
2002 The Native Americans of Joshua Tree National Park: An Ethnographic Overview and Assessment Study. Http://www.cr.nps.gov/history/online_books/jotr/history6.htm.

Duryea, Dean
2015 California Historical Resources Inventory record forms, Site 33-026849 (CA-RIV-12616H). On file, South Coastal Information Center, San Diego State University, San Diego, California.

GLO (General Land Office, U.S. Department of the Interior)
1856a Plat map: Township No. 4 South Range No. 5 East, SBBM; surveyed in 1855-1856.
1856b Plat map: Township No. 5 South Range No. 5 East, SBBM; surveyed in 1855-1856.
1886 Plat map: Township No. 4 South Range No. 5 East, SBBM; surveyed in 1885.
1905 Plat map: Township No. 5 South Range No. 5 East, SBBM; surveyed in 1903.

Gunther, Jane Davies
1984 *Riverside County, California, Place Names: Their Origins and Their Stories*. J.D. Gunther, Riverside.
Herzog, Blake
2013 Chart House Building's Demise: "It Was a Work of Art." *The Desert Sun* (Palm Springs, California) March 20:A1, A7.
Herzog, Blake, and Colin Atagi
2013 Iconic Building to Be Leveled. *The Desert Sun* (Palm Springs, California) February 8:B1, B2.
Jennings, C.W.
1985 *An explanatory Text to Accompany the 1:750,000 Scale Fault And Geologic Maps of California*. California Division of Mines and Geology Bulletin 201. Sacramento.
Johnston, Francis J.
1987 *The Bradshaw Trail*; revised edition. Historical Commission Press, Riverside.
Kroeber, Alfred L.
1925 *Handbook of the Indians of California*. Bureau of American Ethnology Bulletin 78. Government Printing Office, Washington, D.C.
Laflin, Patricia
1998 *Coachella Valley California: A Pictorial History.* The Donning Company, Virginia Beach, Virginia.
Love, Bruce, and Bai "Tom" Tang
1996 Cultural Resources Report: Rancho Mirage General Plan, City of Rancho Mirage, Riverside County, California. On file, South Coastal Information Center, San Diego State University, San Diego, California.
McGinty, Kate, and Brian Indrelunas
2012 Fire Destroys Local Landmark. *The Desert Sun* (Palm Springs, California) January 11:A1, A2.
Mirro, Michael
2012 Archaeological Sensitivity Model for the Whitewater River Stormwater Channel, Riverside County, California. On file, South Coastal Information Center, San Diego State University, San Diego, California.
Moruzzi, Peter, Teresa Grimes, and Leslie Heumann
2002 California Historical Resources Inventory record forms (Chart House Restaurant, 69-934 Highway 111). Prepared by Leslie Heumann and Associates, Los Angeles. Copy previously obtained from the City of Rancho Mirage.
NETR (Nationwide Environmental Title Research) Online
1954-2020 Aerial/satellite photographs of the project vicinity; taken in 1954, 1959, 1972, 1975, 1979, 1984, 1996, 2002, 2005, 2009, 2010, 2012, 2014, 2016, 2018, 2020, and 2022. http://www.historicaerials.com.
Parr, R.E, and B.S. Arkush
1988 California Historical Resources Inventory record forms, Site 33-000628 (CA-RIV-628T; update). On File, South Coastal Information Center, San Diego State University, San Diego, California.
Robinson, W.W.
1948 *Land in California.* University of California Press, Berkeley.

Ross, Delmer G.
1992 *Gold Road to La Paz: An Interpretive Guide to the Bradshaw Trail*. Tales of the Mojave Road Publishing Company, Essex, California.
Schaefer, Jerry
1994 The Challenge of Archaeological Research in the Colorado Desert: Recent Approaches and Discoveries. *Journal of California and Great Basin Anthropology* 16(1):60-80.
Schoenherr, Allan A.
1992 *A Natural History of California*. University of California Press. Berkeley.
Shields Date Gardens
1957 *Coachella Valley Desert Trails and the Romance and Sex Life of the Date*. Shields Date Gardens, Indio.
Strong, William Duncan
1929 *Aboriginal Society in Southern California*. University of California Publications in American Archaeology and Ethnology, Vol. 26.
Tang, Bai "Tom"
2012 Historic Building Study: Former Chart House, 69-934 Highway 111, City of Rancho Mirage, Riverside County, California. Report prepared for Terra Nova Planning and Research, Inc., by CRM TECH.
USGS (United States Geological Survey, U.S. Department of the Interior)
1904 Map: Indio, Calif. (30', 1:125,000); surveyed in 1901.
1941a Map: Edom, Calif. (15', 1:62,500); aerial photographs taken in 1941.
1941b Map: Toro Peak, Calif. (15', 1:62,500); aerial photographs taken in 1941.
1958 Map: Cathedral City, Calif. (7.5', 1:24,000); aerial photographs in 1956.
1979 Map: Santa Ana, Calif. (120'x60'; 1:250,000); 1959 edition revised.
1981 Map: Cathedral City, Calif. (7.5', 1:24,000); 1958 edition photorevised in 1978.
1988 Map: Rancho Mirage, Calif. (7.5', 1:24,000); 1957 edition photorevised in 1984.
Wagner, Jim
1982 California Historical Resources Inventory record forms, Site 33-005513. On file, South Coastal Information Center, San Diego State University, San Diego, California.

APPENDIX 1:
PERSONNEL QUALIFICATIONS

PRINCIPAL INVESTIGATOR/HISTORIAN
Bai "Tom" Tang, M.A.

Education

1988-1993	Graduate Program in Public History/Historic Preservation, University of California, Riverside.
1987	M.A., American History, Yale University, New Haven, Connecticut.
1982	B.A., History, Northwestern University, Xi'an, China.
2000	"Introduction to Section 106 Review," presented by the Advisory Council on Historic Preservation and the University of Nevada, Reno.
1994	"Assessing the Significance of Historic Archaeological Sites," presented by the Historic Preservation Program, University of Nevada, Reno.

Professional Experience

2002-	Principal Investigator, CRM TECH, Riverside/Colton, California.
1993-2002	Project Historian/Architectural Historian, CRM TECH, Riverside, California.
1993-1997	Project Historian, Greenwood and Associates, Pacific Palisades, California.
1991-1993	Project Historian, Archaeological Research Unit, University of California, Riverside.
1990	Intern Researcher, California State Office of Historic Preservation, Sacramento.
1990-1992	Teaching Assistant, History of Modern World, University of California, Riverside.
1988-1993	Research Assistant, American Social History, University of California, Riverside.
1985-1988	Research Assistant, Modern Chinese History, Yale University.
1985-1986	Teaching Assistant, Modern Chinese History, Yale University.
1982-1985	Lecturer, History, Xi'an Foreign Languages Institute, Xi'an, China.

Cultural Resources Management Reports

Preliminary Analyses and Recommendations Regarding California's Cultural Resources Inventory System (with Special Reference to Condition 14 of NPS 1990 Program Review Report). California State Office of Historic Preservation working paper, Sacramento, September 1990.

Numerous cultural resources management reports with the Archaeological Research Unit, Greenwood and Associates, and CRM TECH, since October 1991.

PRINCIPAL INVESTIGATOR/ARCHAEOLOGIST
Michael Hogan, Ph.D., RPA (Registered Professional Archaeologist)

Education

1991	Ph.D., Anthropology, University of California, Riverside.
1981	B.S., Anthropology, University of California, Riverside; with honors.
1980-1981	Education Abroad Program, Lima, Peru.
2002	"Section 106—National Historic Preservation Act: Federal Law at the Local Level," UCLA Extension Course #888.
2002	"Recognizing Historic Artifacts," workshop presented by Richard Norwood, Historical Archaeologist.
2002	"Wending Your Way through the Regulatory Maze," symposium presented by the Association of Environmental Professionals.
1992	"Southern California Ceramics Workshop," presented by Jerry Schaefer.
1992	"Historic Artifact Workshop," presented by Anne Duffield-Stoll.

Professional Experience

2002-	Principal Investigator, CRM TECH, Riverside/Colton, California.
1999-2002	Project Archaeologist/Field Director, CRM TECH, Riverside, California.
1996-1998	Project Director and Ethnographer, Statistical Research, Inc., Redlands, California.
1992-1998	Assistant Research Anthropologist, University of California, Riverside.
1992-1995	Project Director, Archaeological Research Unit, U.C. Riverside.
1993-1994	Adjunct Professor, Riverside Community College, Mt. San Jacinto College, U.C. Riverside, Chapman University, and San Bernardino Valley College.
1991-1992	Crew Chief, Archaeological Research Unit, U.C. Riverside.
1984-1998	Project Director, Field Director, Crew Chief, and Archaeological Technician for various southern California cultural resources management firms.

Research Interests

Cultural Resource Management, Southern Californian Archaeology, Settlement and Exchange Patterns, Specialization and Stratification, Culture Change, Native American Culture, Cultural Diversity.

Cultural Resources Management Reports

Principal investigator for, author or co-author of, and contributor to numerous cultural resources management study reports since 1986.

Memberships

Society for American Archaeology; Society for California Archaeology; Pacific Coast Archaeological Society; Coachella Valley Archaeological Society.

PROJECT ARCHAEOLOGIST/REPORT WRITER
Frank J. Raslich, M.A.

Education

2016-	Ph.D. candidate, Michigan State University, East Lansing.
2010	M.A., Anthropology, Michigan State University, East Lansing.
2005	B.A., Anthropology, University of Michigan, Flint.
2019	Grant and Research Proposal Writing for Archaeologists; Society for American Archaeology online seminar.
2014	Bruker Industries Tracer S1800 pXRF Training; presented by Dr. Bruce Kaiser, Bruker Scientific.

Professional Experience

2022-	Project Archaeologist/Report Writer, CRM TECH, Colton, California.
2022	Archaeological Monitor, Agua Caliente Band of Cahuilla Indians, Palm Springs, California.
2014-2022	Board of Directors, Ziibiwing Center of Anishinabe Culture and Lifeways, Saginaw Chippewa Indian Tribe of Michigan.
2008-2021	Archaeological Consultant, Saginaw Chippewa Indian Tribe of Michigan.
2019	Archaeologist, Sault Tribe of Chippewa Indians and Little Traverse Bay Band of Odawa Indians.
2016-2018	Adjunct Lecturer, Michigan State University, East Lansing.
2017-2018	Adjunct Lecturer, University of Michigan, Flint.
2009-2017	Teaching Assistant, Michigan State University, East Lansing.
2008-2014	Research Assistant, Intellectual Property Issues in Cultural Heritage, Simon Fraser University, British Columbia, Canada.
2010-2013	Research Assistant, Michigan State University, East Lansing.
2009-2011	Archaeologist/Crew Chief, Saginaw Chippewa Indian Tribe of Michigan.

Publications

2017	Preliminary Results of a Handheld X-Ray Fluorescence (pXRF) Analysis on a Marble Head Sarcophagus Sculpture from the Collection of the Kresge Art Center, Michigan State University. Submitted to Jon M. Frey, Department of Art, Art History, and Design, Michigan State University, East Lansing.
2013	Geochemical Analysis of the Dickenson Group of the Upper Peninsula, Michigan: A study of an Accreted Terrane of the Superior Province. Geological Society of America *Abstracts with Programs* 45:4(53).

PROJECT ARCHAEOLOGIST/FIELD DIRECTOR
Daniel Ballester, M.S., RPA (Registered Professional Archaeologist)

Education

2013	M.S., Geographic Information System (GIS), University of Redlands, California.
1998	B.A., Anthropology, California State University, San Bernardino.
1997	Archaeological Field School, University of Las Vegas and University of California, Riverside.
1994	University of Puerto Rico, Rio Piedras, Puerto Rico.
2021	An Introduction to Geoarchaeology: How Understanding Basic Soils, Sediments, and Landforms Can Make You a Better Archaeologist; Society for American Archaeology online seminar.
2007	Certificate in Geographic Information Systems (GIS), California State University, San Bernardino.
2002	Historic Archaeology Workshop; presented by Richard Norwood, Base Archaeologist, Edwards Air Force Base, at CRM TECH, Riverside, California.

Professional Experience

2002-	Field Director/GIS Specialist, CRM TECH, Riverside/Colton, California.
2011-2012	GIS Specialist for Caltrans District 8 Project, Garcia and Associates, San Anselmo, California.
2009-2010	Field Crew Chief, Garcia and Associates, San Anselmo, California.
2009-2010	Field Crew, ECorp, Redlands.
1999-2002	Project Archaeologist, CRM TECH, Riverside, California.
1998-1999	Field Crew, K.E.A. Environmental, San Diego, California.
1998	Field Crew, A.S.M. Affiliates, Encinitas, California.
1998	Field Crew, Archaeological Research Unit, University of California, Riverside.

Cultural Resources Management Reports

Field Director, co-author, and contributor to numerous cultural management reports since 2002.

PROJECT ARCHAEOLOGIST
Deirdre Encarnación, M.A.

Education

2003	M.A., Anthropology, San Diego State University, California.
2000	B.A., Anthropology, minor in Biology, with honors, San Diego State University, California.
2021	Certificate of Specialization, Kumeyaay Studies, Cuyamaca College, California.
2001	Archaeological Field School, San Diego State University.
2000	Archaeological Field School, San Diego State University.

Professional Experience

2016-	Archaeological Consultant, Friends of Maha'ulepu, Koloa, Hawai'i.
2004-	Project Archaeologist/Report Writer, CRM TECH, Riverside/Colton, California.
2001-2003	Part-time Lecturer, San Diego State University, California.
2001	Research Assistant for Dr. Lynn Gamble, San Diego State University.
2001	Archaeological Collection Catalog, San Diego State University Foundation.

Presentations

2023	"The Kumeyaay-Critical Awareness, Critical Activation," Salaam, San Diego College of Continuing Education.
2023	"A Look at the Three Wise Men and Their Global Celebrations," The Epiphany Project.
2022	"Voices: A Latina Advocate Shares about Life, Stereotypes, & Rising Above," Salaam online event.
2022	"The Original Beach Town: San Diego's Coastal Heritage," San Diego Archaeological Center Living Room Lecture.

Memberships

Society for California Archaeology; Society for Hawaiian Archaeology; California Native Plant Society.

PROJECT ARCHAEOLOGIST
Michael D. Richards, M.A., RPA (Registered Professional Archaeologist)

Education

2002	M.A., Anthropology, California State University, Northridge (CSUN).
1986	B.A., Anthropology: University of California, Los Angeles (UCLA).
1982	A.A., Los Angeles Valley College, Los Angeles, California.

2015	Section 106 workshop.
2000	CSUN "Olmec" field excavation and lab analysis; La Venta, Mexico.
1999	Rock art recording, UCLA Extension; Little Lake, California.
1998	Rock art symposium, UCLA Extension.

Professional Experience

2018-	Project Archaeologist/Paleontologist, CRM TECH, Colton, Calif.
2016-2018	Co-Principal Investigator/Archaeologist, LSA Associates Inc.
2012-2016	Co-Principal Investigator/Archaeologist, ICF International (Jones & Stokes).
2010-2012	Co-Principal Investigator/Archaeologist, various CRM firms (on call).
2007-2010	Principal Investigator/Field Director/Crew Chief, ASM Affiliates, Inc.
2004-2007	Project Manager/Co-Principal Investigator, ArchaeoPaleo Resource Management, Inc.
2003-2004	Staff Archaeologist/Crew Chief, SRI, Inc.
2000-2003	Project Archaeologist/Field Director, Ancient Enterprises (Clewlow, Jr.).
1999-2000	Staff Archaeologist/Lab Crew Chief, CSC/Edwards Air Force Base.

Research Interests

Pottery and rock art analysis; prehistory the American southwest; Mesoamerica; Japan.

Cultural Resources Management Reports

Author and co-author of, contributor to, and principal investigator for numerous cultural resources management study reports since 1999.

Memberships

Society for American Archaeology; Society for California Archaeology; Archaeological Institute of America; Conejo Open Space Trails Advisory Committee; Conejo Valley Historical Society.

APPENDIX 2
NATIVE AMERICAN INPUT

CHAIRPERSON
Reginald Pagaling
Chumash

VICE-CHAIRPERSON
Buffy McQuillen
Yokayo Pomo, Yuki, Nomlaki

SECRETARY
Sara Dutschke
Miwok

PARLIAMENTARIAN
Wayne Nelson
Luiseño

COMMISSIONER
Isaac Bojorquez
Ohlone-Costanoan

COMMISSIONER
Stanley Rodriguez
Kumeyaay

COMMISSIONER
Laurena Bolden
Serrano

COMMISSIONER
Reid Milanovich
Cahuilla

COMMISSIONER
Bennae Calac
Pauma-Yuima Band of Luiseño Indians

ACTING EXECUTIVE SECRETARY
Steven Quinn

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov

NATIVE AMERICAN HERITAGE COMMISSION

February 3, 2025

Nina Gallardo
CRM TECH

Via Email to: ngallardo@crmtech.us

Re: Proposed Howard World Wildlife Museum Project, Riverside County

To Whom It May Concern:

As requested, a record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed based on information submitted for the above referenced project. The results were negative. Please note that tribes do not always record their sacred sites in the SLF, nor are they required to do so. As such, a SLF search is not a substitute for consultation with all tribes that are traditionally and culturally affiliated with a project's geographic area.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. Please contact all of those listed; if they cannot supply information, they may recommend others with specific knowledge. If within two weeks of notification, a response has not been received, the Commission requests that you follow-up with a telephone call or email to ensure that the project information was received.

If you receive notification of a change of address or phone number from a tribe, please notify the NAHC so that we can assure that our lists contain current information.

In addition to engaging in tribal consultation, you should consult the appropriate regional California Historical Research Information System (CHRIS) archaeological Information Center to determine whether it has information regarding the presence of recorded archaeological sites within the project area.

If you have any questions or need additional information, please contact me at Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green

Andrew Green
Cultural Resources Analyst

Attachment

2/3/2025

Tribe Name	Fed (F) Non-Fed (N)	Contact Person	Contact Address	Phone #	Fax #	Email Addre
Agua Caliente Band of Cahuilla Indians	F	Lacy Padilla, Director of Historic Preservation/THPO	5401 Dinah Shore Drive Palm Springs, CA, 92264	(760) 333-5222	(760) 699-6919	ACBCI-THPO
Augustine Band of Cahuilla Indians	F	Tribal Operations,	84-001 Avenue 54 Coachella, CA, 92236	(760) 398-4722		info@augusti
Cabazon Band of Cahuilla Indians	F	Doug Welmas, Chairperson	84-245 Indio Springs Parkway Indio, CA, 92203	(760) 342-2593	(760) 347-7880	jstapp@caba
Cahuilla Band of Indians	F	Erica Schenk, Chairperson	52701 CA Highway 371 Anza, CA, 92539	(951) 590-0942	(951) 763-2808	chair@cahuil
Cahuilla Band of Indians	F	BobbyRay Esparza, Cultural Director	52701 CA Highway 371 Anza, CA, 92539	(951) 763-5549		besparza@ca
Cahuilla Band of Indians	F	Anthony Madrigal, THPO	52701 CA Highway 371 Anza, CA, 92539	(951) 763-5549		anthonymad2
Los Coyotes Band of Cahuilla and Cupeño Indians	F	Ray Chapparosa, Chairperson	P.O. Box 189 Warner Springs, CA, 92086-0189	(760) 782-0711	(760) 782-0712	
Morongo Band of Mission Indians	F	Ann Brierty, THPO	12700 Pumarra Road Banning, CA, 92220	(951) 755-5259	(951) 572-6004	abrierty@mo
Morongo Band of Mission Indians	F	Robert Martin, Chairperson	12700 Pumarra Road Banning, CA, 92220	(951) 755-5110	(951) 755-5177	abrierty@mo
Quechan Indian Tribe of the Fort Yuma Reservation	F	Jordan Joaquin, President, Quechan Tribal Council	P.O. Box 1899 Yuma, AZ, 85366-1899	(760) 919-3600		executivesec
Quechan Indian Tribe of the Fort Yuma Reservation	F	Jill McCormick, Historic Preservation Officer	P.O. Box 1899 Yuma, AZ, 85366-1899	(928) 261-0254		historicprese
Ramona Band of Cahuilla	F	John Gomez, Environmental Coordinator	P. O. Box 391670 Anza, CA, 92539	(951) 763-4105	(951) 763-4325	jgomez@ram
Ramona Band of Cahuilla	F	Joseph Hamilton, Chairperson	P.O. Box 391670 Anza, CA, 92539	(951) 763-4105	(951) 763-4325	admin@ramo
Santa Rosa Band of Cahuilla Indians	F	Vanessa Minott, Tribal Administrator	P.O. Box 391820 Anza, CA, 92539	(951) 659-2700	(951) 659-2228	vminott@san
Santa Rosa Band of Cahuilla Indians	F	Steven Estrada, Tribal Chairman	P.O. Box 391820 Anza, CA, 92539	(951) 659-2700	(951) 659-2228	sestrada@sa
Soboba Band of Luiseno Indians	F	Jessica Valdez, Cultural Resource Specialist	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-6261	(951) 654-4198	jvaldez@sob
Soboba Band of Luiseno Indians	F	Joseph Ontiveros, THPO	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-5279	(951) 654-4198	jontiveros@s
Torres-Martinez Desert Cahuilla Indians	F	Alesia Reed, Cultural Committee Chairwoman	P.O. Box 1160 Thermal, CA, 92274	(760) 397-0300		lisareed990@
Torres-Martinez Desert Cahuilla Indians	F	Gary Resvaloso, TM MLD	P.O. Box 1160 Thermal, CA, 92274	(760) 777-0365		grestmtm@g
Torres-Martinez Desert Cahuilla Indians	F	Thomas Tortez, Chairperson	P.O. Box 1160 Thermal, CA, 92274	(760) 397-0300	(760) 397-8146	thomas.tortez
Torres-Martinez Desert Cahuilla Indians	F	Abraham Becerra, Cultural Coordinator	P.O. Box 1160 Thermal, CA, 92274	(760) 397-0300		abecerra@tm
Torres-Martinez Desert Cahuilla Indians	F	Mary Belardo, Cultural Committee Vice Chair	P.O. Box 1160 Thermal, CA, 92274	(760) 397-0300		belardom@g

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the
Resources Code and Section 5097.98 of the Public Resources Code.

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION

03-008-2025-001

February 14, 2025

[VIA EMAIL TO:elopez@crmtech.us]
CRM TECH
Eulices Lopez
1016 E. Cooley Drive, Ste. A/B
Colton, CA Y92324

Re: Information Regarding the Project Area and participation in the Proposed Howard World Wildlife Museum Project, in the City of Rancho Mirage (CRM TECH No. 4233)

Dear Eulices Lopez,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the Howard World Wildlife Museum project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area. For this reason, the ACBCI THPO requests the following:

*A copy of the records search with associated survey reports and site records from the information center.

*Copies of any cultural resource documentation (report and site records) generated in connection with this project.

*The presence of an approved Agua Caliente Native American Cultural Resource Monitor(s) during any ground disturbing activities (including archaeological testing and surveys). Should buried cultural deposits be encountered, the Monitor may request that destructive construction halt and the Monitor shall notify a Qualified Archaeologist (Secretary of the Interior's Standards and Guidelines) to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer and the Agua Caliente Tribal Historic Preservation Office.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760) 883-1137. You may also email me at ACBCI-THPO@aguacaliente.net.

Cordially,

5401 Dinah Shore Drive, Palm Springs, CA 92264
(760) 883-1137 T (760) 883-1370 F www.aguacalientecr.com

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION

Luz Salazar
Cultural Resources Analyst
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS

5401 DINAH SHORE DRIVE, PALM SPRINGS, CA 92264
T 760/699/6800 F 760/699/6924 WWW.AGUACALIENTE-NSN.GOV

APPENDIX 3

CALIFORNIA HISTORICAL RESOURCES INVENTORY SITE RECORD FORMS

(Chart House Restaurant, 69-934 Highway 111)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

 Resource name(s) or number (assigned by recorder) *Chart House Restaurant*

P1. Other Identifier:
***P2. Location:** ☐Not for Publication ■Unrestricted
***a. County** *Riverside*
***b. USGS 7.5' Quad** **Date:**
*c. **Address** *69-934 Highway 111* **City** *Rancho Mirage* **Zip** *92270*
*e. **Other Locational Data:** Assessor's Parcel Number Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Situated at the foot of a small hill along Highway 111, the arrestingly designed Chart House restaurant follows the natural curvature of the site. The hill appears to slope down through the one-story, southwest-facing, Organic Modern building designed by architect Ken Kellogg in 1978. There is 9,296 square feet covered by the roof. Gently sloping roof, with four inches of urethane foam, the roof undulates around the perimeter of the hill, resting on recycled roof boards that are supported by laminated curved beams. Fixed windows are mostly clerestory and opaque with black anodized aluminum mullions. The center skylight is made of three layers of translucent plastic running the full length of the restaurant. The skylight culminates in a raised, ribbed dome from which a round natural rock chimney emerges. The rock in the subterranean walls and the chimney was quarried on site. The double doors of the recessed entrance are made of laminated beveled glass in curved wood frames for keeping out the summer heat. A low-profile waterfall of about 20 feet runs in and out through the glass on the east side of the entrance. Low concrete walls form planters on either side. A curved concrete walkway leads from the parking lot which, together with the restaurant, is on 5.48 acres of land. Landscaping consists of a front lawn, gravel, cacti, shrubs, and queen palms. Although the interior has been extensively remodeled, the exterior is original and in excellent condition.

***P3b. Resource Attributes:** (list attributes and codes) *HP6. 1-3 story commercial building*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Description of Photo: (view and date)
Southwest elevation
August 2002

***P6. Date Constructed/Age and Sources:** ■historic
1978/ Source: City of Rancho Mirage Buiilding Permits

***P7. Owner and Address:**
Wessman Holdings LLC
1555 South Palm Canyon Drive #G-10
Palm Springs, CA 92264

***P8. Recorded by:**
P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036

***P9. Date Recorded:**
September 23, 2002

***P10. Survey Type:**
Intensive Survey .

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")
None.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** *3S*

***Resource Name or #:** *Chart House Restaurant*

B1. Historic Name: *Chart House Restaurant*
B2. Common Name: *Same*
B3. Original Use: *Restaurant* B4. Present Use: *Restaurant*
***B5. Architectural Style:** *Organic Modern*
***B6. Construction History:** (Construction date, alterations, and date of alterations):
June 6, 1978. Restaurant. Value: $317,320.
July 25, 1985. Monument sign.
March 23, 1998. Interior strip out of finishes including carpet, wood booths, fixtures, pavers, adobe tile, etc.

***B7. Moved?** ■No ☐Yes ☐Unknown **Date:**_____ **Original Location:**_____
***B8. Related Features:**

None.

B9a. Architect: *Kendrick Bangs Kellogg* b. Builder: *Wessman Construction Company*

***B10. Significance: Theme** *Cityhood* **Area** *Rancho Mirage*
Period of Significance: *1973 - Present* **Property Type:** *Single-family Residence* **Applicable Criteria:** *C*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The Chart House is architecturally significant as a unique and outstanding example of "Organic Modern" design, sensitively integrated into its site and responsive to the desert climate. Designed by architect Kendrick Bangs Kellogg, it was built in 1978 and appeared on the cover of Restaurant Design magazine in 1981. In 1994, it received the Vintage Pinot Noir Award sponsored by AIA, APA, ASLA, AEP, CSPE, IEDI of the Inland Empire of California, in large part due to its energy efficiency.

Kellogg attended university at San Diego State, University of Colorado, University of Southern California, and the University of California at Berkeley. He received an architect's license in California in 1964 and a building contractor's license in 1966, a national license in 1979, and a global (international) license in 1998. Kellogg's motto is: "the more unusual the site, the better the Architecture."

(See Continuation Sheet 3 of 3.)

B11. Additional Resource Attributes: (List attributes and codes)_____
***B12. References:**

Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.
Kendrick Bangs Kellogg website. http://sandiegoart.com/KKellogg/restps.html
City of Rancho Mirage Building Permits.

B13. Remarks:

Sketch Map

***B14. Evaluator:** *Peter Moruzzi, Teresa Grimes, Leslie Heumann*

***Date of Evaluation:** *September 23, 2002*

(This space reserved for official comments.)

***B10. Significance (continued):**

Kellogg's diversified experience emphasizes composing a totally unified concept. He has a rather unorthodox philosophy regarding architecture and the profession. "Although the 'architectural school' taught basic engineering, it also inadvertently taught me what not to do. Architecture cannot be taught. Beauty comes from within. I learned early that license does not make Architecture. Competitions are, for the most part, political. The technology of any time is only a tool. The AIA is composed of those, with and without license, who primarily are in the business of promoting themselves rather than Architecture. And a committee will never be composed of anything more than another level of mediocrity." Kellogg believes "Organic Architecture is the Mother of the Arts. Beauty is the sustainable essence of life. Nature is not sentimental. Both beauty and nature are the practical aspects of our compassion for survival."

The Chart House, Kellogg's only known Coachella Valley commission, brilliantly demonstrates Kellogg's design philosophy. Here he created a building that is an integral and 'organic' part of the environment as it grows out of the hill. Hugging the land, the partially subterranean building folds, curves, and undulates with the topography. It is clearly one-of-a-kind. The property appears eligible for separate listing in the National Register of Historic Places under Criterion C for exceptional merit as an example of Organic Modern design (a "3S" National Register Status Code). In addition, the property would be eligible for designation under an existing or proposed local ordinance.

P5b. Description/Date of Photo: *View from beneath entrance overhang, August 2002.*



Recorded by Michael D. Richards **Date** March 18, 2025 ___Continuation √ Update
Form Prepared by Bai "Tom" Tang **Date** April 10, 2025
Affiliation: CRM TECH, Colton **Project No:** CRM TECH 4233

In 2004, the Chart House building was officially designated a local historic resource by the City of Rancho Mirage. Chart House itself closed prior to that, in 2003, and a series of other restaurants continued to operate at the same location until January 10, 2012, when a fire destroyed much of the building. After the fire, further studies were commissioned by the City to explore possible means to avoid or reduce impact on the significance of this historic building, such as restoration, reconstruction, or mitigation, and much public discussion ensued in the City's decision-making process.

Ultimately, the City concluded that it was infeasible for the building to be restored and that, under the circumstances, the issuance of a demolition permit was a ministerial act exempt from provisions of the California Environmental Quality Act (CEQA). The former Chart House building was subsequently demolished on March 19, 2013. A field inspection of its former site on March 18, 2025, confirmed that the building had been completely removed, leaving little physical trace of its 35-year presence except the paved parking lot nearby, which remains in occasional use by shoppers at the adjacent Atrium shopping center.

Report Citation:

Bai "Tom" Tang, Frank Raslich, Daniel Ballester, and Michael D. Richards
2025 Phase I Historical/Archaeological Resources Survey: Howard World Wildlife Museum Project; Assessor's Parcel Nos. 689-040-023, -025, and -028, City of Rancho Mirage, Riverside County, California.

Additional References:

City of Rancho Mirage
2012 Environmental Initial Study: Proposed Demolition of Fire-Damaged Structure Commonly Known as the Chart House Restaurant (Case No. EA120004); draft. Copy provided by the City of Rancho Mirage.
2013a City Council, Library Board, Housing Authority Board, the City Council Representing the Redevelopment Successor Agency and the Community Facilities District, Regular Meeting, Thursday, January 17, 2013, 1:00 P.M., Minutes. Copy provided by the City of Rancho Mirage.
2013b City Council, Library Board, Housing Authority Board, the City Council Representing the Redevelopment Successor Agency, Regular Meeting, Thursday, February 7, 2013, 1:00 P.M., Minutes. Copy provided by the City of Rancho Mirage.
2013c City Council Resolution No. 2013-07. Copy provided by the City of Rancho Mirage.
Herzog, Blake
2013 Chart House Building's Demise: "It Was a Work of Art." *The Desert Sun* (Palm Springs, California) March 20:A1, A7.
Herzog, Blake, and Colin Atagi
2013 Iconic Building to Be Leveled. *The Desert Sun* (Palm Springs, California) February 8:B1, B2.

Recorded by Michael D. Richards Date March 18, 2025 ___ Continuation √ Update
Form Prepared by Bai "Tom" Tang Date April 10, 2025
Affiliation: CRM TECH, Colton Project No: CRM TECH 4233

McGinty, Kate, and Brian Indrelunas
2012 Fire Destroys Local Landmark. *The Desert Sun* (Palm Springs, California) January 11:A1, A2.

Tang, Bai "Tom"
2012 Historic Building Study: Former Chart House, 69-934 Highway 111, City of Rancho Mirage, Riverside County, California. Report prepared for Terra Nova Planning and Research, Inc., by CRM TECH.

Appendix D

AB 52 Consultation Initiation Letter

CITY OF RANCHO MIRAGE

May 19, 2025

RE: Environmental Assessment Case No. EA25-0003 and Preliminary Development Plan Case No. PDP25-0003 for the World Wildlife Museum at 69934 Highway 111 (APNs: 689-040-023, -025, & 028)

Dear :

In conformance with Assembly Bill 52 (AB 52), we are sending you this letter to offer consultation to protect cultural resources that may occur within the City per your request. The project being considered is as follows:

The World Wildlife Museum project proposes the development of a new single-story museum located adjacent to a mountain. The project consists of three separate parcels that will be merged into one parcel, totaling 6.75 acres. The building will be approximately 22,000 square feet in size. Various site improvements are proposed which include approximately 104 parking stalls, a bus drop off area/parking, perimeter landscaping, and other improvements. Enclosed is Attachment 1 – Site Plan for your reference.

If you wish to consult with the City regarding potential cultural resources within the City, or the AB 52 process, please contact me at 760-328-2266 or via email at LezleeP@ranchomirageca.gov or at the following address within 30 days from the receipt of this letter.

Sincerely,

Lezlee Perez

Lezlee Perez
Assistant Planner

CITY OF RANCHO MIRAGE

May 19, 2025

RE: Environmental Assessment Case No. EA25-0003 and Preliminary Development Plan Case No. PDP25-0003 for the World Wildlife Museum at 69934 Highway 111 (APNs: 689-040-023, -025, & 028)

Dear :

In conformance with Assembly Bill 52 (AB 52), we are sending you this letter to offer consultation to protect cultural resources that may occur within the City per your request. The project being considered is as follows:

The World Wildlife Museum project proposes the development of a new single-story museum located adjacent to a mountain. The project consists of three separate parcels that will be merged into one parcel, totaling 6.75 acres. The building will be approximately 22,000 square feet in size. Various site improvements are proposed which include approximately 104 parking stalls, a bus drop off area/parking, perimeter landscaping, and other improvements. Enclosed is Attachment 1 – Site Plan for your reference.

If you wish to consult with the City regarding potential cultural resources within the City, or the AB 52 process, please contact me at 760-328-2266 or via email at LezleeP@ranchomirageca.gov or at the following address within 30 days from the receipt of this letter.

Sincerely,

Lezlee Perez

Lezlee Perez
Assistant Planner

CITY OF RANCHO MIRAGE

May 19, 2025

Tribe Name
Contact Person
Contact Address

RE: Environmental Assessment Case No. EA25-0003 and Preliminary Development Plan Case No. PDP25-0003 for the World Wildlife Museum at 69934 Highway 111 (APNs: 689-040-023, -025, & 028)

Dear Contact Person:

In conformance with Assembly Bill 52 (AB 52), we are sending you this letter to offer consultation to protect cultural resources that may occur within the City per your request. The project being considered is as follows:

The World Wildlife Museum project proposes the development of a new single-story museum located adjacent to a mountain. The project consists of three separate parcels that will be merged into one parcel, totaling 6.75 acres. The building will be approximately 22,000 square feet in size. Various site improvements are proposed which include approximately 104 parking stalls, a bus drop off area/parking, perimeter landscaping, and other improvements. Enclosed is Attachment 1 – Site Plan for your reference.

If you wish to consult with the City regarding potential cultural resources within the City, or the AB 52 process, please contact me at 760-328-2266 or via email at LezleeP@ranchomirageca.gov or at the following address within 30 days from the receipt of this letter.

Sincerely,

Lezlee Perez

Lezlee Perez
Assistant Planner

CITY OF RANCHO MIRAGE

May 19, 2025

Agua Caliente Band of Cahuilla Indians
Lacy Padilla, Director of Historic Preservation/THPO
5401 Dinah Shore Drive
Palm Springs, CA, 92264

RE: Environmental Assessment Case No. EA25-0003 and Preliminary Development Plan Case No. PDP25-0003 for the World Wildlife Museum at 69934 Highway 111 (APNs: 689-040-023, -025, & 028)

Dear Ms. Padilla:

In conformance with Assembly Bill 52 (AB 52), we are sending you this letter to offer consultation to protect cultural resources that may occur within the City per your request. The project being considered is as follows:

The World Wildlife Museum project proposes the development of a new single-story museum located adjacent to a mountain. The project consists of three separate parcels that will be merged into one parcel, totaling 6.75 acres. The building will be approximately 22,000 square feet in size. Various site improvements are proposed which include approximately 104 parking stalls, a bus drop off area/parking, perimeter landscaping, and other improvements. Enclosed is Attachment 1 – Site Plan for your reference.

If you wish to consult with the City regarding potential cultural resources within the City, or the AB 52 process, please contact me at 760-328-2266 or via email at LezleeP@ranchomirageca.gov or at the following address within 30 days from the receipt of this letter.

Sincerely,

Lezlee Perez

Lezlee Perez
Assistant Planner

CITY OF RANCHO MIRAGE

May 19, 2025

Augustine Band of Cahuilla Indians
Tribal Operations,
84-001 Avenue 54
Coachella, CA, 92236

RE: Environmental Assessment Case No. EA25-0003 and Preliminary Development Plan Case No. PDP25-0003 for the World Wildlife Museum at 69934 Highway 111 (APNs: 689-040-023, -025, & 028)

Dear Tribal Operations:

In conformance with Assembly Bill 52 (AB 52), we are sending you this letter to offer consultation to protect cultural resources that may occur within the City per your request. The project being considered is as follows:

The World Wildlife Museum project proposes the development of a new single-story museum located adjacent to a mountain. The project consists of three separate parcels that will be merged into one parcel, totaling 6.75 acres. The building will be approximately 22,000 square feet in size. Various site improvements are proposed which include approximately 104 parking stalls, a bus drop off area/parking, perimeter landscaping, and other improvements. Enclosed is Attachment 1 – Site Plan for your reference.

If you wish to consult with the City regarding potential cultural resources within the City, or the AB 52 process, please contact me at 760-328-2266 or via email at LezleeP@ranchomirageca.gov or at the following address within 30 days from the receipt of this letter.

Sincerely,

Lezlee Perez

Lezlee Perez
Assistant Planner

CITY OF RANCHO MIRAGE

May 19, 2025

Cabazon Band of Cahuilla Indians
Doug Welmas, Chairperson
84-245 Indio Springs Parkway
Indio, CA, 92203

RE: Environmental Assessment Case No. EA25-0003 and Preliminary Development Plan Case No. PDP25-0003 for the World Wildlife Museum at 69934 Highway 111 (APNs: 689-040-023, -025, & 028)

Dear Mr. Welmas:

In conformance with Assembly Bill 52 (AB 52), we are sending you this letter to offer consultation to protect cultural resources that may occur within the City per your request. The project being considered is as follows:

The World Wildlife Museum project proposes the development of a new single-story museum located adjacent to a mountain. The project consists of three separate parcels that will be merged into one parcel, totaling 6.75 acres. The building will be approximately 22,000 square feet in size. Various site improvements are proposed which include approximately 104 parking stalls, a bus drop off area/parking, perimeter landscaping, and other improvements. Enclosed is Attachment 1 – Site Plan for your reference.

If you wish to consult with the City regarding potential cultural resources within the City, or the AB 52 process, please contact me at 760-328-2266 or via email at LezleeP@ranchomirageca.gov or at the following address within 30 days from the receipt of this letter.

Sincerely,

Lezlee Perez

Lezlee Perez
Assistant Planner

CITY OF RANCHO MIRAGE

May 19, 2025

Cahuilla Band of Indians
Anthony Madrigal, Tribal Historic Preservation Officer
52701 CA Highway 371
Anza, CA, 92539

RE: Environmental Assessment Case No. EA25-0003 and Preliminary Development Plan Case No. PDP25-0003 for the World Wildlife Museum at 69934 Highway 111 (APNs: 689-040-023, -025, & 028)

Dear Mr. Madrigal:

In conformance with Assembly Bill 52 (AB 52), we are sending you this letter to offer consultation to protect cultural resources that may occur within the City per your request. The project being considered is as follows:

The World Wildlife Museum project proposes the development of a new single-story museum located adjacent to a mountain. The project consists of three separate parcels that will be merged into one parcel, totaling 6.75 acres. The building will be approximately 22,000 square feet in size. Various site improvements are proposed which include approximately 104 parking stalls, a bus drop off area/parking, perimeter landscaping, and other improvements. Enclosed is Attachment 1 – Site Plan for your reference.

If you wish to consult with the City regarding potential cultural resources within the City, or the AB 52 process, please contact me at 760-328-2266 or via email at LezleeP@ranchomirageca.gov or at the following address within 30 days from the receipt of this letter.

Sincerely,

Lezlee Perez

Lezlee Perez
Assistant Planner

CITY OF RANCHO MIRAGE

May 19, 2025

Cahuilla Band of Indians
BobbyRay Esparza, Cultural Director
52701 CA Highway 371
Anza, CA, 92539

RE: Environmental Assessment Case No. EA25-0003 and Preliminary Development Plan Case No. PDP25-0003 for the World Wildlife Museum at 69934 Highway 111 (APNs: 689-040-023, -025, & 028)

Dear Mr. Esparza:

In conformance with Assembly Bill 52 (AB 52), we are sending you this letter to offer consultation to protect cultural resources that may occur within the City per your request. The project being considered is as follows:

The World Wildlife Museum project proposes the development of a new single-story museum located adjacent to a mountain. The project consists of three separate parcels that will be merged into one parcel, totaling 6.75 acres. The building will be approximately 22,000 square feet in size. Various site improvements are proposed which include approximately 104 parking stalls, a bus drop off area/parking, perimeter landscaping, and other improvements. Enclosed is Attachment 1 – Site Plan for your reference.

If you wish to consult with the City regarding potential cultural resources within the City, or the AB 52 process, please contact me at 760-328-2266 or via email at LezleeP@ranchomirageca.gov or at the following address within 30 days from the receipt of this letter.

Sincerely,

Lezlee Perez

Lezlee Perez
Assistant Planner

CITY OF RANCHO MIRAGE

May 19, 2025

Cahuilla Band of Indians
Erica Schenk, Chairperson
52701 CA Highway 371
Anza, CA, 92539

RE: Environmental Assessment Case No. EA25-0003 and Preliminary Development Plan Case No. PDP25-0003 for the World Wildlife Museum at 69934 Highway 111 (APNs: 689-040-023, -025, & 028)

Dear Ms. Schenk:

In conformance with Assembly Bill 52 (AB 52), we are sending you this letter to offer consultation to protect cultural resources that may occur within the City per your request. The project being considered is as follows:

The World Wildlife Museum project proposes the development of a new single-story museum located adjacent to a mountain. The project consists of three separate parcels that will be merged into one parcel, totaling 6.75 acres. The building will be approximately 22,000 square feet in size. Various site improvements are proposed which include approximately 104 parking stalls, a bus drop off area/parking, perimeter landscaping, and other improvements. Enclosed is Attachment 1 – Site Plan for your reference.

If you wish to consult with the City regarding potential cultural resources within the City, or the AB 52 process, please contact me at 760-328-2266 or via email at LezleeP@ranchomirageca.gov or at the following address within 30 days from the receipt of this letter.

Sincerely,

Lezlee Perez

Lezlee Perez
Assistant Planner

CITY OF RANCHO MIRAGE

May 19, 2025

Los Coyotes Band of Cahuilla and Cupeño Indians
Ray Chapparosa, Chairperson
P.O. Box 189
Warner Springs, CA, 92086-0189

RE: Environmental Assessment Case No. EA25-0003 and Preliminary Development Plan Case No. PDP25-0003 for the World Wildlife Museum at 69934 Highway 111 (APNs: 689-040-023, -025, & 028)

Dear Mr. Chapparosa:

In conformance with Assembly Bill 52 (AB 52), we are sending you this letter to offer consultation to protect cultural resources that may occur within the City per your request. The project being considered is as follows:

The World Wildlife Museum project proposes the development of a new single-story museum located adjacent to a mountain. The project consists of three separate parcels that will be merged into one parcel, totaling 6.75 acres. The building will be approximately 22,000 square feet in size. Various site improvements are proposed which include approximately 104 parking stalls, a bus drop off area/parking, perimeter landscaping, and other improvements. Enclosed is Attachment 1 – Site Plan for your reference.

If you wish to consult with the City regarding potential cultural resources within the City, or the AB 52 process, please contact me at 760-328-2266 or via email at LezleeP@ranchomirageca.gov or at the following address within 30 days from the receipt of this letter.

Sincerely,

Lezlee Perez

Lezlee Perez
Assistant Planner

CITY OF RANCHO MIRAGE

May 19, 2025

Morongo Band of Mission Indians
Robert Martin, Chairperson
12700 Pumarra Road
Banning, CA, 92220

RE: Environmental Assessment Case No. EA25-0003 and Preliminary Development Plan Case No. PDP25-0003 for the World Wildlife Museum at 69934 Highway 111 (APNs: 689-040-023, -025, & 028)

Dear Mr. Martin:

In conformance with Assembly Bill 52 (AB 52), we are sending you this letter to offer consultation to protect cultural resources that may occur within the City per your request. The project being considered is as follows:

The World Wildlife Museum project proposes the development of a new single-story museum located adjacent to a mountain. The project consists of three separate parcels that will be merged into one parcel, totaling 6.75 acres. The building will be approximately 22,000 square feet in size. Various site improvements are proposed which include approximately 104 parking stalls, a bus drop off area/parking, perimeter landscaping, and other improvements. Enclosed is Attachment 1 – Site Plan for your reference.

If you wish to consult with the City regarding potential cultural resources within the City, or the AB 52 process, please contact me at 760-328-2266 or via email at LezleeP@ranchomirageca.gov or at the following address within 30 days from the receipt of this letter.

Sincerely,

Lezlee Perez

Lezlee Perez
Assistant Planner

CITY OF RANCHO MIRAGE

May 19, 2025

Morongo Band of Mission Indians
Ann Brierty, THPO
12700 Pumarra Road
Banning, CA, 92220

RE: Environmental Assessment Case No. EA25-0003 and Preliminary Development Plan Case No. PDP25-0003 for the World Wildlife Museum at 69934 Highway 111 (APNs: 689-040-023, -025, & 028)

Dear Ms. Brierty:

In conformance with Assembly Bill 52 (AB 52), we are sending you this letter to offer consultation to protect cultural resources that may occur within the City per your request. The project being considered is as follows:

The World Wildlife Museum project proposes the development of a new single-story museum located adjacent to a mountain. The project consists of three separate parcels that will be merged into one parcel, totaling 6.75 acres. The building will be approximately 22,000 square feet in size. Various site improvements are proposed which include approximately 104 parking stalls, a bus drop off area/parking, perimeter landscaping, and other improvements. Enclosed is Attachment 1 – Site Plan for your reference.

If you wish to consult with the City regarding potential cultural resources within the City, or the AB 52 process, please contact me at 760-328-2266 or via email at LezleeP@ranchomirageca.gov or at the following address within 30 days from the receipt of this letter.

Sincerely,

Lezlee Perez

Lezlee Perez
Assistant Planner

CITY OF RANCHO MIRAGE

May 19, 2025

Quechan Indian Tribe of the Fort Yuma Reservation
Jordan Joaquin, President, Quechan Tribal Council
P.O.Box 1899
Yuma, AZ, 85366-1899

RE: Environmental Assessment Case No. EA25-0003 and Preliminary Development Plan Case No. PDP25-0003 for the World Wildlife Museum at 69934 Highway 111 (APNs: 689-040-023, -025, & 028)

Dear Mr. Joaquin:

In conformance with Assembly Bill 52 (AB 52), we are sending you this letter to offer consultation to protect cultural resources that may occur within the City per your request. The project being considered is as follows:

The World Wildlife Museum project proposes the development of a new single-story museum located adjacent to a mountain. The project consists of three separate parcels that will be merged into one parcel, totaling 6.75 acres. The building will be approximately 22,000 square feet in size. Various site improvements are proposed which include approximately 104 parking stalls, a bus drop off area/parking, perimeter landscaping, and other improvements. Enclosed is Attachment 1 – Site Plan for your reference.

If you wish to consult with the City regarding potential cultural resources within the City, or the AB 52 process, please contact me at 760-328-2266 or via email at LezleeP@ranchomirageca.gov or at the following address within 30 days from the receipt of this letter.

Sincerely,

Lezlee Perez

Lezlee Perez
Assistant Planner

CITY OF RANCHO MIRAGE

May 19, 2025

Quechan Indian Tribe of the Fort Yuma Reservation
Jill McCormick, Historic Preservation Officer
P.O. Box 1899
Yuma, AZ, 85366-1899

RE: Environmental Assessment Case No. EA25-0003 and Preliminary Development Plan Case No. PDP25-0003 for the World Wildlife Museum at 69934 Highway 111 (APNs: 689-040-023, -025, & 028)

Dear Ms. McCormick:

In conformance with Assembly Bill 52 (AB 52), we are sending you this letter to offer consultation to protect cultural resources that may occur within the City per your request. The project being considered is as follows:

The World Wildlife Museum project proposes the development of a new single-story museum located adjacent to a mountain. The project consists of three separate parcels that will be merged into one parcel, totaling 6.75 acres. The building will be approximately 22,000 square feet in size. Various site improvements are proposed which include approximately 104 parking stalls, a bus drop off area/parking, perimeter landscaping, and other improvements. Enclosed is Attachment 1 – Site Plan for your reference.

If you wish to consult with the City regarding potential cultural resources within the City, or the AB 52 process, please contact me at 760-328-2266 or via email at LezleeP@ranchomirageca.gov or at the following address within 30 days from the receipt of this letter.

Sincerely,

Lezlee Perez

Lezlee Perez
Assistant Planner

CITY OF RANCHO MIRAGE

May 19, 2025

Ramona Band of Cahuilla
Joseph Hamilton, Chairperson
P.O. Box 391670
Anza, CA, 92539

RE: Environmental Assessment Case No. EA25-0003 and Preliminary Development Plan Case No. PDP25-0003 for the World Wildlife Museum at 69934 Highway 111 (APNs: 689-040-023, -025, & 028)

Dear Mr. Hamilton:

In conformance with Assembly Bill 52 (AB 52), we are sending you this letter to offer consultation to protect cultural resources that may occur within the City per your request. The project being considered is as follows:

The World Wildlife Museum project proposes the development of a new single-story museum located adjacent to a mountain. The project consists of three separate parcels that will be merged into one parcel, totaling 6.75 acres. The building will be approximately 22,000 square feet in size. Various site improvements are proposed which include approximately 104 parking stalls, a bus drop off area/parking, perimeter landscaping, and other improvements. Enclosed is Attachment 1 – Site Plan for your reference.

If you wish to consult with the City regarding potential cultural resources within the City, or the AB 52 process, please contact me at 760-328-2266 or via email at LezleeP@ranchomirageca.gov or at the following address within 30 days from the receipt of this letter.

Sincerely,

Lezlee Perez

Lezlee Perez
Assistant Planner

CITY OF RANCHO MIRAGE

May 19, 2025

Santa Rosa Band of Cahuilla Indians
Steven Estrada, Tribal Chairman
P.O. Box 391820
Anza, CA, 92539

RE: Environmental Assessment Case No. EA25-0003 and Preliminary Development Plan Case No. PDP25-0003 for the World Wildlife Museum at 69934 Highway 111 (APNs: 689-040-023, -025, & 028)

Dear Mr. Estrada:

In conformance with Assembly Bill 52 (AB 52), we are sending you this letter to offer consultation to protect cultural resources that may occur within the City per your request. The project being considered is as follows:

The World Wildlife Museum project proposes the development of a new single-story museum located adjacent to a mountain. The project consists of three separate parcels that will be merged into one parcel, totaling 6.75 acres. The building will be approximately 22,000 square feet in size. Various site improvements are proposed which include approximately 104 parking stalls, a bus drop off area/parking, perimeter landscaping, and other improvements. Enclosed is Attachment 1 – Site Plan for your reference.

If you wish to consult with the City regarding potential cultural resources within the City, or the AB 52 process, please contact me at 760-328-2266 or via email at LezleeP@ranchomirageca.gov or at the following address within 30 days from the receipt of this letter.

Sincerely,

Lezlee Perez

Lezlee Perez
Assistant Planner

CITY OF RANCHO MIRAGE

May 19, 2025

Santa Rosa Band of Cahuilla Indians
Vanessa Minott, Tribal Administrator
P.O. Box 391820
Anza, CA, 92539

RE: Environmental Assessment Case No. EA25-0003 and Preliminary Development Plan Case No. PDP25-0003 for the World Wildlife Museum at 69934 Highway 111 (APNs: 689-040-023, -025, & 028)

Dear Ms. Minott:

In conformance with Assembly Bill 52 (AB 52), we are sending you this letter to offer consultation to protect cultural resources that may occur within the City per your request. The project being considered is as follows:

The World Wildlife Museum project proposes the development of a new single-story museum located adjacent to a mountain. The project consists of three separate parcels that will be merged into one parcel, totaling 6.75 acres. The building will be approximately 22,000 square feet in size. Various site improvements are proposed which include approximately 104 parking stalls, a bus drop off area/parking, perimeter landscaping, and other improvements. Enclosed is Attachment 1 – Site Plan for your reference.

If you wish to consult with the City regarding potential cultural resources within the City, or the AB 52 process, please contact me at 760-328-2266 or via email at LezleeP@ranchomirageca.gov or at the following address within 30 days from the receipt of this letter.

Sincerely,

Lezlee Perez

Lezlee Perez
Assistant Planner

CITY OF RANCHO MIRAGE

May 19, 2025

Soboba Band of Luiseno Indians
Jessica Valdez, Cultural Resource Specialist
P.O. Box 487
San Jacinto, CA, 92581

RE: Environmental Assessment Case No. EA25-0003 and Preliminary Development Plan Case No. PDP25-0003 for the World Wildlife Museum at 69934 Highway 111 (APNs: 689-040-023, -025, & 028)

Dear Ms. Valdez:

In conformance with Assembly Bill 52 (AB 52), we are sending you this letter to offer consultation to protect cultural resources that may occur within the City per your request. The project being considered is as follows:

The World Wildlife Museum project proposes the development of a new single-story museum located adjacent to a mountain. The project consists of three separate parcels that will be merged into one parcel, totaling 6.75 acres. The building will be approximately 22,000 square feet in size. Various site improvements are proposed which include approximately 104 parking stalls, a bus drop off area/parking, perimeter landscaping, and other improvements. Enclosed is Attachment 1 – Site Plan for your reference.

If you wish to consult with the City regarding potential cultural resources within the City, or the AB 52 process, please contact me at 760-328-2266 or via email at LezleeP@ranchomirageca.gov or at the following address within 30 days from the receipt of this letter.

Sincerely,

Lezlee Perez

Lezlee Perez
Assistant Planner

CITY OF RANCHO MIRAGE

May 19, 2025

Soboba Band of Luiseno Indians
Joseph Ontiveros, Tribal Historic Preservation Officer
P.O. Box 487
San Jacinto, CA, 92581

RE: Environmental Assessment Case No. EA25-0003 and Preliminary Development Plan Case No. PDP25-0003 for the World Wildlife Museum at 69934 Highway 111 (APNs: 689-040-023, -025, & 028)

Dear Mr. Ontiveros:

In conformance with Assembly Bill 52 (AB 52), we are sending you this letter to offer consultation to protect cultural resources that may occur within the City per your request. The project being considered is as follows:

The World Wildlife Museum project proposes the development of a new single-story museum located adjacent to a mountain. The project consists of three separate parcels that will be merged into one parcel, totaling 6.75 acres. The building will be approximately 22,000 square feet in size. Various site improvements are proposed which include approximately 104 parking stalls, a bus drop off area/parking, perimeter landscaping, and other improvements. Enclosed is Attachment 1 – Site Plan for your reference.

If you wish to consult with the City regarding potential cultural resources within the City, or the AB 52 process, please contact me at 760-328-2266 or via email at LezleeP@ranchomirageca.gov or at the following address within 30 days from the receipt of this letter.

Sincerely,

Lezlee Perez

Lezlee Perez
Assistant Planner

CITY OF RANCHO MIRAGE

May 19, 2025

Torres-Martinez Desert Cahuilla Indians
Mary Belardo, Cultural Committee Vice Chair
P.O. Box 1160
Thermal, CA, 92274

RE: Environmental Assessment Case No. EA25-0003 and Preliminary Development Plan Case No. PDP25-0003 for the World Wildlife Museum at 69934 Highway 111 (APNs: 689-040-023, -025, & 028)

Dear Ms. Belardo:

In conformance with Assembly Bill 52 (AB 52), we are sending you this letter to offer consultation to protect cultural resources that may occur within the City per your request. The project being considered is as follows:

The World Wildlife Museum project proposes the development of a new single-story museum located adjacent to a mountain. The project consists of three separate parcels that will be merged into one parcel, totaling 6.75 acres. The building will be approximately 22,000 square feet in size. Various site improvements are proposed which include approximately 104 parking stalls, a bus drop off area/parking, perimeter landscaping, and other improvements. Enclosed is Attachment 1 – Site Plan for your reference.

If you wish to consult with the City regarding potential cultural resources within the City, or the AB 52 process, please contact me at 760-328-2266 or via email at LezleeP@ranchomirageca.gov or at the following address within 30 days from the receipt of this letter.

Sincerely,

Lezlee Perez

Lezlee Perez
Assistant Planner

CITY OF RANCHO MIRAGE

May 19, 2025

Torres-Martinez Desert Cahuilla Indians
Thomas Tortez, Chairperson
P.O. Box 1160
Thermal, CA, 92274

RE: Environmental Assessment Case No. EA25-0003 and Preliminary Development Plan Case No. PDP25-0003 for the World Wildlife Museum at 69934 Highway 111 (APNs: 689-040-023, -025, & 028)

Dear Mr. Tortez:

In conformance with Assembly Bill 52 (AB 52), we are sending you this letter to offer consultation to protect cultural resources that may occur within the City per your request. The project being considered is as follows:

The World Wildlife Museum project proposes the development of a new single-story museum located adjacent to a mountain. The project consists of three separate parcels that will be merged into one parcel, totaling 6.75 acres. The building will be approximately 22,000 square feet in size. Various site improvements are proposed which include approximately 104 parking stalls, a bus drop off area/parking, perimeter landscaping, and other improvements. Enclosed is Attachment 1 – Site Plan for your reference.

If you wish to consult with the City regarding potential cultural resources within the City, or the AB 52 process, please contact me at 760-328-2266 or via email at LezleeP@ranchomirageca.gov or at the following address within 30 days from the receipt of this letter.

Sincerely,

Lezlee Perez

Lezlee Perez
Assistant Planner

CITY OF RANCHO MIRAGE

May 19, 2025

Torres-Martinez Desert Cahuilla Indians
Alesia Reed, Cultural Committee Chairwoman
P.O. Box 1160
Thermal, CA, 92274

RE: Environmental Assessment Case No. EA25-0003 and Preliminary Development Plan Case No. PDP25-0003 for the World Wildlife Museum at 69934 Highway 111 (APNs: 689-040-023, -025, & 028)

Dear Ms. Reed:

In conformance with Assembly Bill 52 (AB 52), we are sending you this letter to offer consultation to protect cultural resources that may occur within the City per your request. The project being considered is as follows:

The World Wildlife Museum project proposes the development of a new single-story museum located adjacent to a mountain. The project consists of three separate parcels that will be merged into one parcel, totaling 6.75 acres. The building will be approximately 22,000 square feet in size. Various site improvements are proposed which include approximately 104 parking stalls, a bus drop off area/parking, perimeter landscaping, and other improvements. Enclosed is Attachment 1 – Site Plan for your reference.

If you wish to consult with the City regarding potential cultural resources within the City, or the AB 52 process, please contact me at 760-328-2266 or via email at LezleeP@ranchomirageca.gov or at the following address within 30 days from the receipt of this letter.

Sincerely,

Lezlee Perez

Lezlee Perez
Assistant Planner

CITY OF RANCHO MIRAGE

May 19, 2025

Torres-Martinez Desert Cahuilla Indians
Gary Resvaloso, TM MLD
P.O. Box 1160
Thermal, CA, 92274

RE: Environmental Assessment Case No. EA25-0003 and Preliminary Development Plan Case No. PDP25-0003 for the World Wildlife Museum at 69934 Highway 111 (APNs: 689-040-023, -025, & 028)

Dear Mr. Resvaloso:

In conformance with Assembly Bill 52 (AB 52), we are sending you this letter to offer consultation to protect cultural resources that may occur within the City per your request. The project being considered is as follows:

The World Wildlife Museum project proposes the development of a new single-story museum located adjacent to a mountain. The project consists of three separate parcels that will be merged into one parcel, totaling 6.75 acres. The building will be approximately 22,000 square feet in size. Various site improvements are proposed which include approximately 104 parking stalls, a bus drop off area/parking, perimeter landscaping, and other improvements. Enclosed is Attachment 1 – Site Plan for your reference.

If you wish to consult with the City regarding potential cultural resources within the City, or the AB 52 process, please contact me at 760-328-2266 or via email at LezleeP@ranchomirageca.gov or at the following address within 30 days from the receipt of this letter.

Sincerely,

Lezlee Perez

Lezlee Perez
Assistant Planner

CITY OF RANCHO MIRAGE

May 19, 2025

Torres-Martinez Desert Cahuilla Indians
Abraham Becerra, Cultural Coordinator
P.O. Box 1160
Thermal, CA, 92274

RE: Environmental Assessment Case No. EA25-0003 and Preliminary Development Plan Case No. PDP25-0003 for the World Wildlife Museum at 69934 Highway 111 (APNs: 689-040-023, -025, & 028)

Dear Mr. Becerra:

In conformance with Assembly Bill 52 (AB 52), we are sending you this letter to offer consultation to protect cultural resources that may occur within the City per your request. The project being considered is as follows:

The World Wildlife Museum project proposes the development of a new single-story museum located adjacent to a mountain. The project consists of three separate parcels that will be merged into one parcel, totaling 6.75 acres. The building will be approximately 22,000 square feet in size. Various site improvements are proposed which include approximately 104 parking stalls, a bus drop off area/parking, perimeter landscaping, and other improvements. Enclosed is Attachment 1 – Site Plan for your reference.

If you wish to consult with the City regarding potential cultural resources within the City, or the AB 52 process, please contact me at 760-328-2266 or via email at LezleeP@ranchomirageca.gov or at the following address within 30 days from the receipt of this letter.

Sincerely,

Lezlee Perez

Lezlee Perez
Assistant Planner

CITY OF RANCHO MIRAGE

May 19, 2025

RE: Environmental Assessment Case No. EA25-0003 and Preliminary Development Plan Case No. PDP25-0003 for the World Wildlife Museum at 69934 Highway 111 (APNs: 689-040-023, -025, & 028)

Dear :

In conformance with Assembly Bill 52 (AB 52), we are sending you this letter to offer consultation to protect cultural resources that may occur within the City per your request. The project being considered is as follows:

The World Wildlife Museum project proposes the development of a new single-story museum located adjacent to a mountain. The project consists of three separate parcels that will be merged into one parcel, totaling 6.75 acres. The building will be approximately 22,000 square feet in size. Various site improvements are proposed which include approximately 104 parking stalls, a bus drop off area/parking, perimeter landscaping, and other improvements. Enclosed is Attachment 1 – Site Plan for your reference.

If you wish to consult with the City regarding potential cultural resources within the City, or the AB 52 process, please contact me at 760-328-2266 or via email at LezleeP@ranchomirageca.gov or at the following address within 30 days from the receipt of this letter.

Sincerely,

Lezlee Perez

Lezlee Perez
Assistant Planner

CITY OF RANCHO MIRAGE

Appendix E

Geotechnical Investigation

Sladden Engineering

GEOTECHNICAL INVESTIGATION
PROPOSED HOWARD WORLD WILDLIFE MUSEUM
NEC MIRAGE COVE DRIVE AND HIGHWAY 111
CITY OF RANCHO MIRAGE, CALIFORNIA

-Prepared By-

Sladden Engineering

45090 Golf Center Parkway, Suite F
Indio, California 92201
(760) 863-0713

Sladden Engineering

45090 Golf Center Parkway, Suite F, Indio, California 92201 (760) 863-0713 Fax (760) 863-0847
6782 Stanton Avenue, Suite C, Buena Park, CA 90621 (714) 523-0952 Fax (714) 523-1369
450 Egan Avenue, Beaumont, CA 92223 (951) 845-7743 Fax (951) 845-8863
www.sladdenengineering.com

March 31, 2025

Project No. 544-25009
25-03-126

Robert S. Howard Foundation
Attn. Cindy Finerty
74900 Highway 111, Suite #120
Indian Wells, California 92210

Subject: Geotechnical Investigation

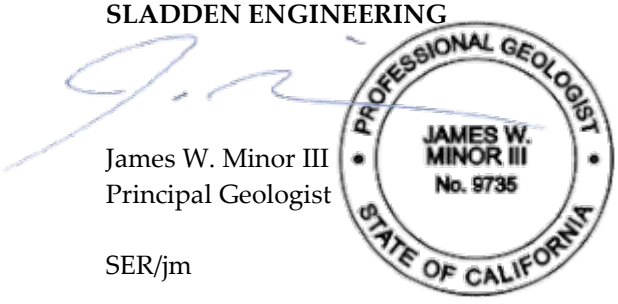
Project: Proposed Howard World Wildlife Museum
NEC Mirage Cove Drive and Highway 111
City of Rancho Mirage, California

Sladden Engineering is pleased to present the results of the geotechnical investigation performed for the Howard World Wildlife Museum proposed for the property (APN 689-040-023) located on the northeast corner of Mirage Cove Drive and Highway 111 in the City of Rancho Mirage, California. Our services were completed in accordance with our revised proposal for geotechnical engineering services dated January 21, 2025 and your authorization to proceed with the work. The purpose of our investigation was to explore the subsurface conditions at the site to provide recommendations for foundation design and the design of the various site improvements. Evaluation of environmental issues and hazardous wastes was not included within the scope of services provided.

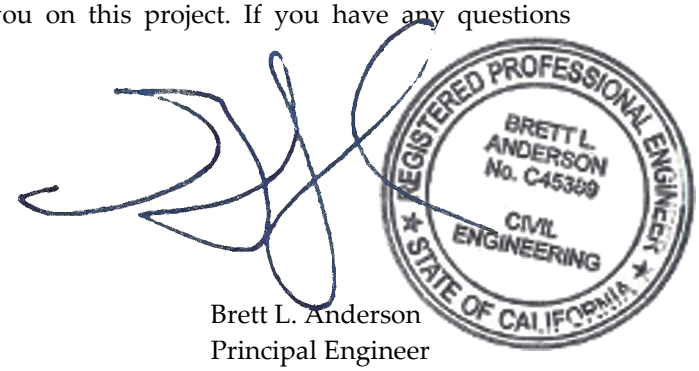
The opinions, recommendations and design criteria presented in this report are based on our field exploration program, laboratory testing and engineering analyses. Based on the results of our investigation, it is our professional opinion that the proposed project should be feasible from a geotechnical perspective provided that the recommendations presented in this report are implemented in design and carried out through construction.

We appreciate the opportunity to provide service to you on this project. If you have any questions regarding this report, please contact the undersigned.

Respectfully submitted,
SLADDEN ENGINEERING



James W. Minor III
Principal Geologist



Brett L. Anderson
Principal Engineer

SER/jm

Copies: PDF/Addressee

GEOTECHNICAL INVESTIGATION
PROPOSED HOWARD WORLD WILDLIFE MUSEUM
NEC MIRAGE COVE DRIVE AND HIGHWAY 111
CITY OF RANCHO MIRAGE, CALIFORNIA

INTRODUCTION 1
PROJECT DESCRIPTION 2
SCOPE OF SERVICES 2
SITE CONDITIONS 3
GEOLOGIC SETTING 3
SUBSURFACE CONDITIONS 4
GROUNDWATER CONDITIONS 6
SEISMICITY AND FAULTING 6
GROUND MOTION PARAMETERS 7
GEOLOGIC HAZARDS 7
CONCLUSIONS 9
EARTHWORK AND GRADING 10
- Site Clearing 10
- Preparation of Building Areas 10
- Cut/Fill Slopes 10
- Compaction 11
- Shrinkage and Subsidence 11

CONVENTIONAL SHALLOW SPREAD FOOTINGS 12
SLABS-ON-GRADE 12
RETAINING WALLS 13
CORROSION SERIES 13
UTILITY TRENCH BACKFILL 14
EXTERIOR CONCRETE FLATWORK 14
PAVEMENT DESIGN 14
DRAINAGE 14
LIMITATIONS 15
ADDITIONAL SERVICES 15
REFERENCES 16

PLATES - Site Location Map
Regional Geologic Map
Borehole Location Plan

APPENDIX A Field Exploration

APPENDIX B Laboratory Testing

APPENDIX C Seismic Design Map and Report

INTRODUCTION

This report presents the results of the geotechnical investigation performed by Sladden Engineering (Sladden) for the Howard World Wildlife Museum proposed for the property (APN 689-040-023) located on the northeast corner of Mirage Cove Drive and Highway 111 in the City of Rancho Mirage, California. The site is located at approximately 33.7662 degrees north latitude and 116.4439 degrees west longitude. The approximate location of the site is indicated on the Site Location Map (Figure 1).



Figure 1 (USGS, 2012)

Our investigation was conducted to evaluate the engineering properties of the subsurface materials, to evaluate their *in-situ* characteristics, and to provide engineering recommendations and design criteria for site preparation, foundation design and the design of various site improvements. This study also includes a review of published and unpublished geotechnical and geological literature regarding seismicity and other geologic hazards at and near the subject site.

PROJECT DESCRIPTION

Based on the provided plans (Prest Vuksic, 2024), the project will consist of constructing a new single-story museum with a plaza/fountain area. Underground utilities, a billboard sign, paved parking areas, concrete flatwork, landscape areas, and various associated improvements are also anticipated. For our analyses, we expect that the new museum will consist of a relatively lightweight wood-frame or steel-frame structure supported on conventional shallow spread footings and concrete slabs on grade.

Sladden expects that grading will be limited to minor cuts and fills to accomplish the desired surface elevations and provide adequate gradients for site drainage. This does not include the removal and re-compaction of the loose surface soil/bedrock and primary foundation-bearing soil within the proposed building and foundation areas. Upon completion of the precise grading plans, Sladden should be retained to verify that the recommendations presented within this report are properly incorporated into the design of the proposed project

Structural foundation loads were not available at the time of this report. Based on our experience with relatively lightweight structures, we expect that isolated column loads will be less than 20 kips and continuous wall loads will be less than 2.0 kips per linear foot. If these actual loads vary significantly from the assumed loads, we should be consulted to verify the applicability of the recommendations provided.

SCOPE OF SERVICES

The purpose of our investigation was to determine specific engineering characteristics of the surface and near-surface soil to develop foundation design criteria and recommendations for site preparation. Specifically, our site characterization consisted of the following tasks:

- Site reconnaissance to assess the existing surface conditions on and adjacent to the site.
- Drilling three (3) exploratory boreholes to depths ranging from approximately 5 to 21.5 feet bgs to characterize the subsurface soil conditions. Representative samples of the soil were classified in the field and retained for laboratory testing and engineering analyses.
- Performing laboratory testing on selected samples to evaluate their engineering characteristics.
- Reviewing geologic literature and discussing geologic hazards.
- Performing site-specific ground motion procedures for the subject property.
- Performing engineering analyses to develop recommendations for foundation design and site preparation.
- The preparation of this report summarizing our work at the site.

SITE CONDITIONS

The subject property is located on the northeast corner of Mirage Cove Drive and Highway 111 in the City of Rancho Mirage, California. The new museum location is formally identified by the County of Riverside as APN 689-040-023 and occupies a total area of 0.93 acres. At the time of our investigation, the property was vacant. An existing paved parking lot was located near the northern side of the parcel. An ascending bedrock hillside was located on the eastern side of the parcel. The proposed building location is near the elevation of the adjacent properties and roadways and is bounded by residential and commercial property to the north, residential property to the east, Mirage Cove Drive to the south, and Highway 111 to the west.

Based on our review of the Cathedral City 7.5-Minute Quadrangle Map (USGS, 2021) and (Google Earth, 2025), the site is situated at an approximate elevation of 265 feet above mean sea level (MSL).

No natural ponding of water or surface seeps were observed at or near the sites during our investigation conducted on February 6, 2025. Site drainage is controlled by sheet flow, surface infiltration and through City maintained storm sewers located along nearby streets.

GEOLOGIC SETTING

The project site is located within the Colorado Desert Physiographic Province (also referred to as the Salton Trough) which is characterized as a northwest-southeast trending structural depression extending from the Gulf of California to the Banning Pass. The Salton Trough is dominated by several northwest-trending faults, most notably the San Andreas Fault system. The Salton Trough is bounded by the Santa Rosa-San Jacinto Mountains on the southwest, the San Bernardino Mountains on the north, the Little San Bernardino - Chocolate – Orocopia Mountains on the east, and extends through the Imperial Valley into the Gulf of California on the south.

A relatively thick sequence (20,000 feet) of sediment has been deposited in the Coachella Valley portion of the Salton Trough from Miocene to present times. These sediments are predominately terrestrial in nature with some lacustrine (lake) and minor marine deposits. The major contributor of these sediments has been the Colorado River. The mountains surrounding the Coachella Valley are composed primarily of Precambrian metamorphic and Mesozoic "granitic" rock.

The Salton Trough is an internally draining area with no readily available outlet to Gulf of California and with portions well below sea level (-253' msl). The region is intermittently blocked from the Gulf of California by the damming effects of the Colorado River delta (current elevation +30'msl). Between about 300AD and 1600 AD (to 1700) the Salton Trough has been inundated by the River's water, forming ancient Lake Cahuilla (max. elevation +58' msl). Since that time the floor of the Trough has been repeatedly flooded with other "fresh" water lakes (1849, 1861, and 1891), the most recent and historically long-lived being the current Salton Sea (1905). The sole outlet for these waters is evaporation, leaving behind vast amounts of terrestrial sediment materials and evaporite minerals.

The site has been mapped by Rogers (1965) to be immediately underlain by Quaternary-age alluvium (Qal) to dune sand (Qs) and Pre-Cretaceous metasedimentary rocks (ms). The regional geologic setting for the site vicinity is presented on the Regional Geologic Map (Figure 2).

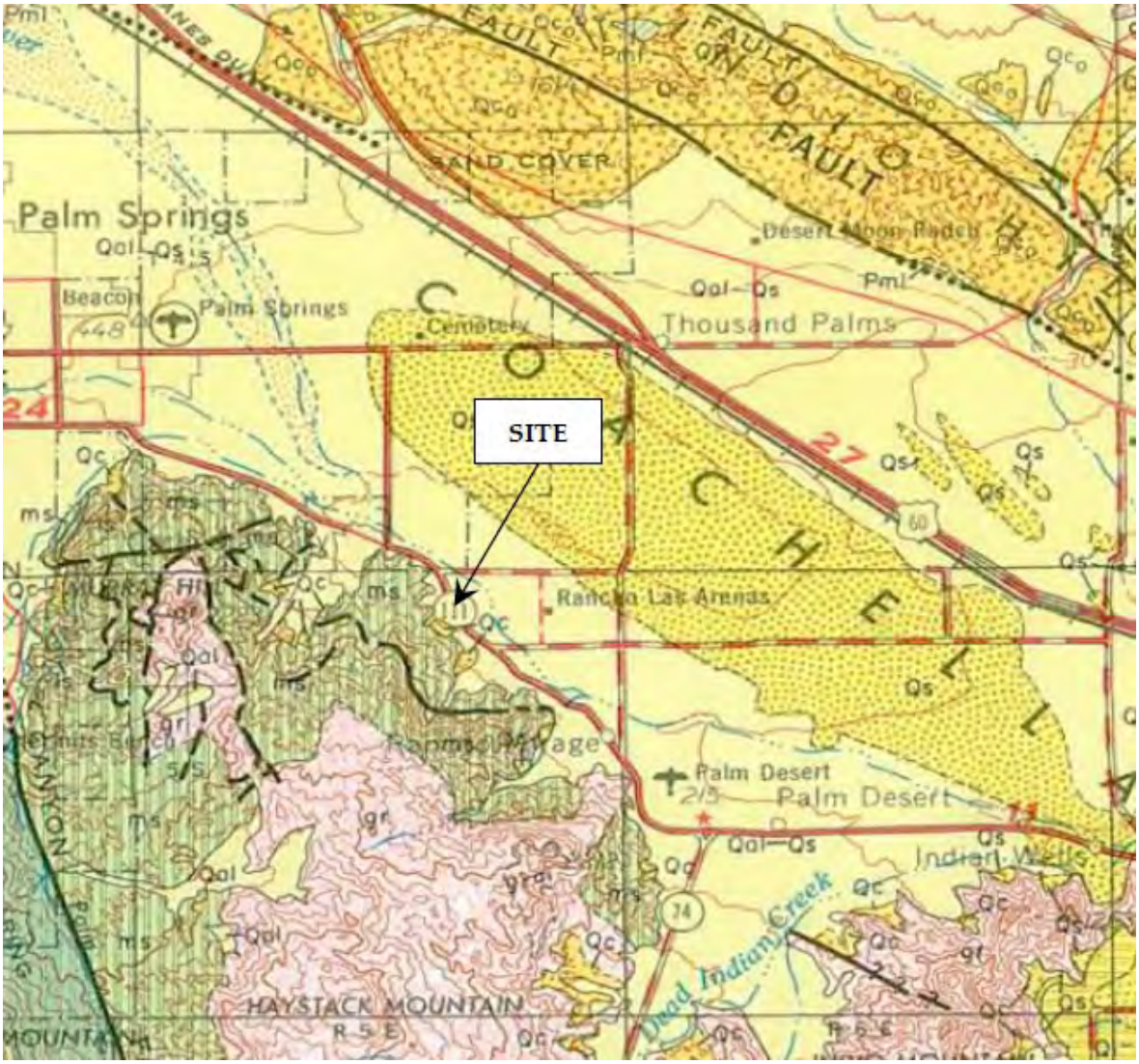


Figure 2 (Rogers, 1965)

SUBSURFACE CONDITIONS

The subsurface conditions at the site were investigated by drilling three (3) exploratory boreholes and two (2) percolation test holes on the property to depths ranging from approximately 5 to 21 feet bgs. The approximate locations of the boreholes are illustrated on the Borehole Location Plan (Figure 3). The boreholes were advanced using a truck-mounted Mobile B-61 drill-rig equipped with 8-inch outside diameter hollow stem augers. A representative of Sladden was on-site to log the materials encountered and retrieve samples for laboratory testing and engineering analysis.

During our field investigation, disturbed/fill soil was encountered to a depth of less than approximately three (3) feet below existing grade. Underlying the disturbed/fill soil, native alluvium overlying bedrock was encountered. The native alluvial soil throughout the site consists primarily of silty sand (SM), and sandy silt (ML). Generally, granular soil was found to be dry, medium dense, and grayish brown in in-situ color. Cohesive layers were found to be dry to slightly moist, medium stiff, dark grayish brown in in-situ color, and exhibited low plasticity characteristics. The encountered bedrock material consisted of a moderately hard, moderately strong, highly weathered metamorphite (ms) that breaks down into a SM/SP soil type.

The final logs represent our interpretation of the contents of the field logs, and the results of the laboratory observations and tests of the field samples. The final logs are included in Appendix A of this report. The stratification lines represent the approximate boundaries between soil types although the transitions may be gradual and variable across the site.

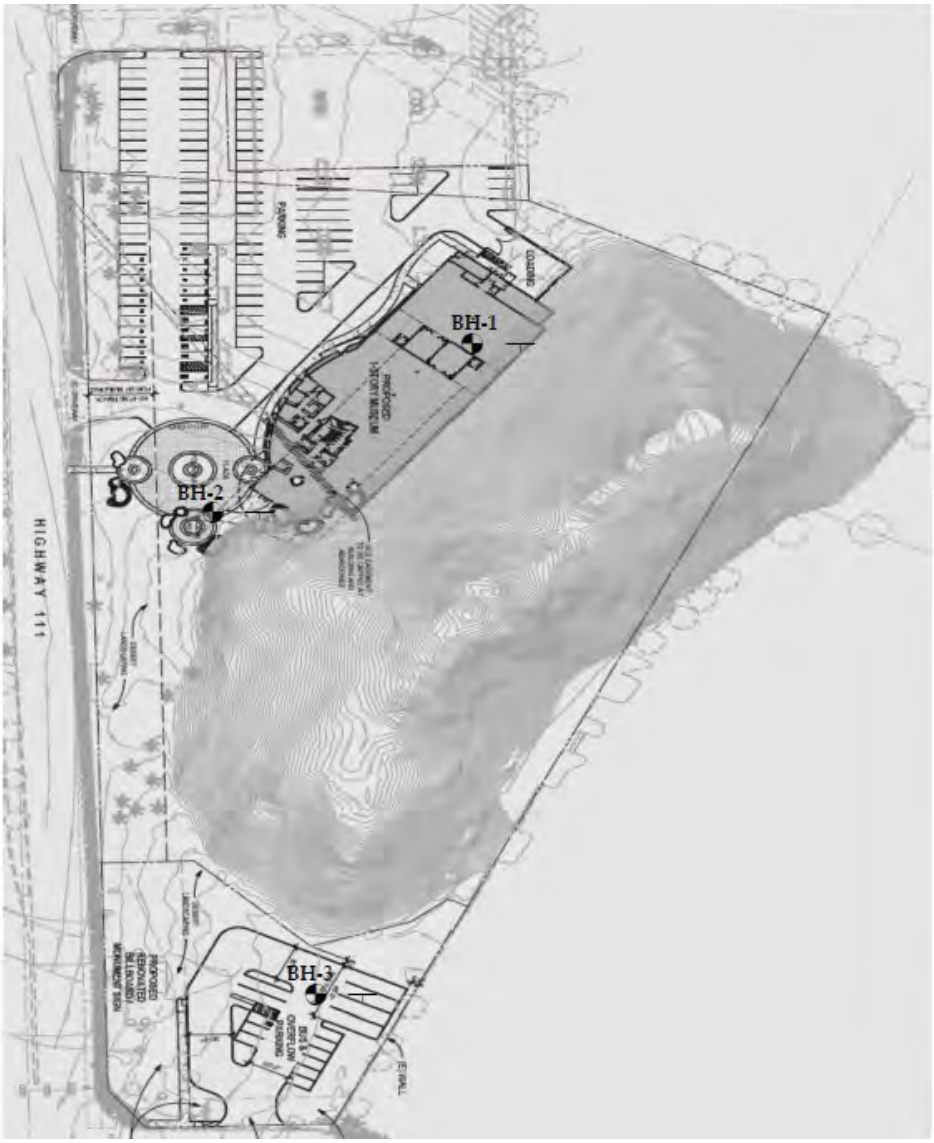


Figure 3 (Prest Vuksic, 2024)

GROUNDWATER CONDITIONS

Groundwater was not encountered at the maximum explored depth of 21 feet bgs during our field investigation. Information regarding the approximate depth to groundwater provided by the California Department of Water Resources online database indicates that the depth to groundwater is in excess of 50 feet below the existing ground surface in the vicinity of the site (CDWR, 2025). It is our opinion that groundwater should not be a factor in the design or construction of the proposed project.

SEISMICITY AND FAULTING

The southwestern United States is a tectonically active and structurally complex region, dominated by northwest-trending dextral faults. The faults of the region are often part of complex fault systems, composed of numerous subparallel faults that splay or step from main fault traces. Strong seismic shaking could be produced by any of these faults during the design life of the proposed project.

We consider the most significant geologic hazard to the project to be the potential for moderate to strong seismic shaking that is likely to occur during the design life of the project. The proposed project is located in the highly seismic Southern California region within the influence of several fault systems that are considered to be active or potentially active. An active fault is defined by the State of California as a "sufficiently active and well-defined fault" that has exhibited surface displacement within the Holocene epoch (about the last 11,000 years). A potentially active fault is defined by the State as a fault with a history of movement within Pleistocene time (between 11,000 and 1.6 million years ago).

As previously stated, the site has been subjected to strong seismic shaking related to active faults that traverse through the region. Some of the more significant seismic events near the subject site within recent times include: M6.0 North Palm Springs (1986), M6.1 Joshua Tree (1992), M7.3 Landers (1992), M6.2 Big Bear (1992), M7.1 Hector Mine (1999), and M7.1 Ridgecrest (2019).

Table 2 lists the closest known potentially active faults that was generated in part using fault parameters from The Revised 2002 California Probabilistic Seismic Hazard Maps (Cao et al, 2003), 2008 National Seismic Hazard Maps – Source Parameters (USGS, 2008) and the Fault and Fold Database of the United States (USGS, 2024a). This table does not identify the probability of reactivation or the on-site effects from earthquakes occurring on any faults in the region.

TABLE 1
CLOSEST KNOWN ACTIVE FAULTS

Fault Name	Distance (Km)	Maximum Event
San Andreas - Coachella	13.3	*7.2
San Andreas - Southern	13.3	*7.2
San Andreas - San Bernardino	18.4	*7.5
Burnt Mountain	21.5	6.5
Eureka Peak	25.2	6.4
San Jacinto - Anza	29.6	7.2
San Jacinto - Coyote Creek	34.2	6.8

GROUND MOTION PARAMETERS

Sladden has reviewed the 2022 California Building Code (CBC) and ASCE7-16 and developed ground motion parameters for the subject site. The project Seismic Design Maps are summarized in the following table and included within Appendix C. The project Structural Engineer should verify that all design parameters provided are applicable for the subject project.

TABLE 2 GROUND MOTION PARAMETERS	
Latitude / Longitude	33.7662/ -116.4439
Risk Category	II
Site Class	C
Code Reference Documents	ASCE 7-16; Chapter 11 & 21

Description	Type	Map Based
MCE_R Ground Motion (0.2 second period)	S_S	1.5
MCE_R Ground Motion (1.0 second period)	S_1	0.613
Site-Modified Spectral Acceleration Value	S_{MS}	1.8
Site-Modified Spectral Acceleration Value	S_{M1}	0.858
Numeric Seismic Design Value at 0.2 second SA	S_{DS}	1.2
Numeric Seismic Design Value at 1.0 second SA	S_{D1}	0.572
Site Amplification Factor at 0.2 second	F_a	1.2
Site Amplification Factor at 1.0 second	F_v	1.4
Site Peak Ground Acceleration	PGA_M	0.788

GEOLOGIC HAZARDS

The subject site is located in an active seismic zone and will likely experience strong seismic shaking during the design life of the proposed project. In general, the intensity of ground shaking will depend on several factors including; the distance to the earthquake focus, the earthquake magnitude, the response characteristics of the underlying materials, and the quality and type of construction. Geologic hazards and their relationship to the site are discussed below.

I. Surface Rupture. Surface rupture is expected to occur along preexisting, known active fault traces. However, surface rupture could potentially splay or step from known active faults or rupture along unidentified traces. Based on our review of Rogers (1965), Jennings (1994), CGS (2025) and CDOC (2025) known active faults are not mapped on the site. In addition, no signs of active surface faulting were observed during our review of non-stereo digitized photographs of the site and site vicinity (Google Earth, 2025). Finally, no signs of active surface fault rupture or secondary seismic effects (lateral spreading, lurching etc.) were identified during our field investigation. Therefore, it is our opinion that risks associated with primary surface ground rupture should be considered “low”.

II. Ground Shaking. The site has been subjected to past ground shaking by faults that traverse through the region. Strong seismic shaking from nearby active faults is expected to produce strong seismic shaking during the design life of the proposed project. Based on site-specific ground motion parameters developed for the property (Appendix C), the site-modified peak ground acceleration (PGAm) is estimated to be 0.788g.

III. Liquefaction/Dry Sand Settlement. Liquefaction is the process in which loose, saturated granular soil loses strength as a result of cyclic loading. The strength loss is a result of a decrease in granular sand volume and a positive increase in pore pressures. Generally, liquefaction can occur if all of the following conditions apply; liquefaction-susceptible soil, groundwater within a depth of 50 feet or less, and strong seismic shaking.

The project site is situated within a County of Riverside designated "moderate" liquefaction potential zone (RCPR, 2025). Based on our review of groundwater maps of the site vicinity (>50 feet bgs), the presence of shallow seated bedrock underlying the site and our experience in the project vicinity, risks associated with liquefaction and liquefaction related hazards should be considered "negligible".

IV. Tsunamis and Seiches. Because the site is situated at an inland location and is not immediately adjacent to any impounded bodies of water, risks associated with tsunamis and seiches are considered "negligible".

V. Slope Failure, Landsliding, Rock Falls. Slope instability in the form of landslides and rock falls were not observed at or near the subject site. The site is situated partially on relatively flat ground. The site is located immediately adjacent to an ascending bedrock slope. However, bedrock appeared to be in a stable configuration during our site investigation. Risks associated with slope instability (landslides, mass wasting, and rock falls) are considered "low".

VI. Expansive Soil. Generally, the near-surface soil consists of silty sand (SM). Based on the results of our laboratory testing (EI=0), the materials underlying the site are considered to have a "very low" expansion potential. The recommended remedial grading will result in substantial mixing and blending of the surface soil. The expansion potential of the subsurface soil should be reevaluated after grading.

VII. Static Settlement. Static settlement resulting from the anticipated foundation loads should be tolerable provided that the recommendations included in this report are considered in foundation design and construction. The ultimate static settlement is expected to be less than 1 inch when using the recommended allowable bearing pressures. As a practical matter, differential static settlement between footings can be assumed as one-half of the total static settlement.

VIII. Subsidence. Land subsidence can occur in valleys where aquifer systems have been subjected to extensive groundwater pumping, such that groundwater pumping exceeds groundwater recharge. Generally, pore water reduction can result in a rearrangement of skeletal grains and could result in elastic (recoverable) or inelastic (unrecoverable) deformation of an aquifer system. Locally, no fissures or other surficial evidence of subsidence were observed at or near the subject site.

Although recent investigations have documented significant subsidence within the Coachella Valley area (USGS, 2007), no fissures or other surficial evidence of subsidence were observed at the subject site. With the exception of isolated tension zones typically manifested on the ground surface as fissures and/or ground cracks, subsidence related to groundwater depletion is generally areal in nature with minimal differential settlement over short distances such as across individual buildings.

The Coachella Valley Water District has publicly acknowledged regional subsidence throughout the southern portion of the Coachella Valley and has indicated a commitment to groundwater replenishment programs that are intended to limit future subsidence. At this time, subsidence is considered a regional problem requiring regional mitigation not specific to the project vicinity.

IX. Debris Flows. Debris flows are viscous flows consisting of poorly sorted mixtures of sediment and water and are generally initiated on slopes steeper than approximately six horizontal to one vertical (6H:1V) (Boggs, 2001). Based on the flat nature of the site and the composition of the surface soil, we judge that risks associated with debris flows should be considered "negligible".

X. Flooding and Erosion. No signs of flooding or erosion were observed during our field investigation. Risks associated with flooding and erosion should be evaluated and mitigated by the project design Civil Engineer.

CONCLUSIONS

Based on the results of our investigation, it is our professional opinion that the project should be feasible from a geotechnical perspective provided that the recommendations included in this report are incorporated into design and carried out through construction. The main geotechnical concerns in the construction of the proposed project are the current building location along an existing hillside and the presence of shallow seated bedrock underlying the subject site.

We recommend that remedial work within the proposed new building and foundation areas include over-excavation and re-compaction of the primary foundation-bearing soil. Specific recommendations for foundation area preparation are presented in the Earthwork and Grading section of this report.

Caving did occur to varying degrees within each of our exploratory bores and the surface soil may be susceptible to caving within deeper excavations. All excavations should be constructed in accordance with the normal CalOSHA excavation criteria. Based on our observations of the materials encountered, we anticipate that the subsoil will conform to that described by CalOSHA as Type C and the underlying bedrock will be classified as Type A. Soil conditions should be verified in the field by a "Competent person" employed by the Contractor.

The following recommendations present more detailed design criteria that have been developed based on our field and laboratory investigation.

EARTHWORK AND GRADING

All earthwork including excavation, backfill, and preparation of the primary foundation and/or slab bearing soil should be performed in accordance with the geotechnical recommendations presented in this report and portions of the local regulatory requirements, as applicable. All earthwork should be performed under the observation and testing of a qualified soil engineer. The following geotechnical engineering recommendations for the proposed project are based on observations from the field investigation program, laboratory testing, and geotechnical engineering analyses.

a. Site Clearing: Areas to be graded should be cleared of vegetation, associated root systems, underground utilities, and debris. All areas scheduled to receive fill should be cleared of old fills and any irreducible matter. The strippings should be removed off-site, or stockpiled for later use in landscape areas. Voids left by obstructions should be properly backfilled in accordance with the compaction recommendations of this report.

b. Preparation of the Building Areas. To provide firm and uniform foundation bearing conditions and to mitigate potential transition related differential settlements, we recommend over-excavation and re-compaction of the surface soil and bedrock throughout the building areas. The primary foundation-bearing soil and bedrock should be removed to a depth of at least 4 feet below the existing grade or 3 feet below the bottom of the footings, whichever is deeper. Remedial grading should extend laterally, a minimum of 5 feet beyond the building perimeter. The exposed surface should then be scarified, moisture conditioned to near optimum moisture content, and compacted to at least 90 percent relative compaction. The previously removed soil may then be replaced with compacted fill in accordance with the compaction recommendations provided below. Specialized grading equipment may be necessary to accomplish bedrock removals.

c. Cut/Fill Slopes. Where fill is required on slopes steeper than five horizontal to one vertical (5H:1V), all weak soil should be removed and these areas should be positively benched horizontally into bedrock in conjunction with fill placement. Keyways will be required at the toe of all fill embankments. The keyways should be excavated at least two (2) feet into competent bedrock as measured on the downhill side. The height of the benches and keyway dimensions should be determined by the geologist in the field during grading.

d. Compaction: Soil to be used as engineered fill should be free of organic material, debris, and other deleterious substances. All fill material should be placed in thin lifts, not exceeding six inches in a loose condition. If import fill is required, the material should be of a low to non-expansive nature and should meet the following criteria:

Plastic Index	Less than 12
Liquid Limit	Less than 35
Percent Soil Passing #200 Sieve	Between 15% and 35%
Maximum Aggregate Size	3 inches

The subgrade and all fill should be compacted with acceptable compaction equipment, to at least 90 percent relative compaction. The bottom of the exposed subgrade should be observed by a representative of Sladden Engineering prior to fill placement. Compaction testing should be performed on all lifts to ensure proper placement of the fill materials. Table 4 provides a summary of the excavation and compaction recommendations.

TABLE 3
SUMMARY OF RECOMMENDATIONS

*Remedial Grading	Over-excavation and re-compaction within the building envelope and extending laterally for 5 feet beyond the building limits where possible and to a minimum of 4 feet below existing grade or 3 feet below the bottom of the footings, whichever is deeper.
Native / Import Engineered Fill	Place in thin lifts not exceeding 6 inches in a loose condition, at near optimum moisture content and compact to a minimum of 90 percent relative compaction.
Asphalt Concrete Sections	Compact the top 12 inches to at least 95 percent compaction at near optimum moisture content.

*Actual depth may vary and should be determined by a representative of Sladden Engineering in the field during construction.

e. Shrinkage and Subsidence**:** Volumetric shrinkage of the material that is excavated and replaced as controlled compacted fill should be anticipated. We estimate that this shrinkage should be between 10 and 20 percent. Subsidence of the surfaces that are scarified and compacted should be between 1 tenth and 3 tenths of a foot. This will vary depending upon the type of equipment used, the moisture content of the soil at the time of grading and the actual degree of compaction attained.

CONVENTIONAL SHALLOW SPREAD FOOTINGS

All footings should be founded entirely upon properly compacted engineered fill soil and should have a minimum embedment depth of 12 inches measured from the lowest adjacent finished grade. Continuous footings and isolated pad footings should have minimum widths of 12 inches and 24 inches, respectively. Continuous footings and isolated pad footings supported upon properly compacted engineered fill soil may be designed using allowable bearing pressures of 1800 and 2000 pounds per square foot (psf), respectively. Allowable increases of 200 psf for each additional 1 foot of width and 250 psf for each additional 6 inches of depth may be used if desired. The maximum allowable bearing pressure should be 3000 psf. The allowable bearing pressures apply to combined dead and sustained live loads. The allowable bearing pressures may be increased by one-third when considering transient live loads, including seismic and wind forces.

Based on the recommended allowable bearing pressures, the total static settlement of the shallow footings is anticipated to be less than ½ inch, provided foundation preparations conform to the recommendations described in this report. Static differential settlement is anticipated to be approximately one-half of the total settlement for similarly loaded footings spaced up to approximately 50 feet apart.

Lateral load resistance for the conventional shallow spread footings will be developed by passive pressure against the sides of the footings below grade and by friction acting at the base of the footings. An allowable passive pressure of 275 psf per foot of depth may be used for design purposes. An allowable coefficient of friction 0.45 may be used for dead and sustained live loads to compute the frictional resistance of the footing placed directly on compacted fill. Under seismic and wind loading conditions, the passive pressure and frictional resistance may be increased by one-third.

All footing excavations should be observed by a representative of the project geotechnical consultant to verify adequate embedment depths prior to placement of forms, steel reinforcement or concrete. The excavations should be trimmed neat, level and square. All loose, disturbed, sloughed or moisture-softened soils and/or any construction debris should be removed prior to concrete placement. Excavated soil generated from footing and/or utility trenches should not be stockpiled within the building envelope or in areas of exterior concrete flatwork. All footings should be reinforced in accordance with the project Structural Engineer's recommendations.

SLABS-ON-GRADE

To provide uniform and adequate support, concrete slabs-on-grade must be placed on properly compacted engineered fill soil as outlined in the previous sections of this report. The slab subgrade should remain near optimum moisture content and should not be permitted to dry prior to concrete placement. Slab subgrade should be firm and unyielding. Disturbed soil should be removed and replaced with engineered fill soil compacted to a minimum of 90 percent relative compaction.

Slab thickness and reinforcement should be determined by the Structural Engineer. We recommend a minimum slab thickness of 4.0 inches and minimum reinforcement of #3 bars at 18 inches on center in both directions. All slab reinforcement should be supported on concrete chairs to ensure that reinforcement is placed at slab mid-height. Final floor slab design and reinforcement should be determined by the Structural Engineer.

Slabs with moisture-sensitive surfaces should be underlain with a moisture vapor retarder consisting of a polyvinyl chloride membrane such as 10-mil visqueen, or equivalent. All laps within the membrane should be sealed and at least 2 inches of clean sand should be placed over the membrane to promote uniform curing of the concrete. To reduce the potential for punctures, the membrane should be placed on a pad surface that has been graded smooth without any sharp protrusions. If a smooth surface can not be achieved by grading, consideration should be given to placing a thin leveling course of sand across the pad surface prior to placement of the membrane.

RETAINING WALLS

Minor retaining walls may be necessary to accomplish the proposed construction. Cantilever retaining walls may be designed using "active" pressures. Active pressures may be estimated using an equivalent fluid weight of 35 pcf for level native backfill soil acting in a triangular pressure distribution with drained backfill conditions. "At Rest" pressures should be utilized for restrained walls. At rest pressures may be estimated using an equivalent fluid weight of 55 pcf for native backfill soil with level drained backfill conditions.

We recommend that a back drain system be provided behind all retaining walls or that the walls be designed for full hydrostatic pressures. The back drains should consist of a heavy walled, four-inch diameter, perforated pipe sloped to drain to outlets by gravity, and of clean, free-draining, three-quarter to one-and-a-half-inch crushed rock or gravel. The crushed rock or gravel should extend to within one foot of the surface. The upper one foot should be backfilled with compacted, fine-grained soil to exclude surface water. A Mirafi 140N (or equivalent) filter cloth should be placed between the on-site native material and the drain rock.

We recommend that the ground surface behind retaining walls be sloped to drain. Under no circumstances should the surface water be diverted into back drains. Where migration of moisture through walls would be detrimental, the walls should be waterproofed.

CORROSION SERIES

The soluble sulfate concentrations of the surface soil were determined to be 20 parts per million (ppm). The soil falls within the "negligible-S0" sulfate exposure category. The use of Type V cement and special sulfate-resistant concrete mixes may not be necessary. The soluble sulfate content of the surface soil should be reevaluated after grading and appropriate concrete mix designs should be established based upon post-grading test results.

The pH level of the surface soil was determined to be 7.7. Based on soluble chloride concentration testing (90 ppm) the falls within the "C1" chloride exposure category. The minimum resistivity of the surface soil was found to be 2,700 that suggests the site soil is considered to have "moderate" corrosion potential with respect to ferrous metal installations. A corrosion expert should be consulted regarding appropriate corrosion protection measures for corrosion sensitive installations.

UTILITY TRENCH BACKFILL

All utility trench backfill should be compacted to a minimum of 90 percent relative compaction. Trench backfill materials should be placed in lifts no greater than six inches in a loose condition, moisture conditioned (or air-dried) as necessary to achieve near optimum moisture content, and mechanically compacted to a minimum of 90 percent relative compaction. A representative of the project soil engineer should test the backfill to verify adequate compaction.

EXTERIOR CONCRETE FLATWORK

To provide uniform support and minimize settlement related cracking of concrete flatwork, the subgrade soil within concrete flatwork areas should be compacted to a minimum of 90 percent relative compaction. A representative of the project geotechnical consultant should observe and verify the density and moisture content of the soil prior to concrete placement.

ON-SITE PAVEMENT DESIGN

Asphalt concrete pavements should be designed in accordance with the Caltrans Highway Design Manual based on the R-Value and Traffic Index. The R-value of the near-surface soil was estimated to be 50. Because site grading will result in the significant blending of the near surface soil, the R-value should be determined based on post grading test results. For preliminary pavement design, Traffic Indices (TI) of 5.0 and 6.5 were used for the light-duty and heavy-duty pavements, respectively. We assumed Asphalt Concrete (AC) over Class II Aggregate Base (AB). The preliminary flexible pavement layer thickness is as follows:

TABLE 4
RECOMMENDED ASPHALT PAVEMENT SECTION LAYER THICKNESS

Pavement Material	Recommended Thickness
	TI = 5.0
Asphalt Concrete Surface Course	3.0 inches
Class II Aggregate Base Course	4.0 inches
Compacted Subgrade Soil	12.0 inches

Asphalt concrete and Class II aggregate base should conform to the latest edition of the Standard Specifications for Public Works Construction ("Greenbook") or CalTrans Standard Specifications. The aggregate base course should be compacted to at least 95 percent of the maximum dry density as determined by ASTM Method D 1557.

DRAINAGE

All final grades should be provided with positive gradients away from foundations to provide rapid removal of surface water runoff to an adequate discharge point. No water should be allowed to be pond on or immediately adjacent to foundation elements. To reduce water infiltration into the subgrade soil, surface water should be directed away from building foundations to an adequate discharge point. Subgrade drainage should be evaluated upon completion of the precise grading plans and in the field during grading.

LIMITATIONS

The findings and recommendations presented in this report are based upon an interpolation of the soil conditions between the exploratory locations and extrapolation of these conditions throughout the proposed building areas. Should conditions encountered during grading appear different than those indicated in this report, this office should be notified.

The use of this report by other parties or for other projects is not authorized. The recommendations of this report are contingent upon monitoring of the grading operation by a representative of Sladden Engineering. All recommendations are considered to be tentative pending our review of the grading operation and additional testing, if indicated. If others are employed to perform any soil testing, this office should be notified prior to such testing in order to coordinate any required site visits by our representative and to assure indemnification of Sladden Engineering.

We recommend that a pre-job conference be held on the site prior to the initiation of site grading. The purpose of this meeting will be to assure a complete understanding of the recommendations presented in this report as they apply to the actual grading performed.

ADDITIONAL SERVICES

Once completed, final project plans and specifications should be reviewed by use prior to construction to confirm that the full intent of the recommendations presented herein have been applied to design and construction. Following review of plans and specifications, observation should be performed by the Soil Engineer during construction to document that foundation elements are founded on/or extend into the properly compacted soil, and that suitable backfill soil is placed upon competent materials and properly compacted at the recommended moisture content.

Tests and observations should be performed during grading by the Soil Engineer or his representative in order to verify that the grading is being performed in accordance with the project specifications. Field density testing shall be performed in accordance with acceptable ASTM test methods. The minimum acceptable degree of compaction should be 90 percent for engineered fill soil and 95 percent for Class II aggregate base as obtained by ASTM Test Method D1557. Where testing indicates insufficient density, additional compactive effort shall be applied until retesting indicates satisfactory compaction.

REFERENCES

Boggs, S. Jr., 2001, "Principles of Sedimentology and Stratigraphy", Prentice Hall, third edition

Building Seismic Safety Council (BSSC), 2014, Earthquake Scenario Event Set webpage; available at: https://usgs.maps.arcgis.com/apps/webappviewer/index.html?id=14d2f75c7c4f4619936dac0d14e1e468

California Building Code (CBC), 2022, California Building Standards Commission.

California Department of Conservation (CDOC), 2025, Earthquake Zones of Required Investigation; available at: https://maps.conservation.ca.gov/cgs/EQZApp/app/

California Department of Water Resources (CDWR), 2025, Historical Data by Well-Map Interface, available at : https://wdl.water.ca.gov/waterdatalibrary/

California Geological Survery (CGS), 2025, Earthquake Zones of Required Investigation Maps and Reports.

Cao T., Bryant, W.A., Rowshandel B., Branum D., Wills C.J., 2003, "The Revised 2002 California Probabilistic Seismic Hazard Maps".

GoogleEarth.com, 2025, Vertical Aerial Photograph for the Rancho Mirage Area, California, Undated, Variable Scale.

Jennings, Charles W. (Compiler), 1994, Fault Activity Map of California and Adjacent Areas, California Division of Mines and Geology, Geologic Data Map No. 6

Prest Vuksic Greenwood Architects Interiors, 2024, Howard World Wildlife Museum Overall Site Plan.

Riverside County Parcel Viewer, available at: https://gis1.countyofriverside.us/Html5Viewer/index.html?viewer=MMC_Public

Rogers T.H (compiler), Jenkins, O.P (edition), 1965, Geologic Map of California, Santa Ana Sheet, sixth printing 1992, California Division of Mines and Geology, 1: 250,000.

Southern California Earthquake Data Center (SCEDC), 2025, Significant Earthquakes and Faults; available at: https://scedc.caltech.edu/

Structural Engineer Association (SEA), 2025, Seismic Design Maps; available at: https://seismicmaps.org/

United States Geological Survey (USGS), 2007, "Detection and Measurement of Land Subsidence Using Global Positioning System and Interferometric Synthetic Aperture Radar, Coachella Valley, California, 1996-2005", Scientific Investigations Report 2007-5251.

REFERENCES
(Continued)

United States Geological Survey (USGS), 2021, Cathedral City 7.5 Minute Quadrangle Map, 1:24000.

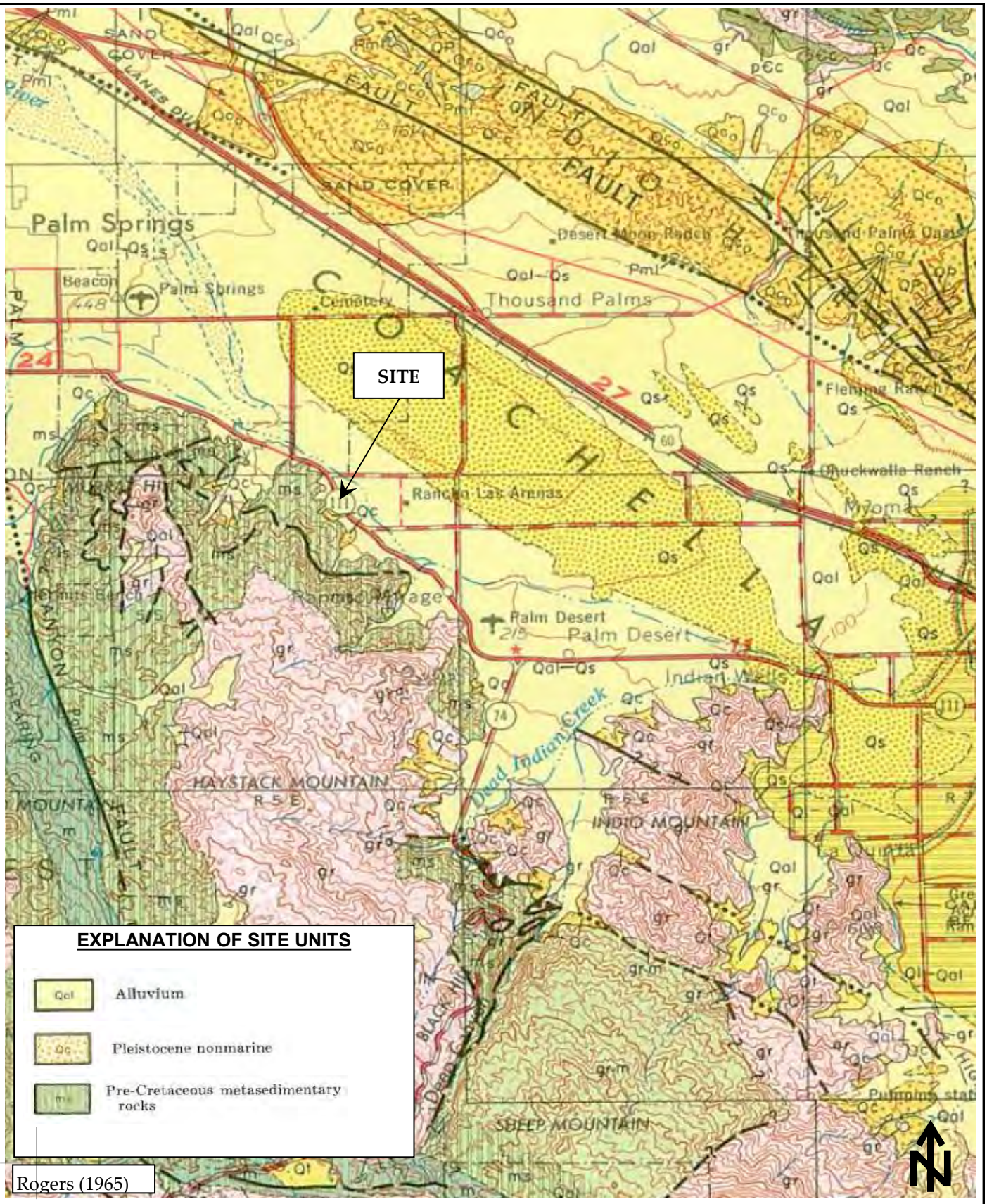
United States Geological Survey (USGS), 2025a, Quaternary Fault and Fold Database; available at: https://geohazards.usgs.gov/hazards/interactive/

FIGURES

SITE LOCATION MAP
REGIONAL GEOLOGIC MAP
BOREHOLE LOCATION PLAN

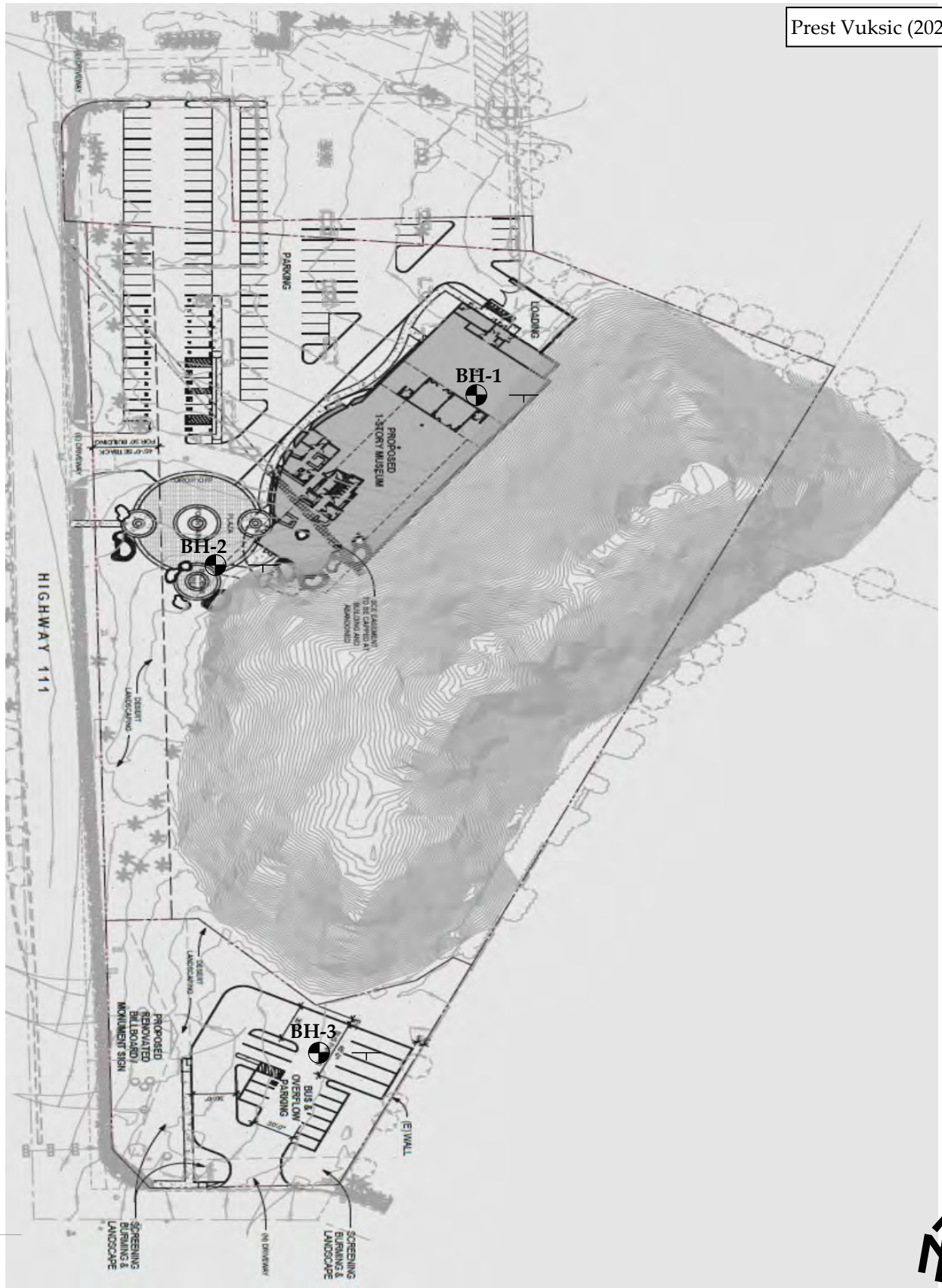


Sladden Engineering	SITE LOCATION MAP	FIGURE 1
	Project Number: 544-25009	
	Report Number: 25-03-126	
	Date: March 31, 2025	



Sladden Engineering	REGIONAL GEOLOGIC MAP	FIGURE 2
	Project Number: 544-25009	
	Report Number: 25-03-126	
	Date: March 31, 2025	

Prest Vuksic (2024)



BOREHOLE LOCATION PLAN

FIGURE

3

Project Number:	544-25009
Report Number:	25-03-126
Date:	March 31, 2025

Sladden Engineering

APPENDIX A

FIELD EXPLORATION

APPENDIX A

FIELD EXPLORATION

For our field investigation, three (3) exploratory boreholes were excavated on the subject site. Continuous logs of the materials encountered were made by a representative of Sladden Engineering. Materials encountered in the bores were classified in accordance with the Unified Soil Classification System.

Representative undisturbed samples were obtained within our borings by driving a thin-walled steel penetration sampler (California split spoon sampler) or a Standard Penetration Test (SPT) sampler with a 140 pound automatic-trip hammer dropping approximately 30 inches (ASTM D1586). The number of blows required to drive the samplers 18 inches was recorded in 6-inch increments and blowcounts are indicated on the boring logs.

The California samplers are 3.0 inches in diameter, carrying brass sample rings having inner diameters of 2.5 inches. The standard penetration samplers are 2.0 inches in diameter with an inner diameter of 1.5 inches. Undisturbed samples were removed from the sampler and placed in moisture sealed containers in order to preserve the natural soil moisture content. Bulk samples were obtained from the excavation spoils and samples were then transported to our laboratory for further observations and testing.

.

Sladden Engineering

BORE LOG

Equipment:	Mobil-B-61	Date Drilled:	2/6/2025
Elevation:	270 Ft. MSL	Boring No:	BH-1

Sample	Blow Counts	Bulk Sample	Expansion Index	% Minus #200	% Moisture	Density, pcf	Depth (Feet)	Graphic Lithology	Description
		1	0				0		4.0 Inches Asphalt
	3 3 4				1.3	89.3	2–6		Sandy Silt (ML); dark grayish brown, dry, medium stiff, non plastic (Qal/Qs).
	17 50				6.5		10–12		Bedrock (Metamorphite); moderately hard, moderately strong, highly weathered (ms); breaks down to SM/SP soil type.
	50-9"				2.6		16		Practical Bedrock Refusal at ~16.5 Feet bgs. Bedrock Encountered at 10.0 Feet bgs. No Groundwater or Seepage Encountered.
							18–50		

Completion Notes:

PROPOSED HOWARD WORLD WILDLIFE MUSEUM
NEC MIRAGE DRIVE & HIGHWAY 111, RANCHO MIRAGE

Project No: 544-25009
Report No: 25-03-126

Sladden Engineering

BORE LOG

Equipment:	Mobil-B-61	Date Drilled:	2/6/2025
Elevation:	270 Ft. MSL	Boring No:	BH-2

Sample	Blow Counts	Bulk Sample	Expansion Index	% Minus #200	% Moisture	Density, pcf	Depth (Feet)	Graphic Lithology	Description
							0		Silty Sand/Sandy Silt (SM/ML); grayish brown, dry, fine-to coarse-grained (Disturbed).
■	15 21 39				3.4	115.9	2		Bedrock (Metamorphite); moderately hard, moderately strong, highly weathered (ms); breaks down to SM/SP soil type.
■	50-3"						4		
							6		
							8		
							10		
							12		
							14		
							16		
							18		Practical Bedrock Refusal at ~5.0 Feet bgs. Bedrock Encountered at 2.0 Feet bgs. No Groundwater or Seepage Encountered.
							20		
							22		
							24		
							26		
							28		
							30		
							32		
							34		
							36		
							38		
							40		
							42		
							44		
							46		
							48		
							50		

Completion Notes:

PROPOSED HOWARD WORLD WILDLIFE MUSEUM
NEC MIRAGE DRIVE & HIGHWAY 111, RANCHO MIRAGE

Project No: 544-25009
Report No: 25-03-126

Sladden Engineering

BORE LOG

Equipment:	Mobil-B-61	Date Drilled:	2/6/2025
Elevation:	270 Ft. MSL	Boring No:	BH-3

Sample	Blow Counts	Bulk Sample	Expansion Index	% Minus #200	% Moisture	Density, pcf	Depth (Feet)	Graphic Lithology	Description
							0		Silty Sand/Sandy Silt (SM/ML); grayish brown, dry, fine-to coarse-grained (Disturbed).
							2		
							4		
■	5 8 11				1.5	95.1	6		Silty Sand (SM); grayish brown, dry, medium dense, fine-to coarse-grained (Qal/Qa).
							8		
■	7 5 6				1.5		10		Silty Sand (SM); grayish brown, dry, medium dense, fine-to coarse-grained (Qal/Qa).
							12		
■	12 14 17				0.8	114.9	14		
							16		Silty Sand (SM); grayish brown, dry, medium dense, fine-to coarse-grained (Qal/Qa).
							18		
■	8 10 11				1.4		20		Silty Sand (SM); grayish brown, dry, medium dense, fine-to coarse-grained (Qal/Qa).
							22		
							24		Terminated at ~21.5 Feet bgs. No Bedrock Encountered. No Groundwater or Seepage Encountered.
							26		
							28		
							30		
							32		
							34		
							36		
							38		
							40		
							42		
							44		
							46		
							48		
							50		

Completion Notes:

PROPOSED HOWARD WORLD WILDLIFE MUSEUM
NEC MIRAGE DRIVE & HIGHWAY 111, RANCHO MIRAGE

Project No: 544-25009
Report No: 25-03-126

APPENDIX B

LABORATORY TESTING

APPENDIX B

LABORATORY TESTING

Representative bulk soil samples were obtained in the field and returned to our laboratory for additional observations and testing. Laboratory testing was generally performed in two phases. The first phase consisted of testing in order to determine the compaction of the existing natural soil and the general engineering classifications of the soils underlying the site. This testing was performed in order to estimate the engineering characteristics of the soil and to serve as a basis for selecting samples for the second phase of testing. The second phase consisted of soil mechanics testing. This testing including consolidation, shear strength and expansion testing was performed in order to provide a means of developing specific design recommendations based on the mechanical properties of the soil.

CLASSIFICATION AND COMPACTION TESTING

Maximum Density-Optimum Moisture Determinations: Representative soil types were selected for maximum density determinations. This testing was performed in accordance with the ASTM Standard D1557, Test Method A. Graphic representations of the results of this testing are presented in this appendix. The maximum densities are compared to the field densities of the soil in order to determine the existing relative compaction to the soil.

Classification Testing: Soil samples were selected for classification testing. This testing consists of mechanical grain size analyses. This provides information for developing classifications for the soil in accordance with the Unified Soil Classification System which is presented in the preceding appendix. This classification system categorizes the soil into groups having similar engineering characteristics. The results of this testing is very useful in detecting variations in the soil and in selecting samples for further testing.

SOIL MECHANIC'S TESTING

Expansion Testing: One (1) bulk sample was selected for Expansion testing. Expansion testing was performed in accordance with the UBC Standard 18-2. This testing consists of remolding 4-inch diameter by 1-inch thick test specimens to a moisture content and dry density corresponding to approximately 50 percent saturation. The samples are subjected to a surcharge of 144 pounds per square foot and allowed to reach equilibrium. At that point the specimens are inundated with distilled water. The linear expansion is then measured until complete.

Direct Shear Testing: One (1) bulk sample was selected for Direct Shear testing. This test measures the shear strength of the soil under various normal pressures and is used to develop parameters for foundation design and lateral design. Tests were performed using a recompacted test specimen that was saturated prior to tests. Tests were performed using a strain controlled test apparatus with normal pressures ranging from 800 to 2300 pounds per square foot.

Corrosion Series Testing: The soluble sulfate concentrations of the surface soil were determined in accordance with California Test Method Number (CA) 417. The pH and Minimum Resistivity were determined in accordance with CA 643. The soluble chloride concentrations were determined in accordance with CA 422.

Sladden Engineering

450 Egan Avenue, Beaumont CA 92223 (951) 845-7743 Fax (951) 845-8863

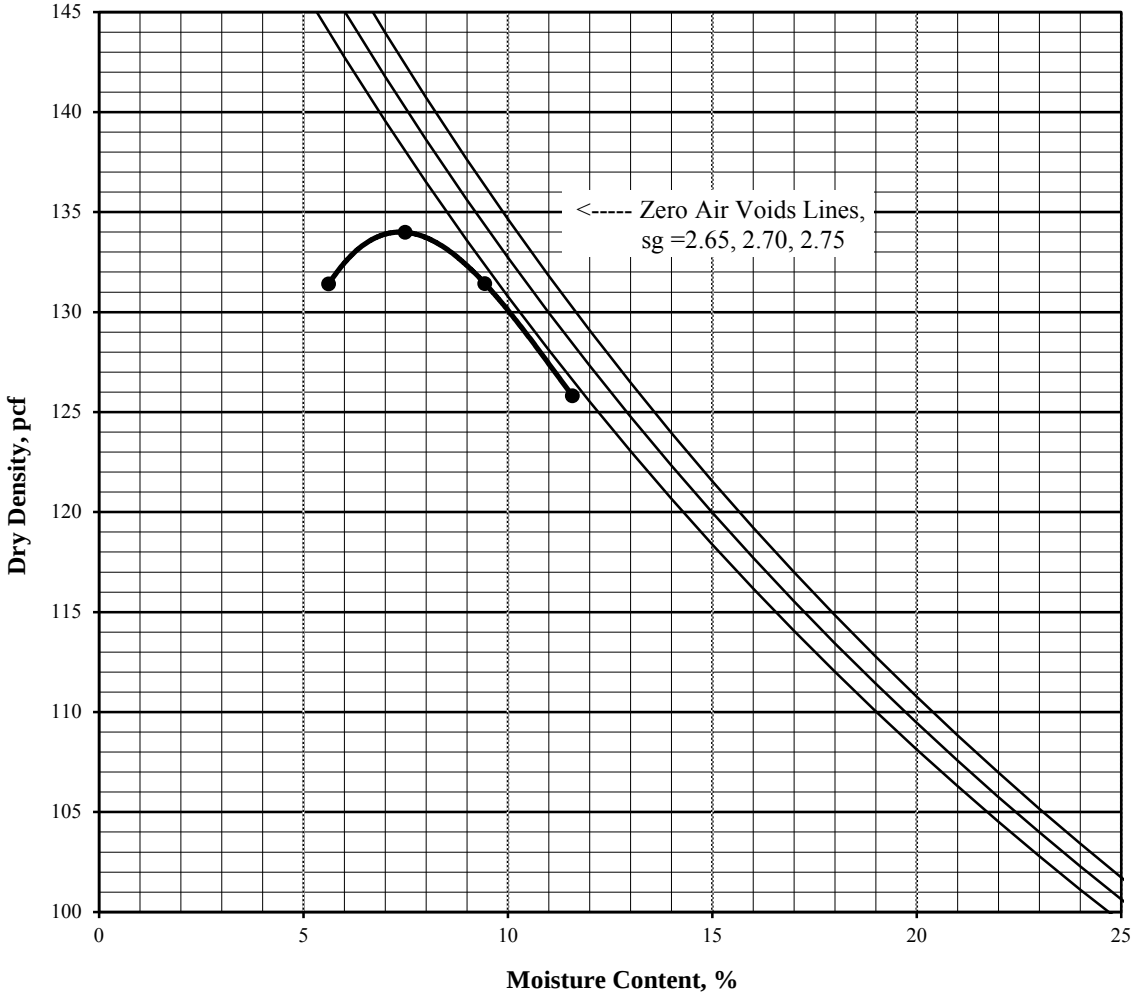
Maximum Density/Optimum Moisture

ASTM D698/D1557

Project Number:	544-25009	March 28, 2025
Project Name:	NEC Mirage Drive & HWY 111	
Lab ID Number:	LN6-25046	ASTM D-1557 A
Sample Location:	BH-1 Bulk 1 @ 0-5'	Rammer Type: Machine
Description:	Dark Brown Silty Sand (SM)	

Maximum Density: 137.5 pcf
Optimum Moisture: 8%
Corrected for Oversize (ASTM D4718)

Sieve Size	% Retained
3/4"	
3/8"	
#4	10.5



Sladden Engineering

450 Egan Avenue, Beaumont, CA 92223 (951) 845-7743 Fax (951) 845-8863

Expansion Index

ASTM D 4829

Job Number: 544-25009 March 28, 2025

Job Name: NEC Mirage Drive & HWY 111

Lab ID Number: LN6-25046

Sample ID: BH-1 Bulk 1 @ 0-5'

Soil Description: Dark Brown Silty Sand (SM)

Wt of Soil + Ring:	606.3
Weight of Ring:	188.5
Wt of Wet Soil:	417.8
Percent Moisture:	6.3%
Sample Height, in	0.95
Wet Density, pcf:	133.7
Dry Denstiy, pcf:	125.8

% Saturation:	50.1

Expansion **Rack # 3**

Date/Time	3/27/2025	2:00 PM
Initial Reading	0.0000	
Final Reading	0.0000	

Expansion Index **0**

(Final - Initial) x 1000

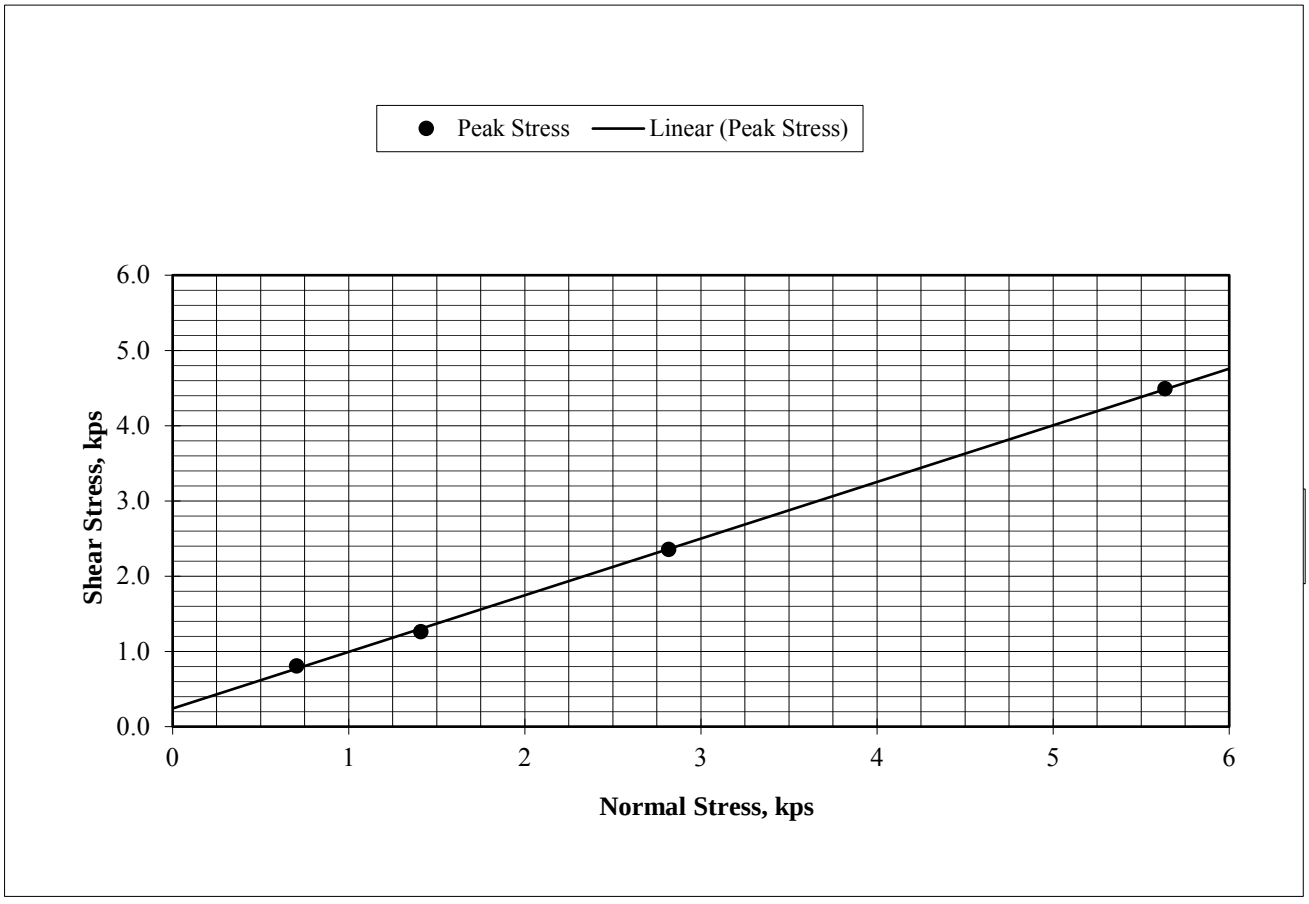
Sladden Engineering

450 Egan Avenue, Beaumont, CA 92223 (951) 845-7743 Fax (951) 845-8863

Direct Shear ASTM D 3080-04
(modified for unconsolidated condition)

Job Number:	544-25009		March 28, 2025
Job Name	NEC Mirage Drive & HWY 111	Initial Dry Density:	127.0 pcf
Lab ID No.	LN6-25046	Initial Mosture Content:	3.9 %
Sample ID	BH-1 Bulk 1 @ 0-5'	Peak Friction Angle (Ø):	37°
Classification	Dark Brown Silty Sand (SM)	Cohesion (c):	240 psf
Sample Type	Remolded @ 90% of Maximum Density		

Test Results	1	2	3	4	Average
Moisture Content, %	6.7	6.7	6.7	6.7	6.7
Saturation, %	55.6	55.6	55.6	55.6	55.6
Normal Stress, kps	0.704	1.409	2.817	5.635	
Peak Stress, kps	0.807	1.264	2.354	4.491	



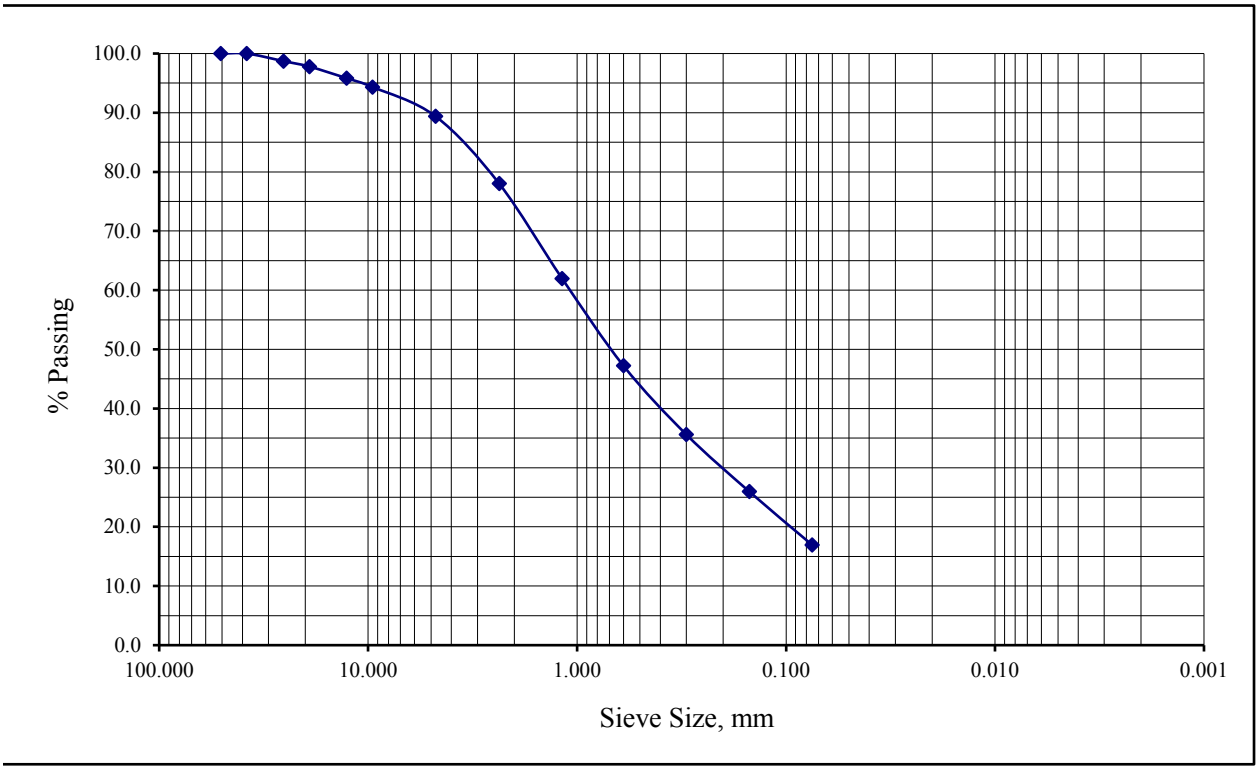
Sladden Engineering
450 Egan Avenue, Beaumont, CA 92223 (951) 845-7743 Fax (951) 845-8863

Gradation

ASTM C117 & C136

Project Number: 544-25009 March 28, 2025
Project Name: NEC Mirage Drive & HWY 111
Lab ID Number: LN6-25046
Sample ID: BH-1 Bulk 1 0-5' Soil Classification: SM

Sieve Size, in	Sieve Size, mm	Percent Passing
2"	50.8	100.0
1 1/2"	38.1	100.0
1"	25.4	98.7
3/4"	19.1	97.8
1/2"	12.7	95.8
3/8"	9.53	94.3
#4	4.75	89.4
#8	2.36	78.0
#16	1.18	62.0
#30	0.60	47.2
#50	0.30	35.6
#100	0.15	26.0
#200	0.075	16.9



Sladden Engineering

6782 Stanton Ave., Suite C, Buena Park, CA 90621 (714) 523-0952 Fax (714) 523-1369
45090 Golf Center Pkwy, Suite F, Indio, CA 92201 (760) 863-0713 Fax (760) 863-0847
450 Egan Avenue, Beaumont, CA 92223 (951) 845-7743 Fax (951) 845-8863

Date: March 28, 2025

Account No.: 544-25009

Customer: Robert S. Howard Foundation

Location: Proposed Howard World Wildlife Museum NEC Mirage Drive & HWY 111 Rancho Mirage

Analytical Report

Corrosion Series

	pH per CA 643	Soluble Sulfates per CA 417 ppm	Soluble Chloride per CA 422 ppm	Min. Resistivity per CA 643 ohm-cm
BH-1 @ 0-5’	7.7	20	90	2,700

APPENDIX C

SEISMIC DESIGN MAP AND REPORT

USGS web services were down for some period of time and as a result this tool wasn't operational, resulting in *timeout* error.
USGS web services are now operational so this tool should work as expected.

OSHPD

Latitude, Longitude: 33.7662, -116.4439



Date	2/24/2025, 9:10:46 AM
Design Code Reference Document	ASCE7-16
Risk Category	II
Site Class	C - Very Dense Soil and Soft Rock

Type	Value	Description
S_S	1.5	MCE_R ground motion. (for 0.2 second period)
S_1	0.613	MCE_R ground motion. (for 1.0s period)
S_{MS}	1.8	Site-modified spectral acceleration value
S_{M1}	0.858	Site-modified spectral acceleration value
S_{DS}	1.2	Numeric seismic design value at 0.2 second SA
S_{D1}	0.572	Numeric seismic design value at 1.0 second SA

Type	Value	Description
SDC	D	Seismic design category
F_a	1.2	Site amplification factor at 0.2 second
F_v	1.4	Site amplification factor at 1.0 second
PGA	0.656	MCE_G peak ground acceleration
F_{PGA}	1.2	Site amplification factor at PGA
PGA_M	0.788	Site modified peak ground acceleration
T_L	8	Long-period transition period in seconds
SsRT	1.827	Probabilistic risk-targeted ground motion. (0.2 second)
SsUH	1.997	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration
SsD	1.5	Factored deterministic acceleration value. (0.2 second)
S1RT	0.702	Probabilistic risk-targeted ground motion. (1.0 second)
S1UH	0.784	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration.
S1D	0.613	Factored deterministic acceleration value. (1.0 second)
PGAd	0.656	Factored deterministic acceleration value. (Peak Ground Acceleration)
PGA_{UH}	0.788	Uniform-hazard (2% probability of exceedance in 50 years) Peak Ground Acceleration
C_{RS}	0.915	Mapped value of the risk coefficient at short periods

Type	Value	Description
C_{R1}	0.895	Mapped value of the risk coefficient at a period of 1 s
C_V	1.2	Vertical coefficient

DISCLAIMER

While the information presented on this website is believed to be correct, SEAOC /OSHPD and its sponsors and contributors assume no responsibility or liability for its accuracy. The material presented in this web application should not be used or relied upon for any specific application without competent examination and verification of its accuracy, suitability and applicability by engineers or other licensed professionals. SEAOC / OSHPD do not intend that the use of this information replace the sound judgment of such competent professionals, having experience and knowledge in the field of practice, nor to substitute for the standard of care required of such professionals in interpreting and applying the results of the seismic data provided by this website. Users of the information from this website assume all liability arising from such use. Use of the output of this website does not imply approval by the governing building code bodies responsible for building code approval and interpretation for the building site described by latitude/longitude location in the search results of this website.

Appendix F

Preliminary Water Quality Management Plan

Project Specific
Preliminary Water Quality Management Plan

Howard World Wildlife Museum
69934 CA-111, Rancho Mirage, CA

Prepared for:

Robert S. Howard Foundation
74-900 Hwy 111, Suite #120
Indian Wells, CA 92210
Cindy Finerty
cfinerty22@aol.com

Prepared by:

TheAltumGroup
James R. Bazua, PE
44-600 Village Court Suite 100
Palm Desert, CA 92260
Telephone: (760) 346 – 4750
james.bazua@thealtumgroup.com

3/27/25

James Bazua
RCE 58394

Date
Exp. 12/31/26



Original Date Prepared: March 27, 2025

Revision Date(s):

OWNER'S CERTIFICATION

This project-specific Preliminary Water Quality Management Plan (WQMP) has been prepared for:

Prest Vuksic Greenwood Architects by **The Altum Group** for the project known as **The World Wildlife Museum** at **69934 CA-111, Rancho Mirage, CA 92270.**

.

This Preliminary WQMP is intended to comply with the requirements of The City of Rancho Mirage for **ASSESSOR'S PARCEL NUMBERS: 689-040-023, 689-040-025, and 689-040-028** which includes the requirement for the preparation and implementation of a project-specific WQMP.

The undersigned, while owning the property/project described in the preceding paragraph, shall be responsible for the implementation of the WQMP and will ensure that the WQMP is amended as appropriate to reflect up-to-date conditions on the site. This Preliminary WQMP will be reviewed with the facility operator, facility supervisors, employees, tenants, maintenance and service contractors, or any other party (or parties) having responsibility for implementing portions of the WQMP. At least one copy of the Final WQMP will be maintained at the project site or project office in perpetuity.

The undersigned is authorized to certify and to approve implementation of the Final WQMP. The undersigned is aware that implementation of the WQMP is enforceable under The City of Rancho Mirage Water Quality Ordinance (City of Rancho Mirage Ordinance 13.05.010).

If the undersigned transfers its interest in the subject property/project, the undersigned shall notify the successor in interest of its responsibility to implement the WQMP.

"I, the undersigned, certify under penalty of law that I am the owner of the property that is the subject of the final WQMP, and that the provisions of the final WQMP have been reviewed and accepted and that the final WQMP will be transferred to future successors in interest."

_____
Owner's Signature

_____
Owner's Printed Name

_____
Owner

_____
Owner's Title/Position

_____
Date

ATTEST

_____
Notary Signature

_____
Printed Name

_____
Title/Position

_____
Date

THIS FORM SHALL BE NOTARIZED BEFORE ACCEPTANCE OF THE FINAL PROJECT SPECIFIC WQMP

Contents

SECTION **PAGE**

I. Project Description 1
II. Site Characterization 5
III. Pollutants of Concern 7
IV. Hydrologic Conditions of Concern 8
V. Best Management Practices 9
V.1 Site Design BMP Concepts, LID/Site Design and Treatment Control BMPs 9
V.1.A Site Design BMP Concepts and LID/Site Design BMPs 11
V.1.B Treatment Control BMPs 18
V.1.C Measurable Goal Summary 20
V.2 Source Control BMPs 21
V.3 Equivalent Treatment Control BMP Alternatives 25
V.4 Regionally-Based BMPs 25
VI. Operation and Maintenance Responsibility for BMPs 26
VII. Funding 29

TABLES

Table 1. Pollutant of Concern Summary 7
Table 2. BMP Selection Matrix Based Upon Pollutant of Concern Removal Efficiency 10
Table 3. Implementation of Site Design BMP Concepts 12
Table 4. LID/Site Design BMPs Meeting the LID/Site Design Measurable Goal 16
Table 5: Treatment Control BMP Summary 19
Table 6: Measurable Goal Summary 20
Table 7. Source Control BMPs 21

APPENDICES

A. Conditions of Approval
B. Vicinity Map, WQMP Site Plan, and Receiving Waters Map
C. Supporting Detail Related to Hydrologic Conditions of Concern (If Applicable)
D. Educational Materials
E. Soils Report (if applicable)
F. Structural BMP and/or Retention Facility Sizing Calculations and Design Details
G. Agreements – CC&Rs, Covenant and Agreements, BMP Maintenance Agreements and/or Other Mechanisms for ensuring ongoing Operation, Maintenance, Funding and Transfer of Requirements for this project-specific WQMP
H. Phase 1 Environmental Site Assessment – Summary of Site Remediation Conducted and Use Restrictions
I. Project-Specific WQMP Summary Data Form

I. Project Description

Applicant: **Prest Vuksic Greenwood Architects**
44-530 San Pablo Avenue, Ste 200
Palm Desert, CA 92260

WQMP Preparer:

James R. Bazua, PE

44-600 Village Court Suite 100

Palm Desert, CA 92260

Telephone: (760) 346 – 4750
james.bazua@thealtumgroup.com

_____

James Bazua	Date
RCE 58394	Exp. 12/31/2
Project Site Address:	**69934 CA-111**
	Rancho Mirage, CA 92270
Planning Area/ Community Name/ Development Name:	C-G General Commercial
APN Number(s):	**689-040-023, 689-040-025, 689-040-028**
Latitude & Longitude:	**33.766514, -116.443635**
Receiving Water:	Whitewater River
Project Site Size:	6.78 acres

Standard Industrial Classification (SIC) Code: **8412** – Museums and Art Galleries

Formation of Home Owners' Association (HOA)
or Property Owners Association (POA): Y ☐ N ☒

Additional Permits/Approvals required for the Project:

AGENCY	Permit required
State Department of Fish and Wildlife, Fish and Game Code §1602 Streambed Alteration Agreement	Y ☐ N☒
State Water Resources Control Board, Clean Water Act (CWA) Section 401 Water Quality Certification	Y ☐ N☒
US Army Corps of Engineers, CWA Section 404 permit	Y ☐ N☒
US Fish and Wildlife, Endangered Species Act Section 7 biological opinion	Y ☐ N☒
Statewide Construction General Permit Coverage	Y ☒ N☐
Statewide Industrial General Permit Coverage	Y ☐ N☒
South Coast Air Quality Management District – PM10 Approval to comply with Rule 403	Y ☒ N☐
Other: City of Rancho Mirage Grading Permit and Building Permit	Y ☒ N☐

Project Description

The proposed project, 'World Wildlife Museum', is located at 69934 CA State Highway 111, Rancho Mirage, CA 92270 on a 6.78 acre site. Project activities consist of the construction of The World Wildlife Museum, a commercial museum development that will occupy a portion of Parcel 1 of Parcel Map No. 8674 (689-040-025), Parcel 2 of Parcel Map No. 8674 (689-040-023) and Lot 88, R.M. Annex No 2 (689-040-028). Construction activities will disturb approximately 3.2 acres of the 6.78 acre site.

Under existing conditions, the site is partially developed with a parking lot. The existing parking lot served a previous commercial building located on Parcel 2 which has been completely demolished. Existing drainage is designed to surface flow to a low point located in the northeasterly portion of the parking lot toward an existing combination curb inlet/grate catch basin that collects runoff in a sump condition and directs flow into an existing storm drain pipe designed to convey runoff off-site toward the existing Whitewater Evacuation Channel (receiving water) located nearby, to the northeast. Lot 88, R.M. Annex No. 2 (689-040-028) is located at the southerly end of the project boundary, is currently vacant and surface flows over pervious ground cover in a southeasterly direction toward Mirage Cove Drive, and off-site within public right of way and ultimately into Whitewater Evacuation Channel to the east.

Under post development conditions, the existing parking lot (Parcels 1 &2) will be improved and re-purposed, and a new museum building will be constructed and new separate overflow parking facilities will be constructed on Lot 88. Storm runoff generated on improved portions of Parcel 1 and Parcel 2 will continue to flow to the low point of the existing parking lot and into a new combination collection basin and underground storage system designed to replace the existing curb inlet. Storm runoff generated on the overflow parking improvements within Lot 88 will surface flow toward the east into a new surface detention basin.

Developments south and southwest of the Whitewater Evacuation Channel within City of Rancho are required to comply with MS4 permit WQMP treatment requirements but are not required to retain the runoff generated during the 100 year design storm event. The World Wildlife Museum project will collect and store runoff underground (Parcels 1 & 2) and in a surface retention basin (Lot 88) in a manner that captures and treats the Design Capture Volume (DCV) and ensures that flowrates, velocities and volumes leaving the site under the proposed condition do not exceed those under the existing condition. Flows exceeding the storage capacity of the new on-site storage facilities will leave the project site, and continue to flow toward the Whitewater Evacuation Channel as they do under the existing condition.

Appendix A of this project-specific WQMP will include a complete copy of the Conditions of Approval. Appendix B of this project-specific Preliminary WQMP includes:

a. A Vicinity Map identifying the project site and surrounding planning areas in sufficient detail; and

b. A Site Plan for the project. The Site Plan included as part of Appendix B depicts the following project features:

   - Location and identification of all structural BMPs, including Source Control, LID/Site Design and Treatment Control BMPs.
   - Landscaped areas.
   - Paved areas and intended uses (i.e., parking, outdoor work area, outdoor material storage area, sidewalks, patios, tennis courts, etc.).

- Number and type of structures and intended uses (i.e., buildings, tenant spaces, dwelling units, community facilities such as pools, recreation facilities, tot lots, etc.).
- Infrastructure (i.e., streets, storm drains, etc.) that will revert to public agency ownership and operation.
- Location of existing and proposed public and private storm drainage facilities (i.e., storm drains, channels, basins, etc.), including catch basins and other inlets/outlet structures. Existing and proposed drainage facilities should be clearly differentiated.
- Location(s) of Receiving Waters to which the project directly or indirectly discharges.
- Location of points where onsite (or tributary offsite) flows exit the property/project site.
- Delineation of proposed drainage area boundaries, including tributary offsite areas, for each location where flows exit the project site and existing site (where existing site flows are required to be addressed). Each tributary area should be clearly denoted.
- Pre- and post-project topography.

Appendix I is a one page form that summarizes pertinent information relative to the project-specific WQMP.

II. Site Characterization

Land Use Designation or Zoning: **C-G General Commercial**

Current Property Use: **Paved Parking/ Vacant Land**

Proposed Property Use: **Commercial Development**

Availability of Soils Report: Y ☒ N ☐ *Note: A soils report is required if infiltration BMPs are utilized. Attach report in Appendix E.*

Phase 1 Site Assessment: Y ☐ N ☒ *Note: If prepared, attached remediation summary and use restrictions in Appendix H.*

Receiving Waters for Urban Runoff from Site

Receiving Waters	EPA Approved 303(d) List Impairments	Designated Beneficial Uses	Proximity to RARE Beneficial Use Designated Receiving Waters
Whitewater River	None	MUN, AGR, GWR, REC 1, REC 2, WARM, COLD, WILD, POW	Not designated as RARE (0.5 miles)
Coachella Valley Storm Water Channel	Pathogens, Toxephene	FRSH, REC 1, REC 2, WARM, WILD, RARE	Designated as RARE (17.0 miles)

III. Pollutants of Concern

Table 1. Pollutant of Concern Summary

Pollutant Category	Potential for Project and/or Existing Site	Causing Receiving Water Impairment
Bacteria/Virus (pathogens(1))	YES	YES
Heavy Metals	YES	NO
Nutrients	YES	YES
Toxic Organic Compounds (3)	YES	YES
Sediment/Turbidity	YES	NO
Trash & Debris	YES	NO
Oil & Grease (4)	YES	NO
Oxygen Demanding Substances	YES	NO
Toxaphene(2), DDT and Dieldren	YES	YES

1) Pathogens are disease causing virus or bacteria. Pathogens are an impairment in the Coachella Valley Storm Water Channel from Dillon Road to the Salton Sea.

2) Toxaphene is an insecticide which was banned from use in the United States in 1990. Therefore, it is not a potential for the project but is currently a receiving water impairment.

3) Petroleum hydrocarbons are one of the most common organic compounds associated with street and parking lots and is a potential pollutant for the site. See Section V.2 for a description of appropriate Source Control BMPs.

4) Oil and Grease associated with landscaping and onsite operations are potential pollutants for the development. See Section V.2 for a description of appropriate Source Control BMP's.

Discussion of Receiving Water Impairment

Most of the pollutants which have caused impairment to the project's receiving waters are no longer being used. Many of these pollutants can be traced back to agricultural operations prevalent in the Coachella Valley. In addition, water quality management practices (i.e., the MS4 Permit requirements) have been implemented throughout the region to govern storm and non-storm water discharges to the designated receiving waters. These discharges have the ability to impact the "Beneficial Uses" of the receiving waters and can cause or threaten to cause a condition of "pollution" or "nuisance". The purpose of the project WQMP is to provide Best Management Practices (BMPs) which the property owner or their designee will implement and maintain to meet the requirements of the MS4 permit, thus minimizing the pollutant load associated with urban runoff.

IV. Hydrologic Conditions of Concern

Local Jurisdiction Requires On-Site Retention of Urban Runoff:

Yes ☐ The project will be required to retain urban runoff onsite in conformance with local ordinance (See Table 6 of the WQMP Guidance document, "Local Land use Authorities Requiring Onsite Retention of Stormwater"). This section does not need to be completed; however, retention facility design details and sizing calculations must be included in Appendix F.

No ☒ This section must be completed.

This Project meets the following condition:

☐ **Condition A**: 1) Runoff from the Project is discharged directly to a publicly-owned, operated and maintained MS4 or engineered and maintained channel, 2) the discharge is in full compliance with local land use authority requirements for connections and discharges to the MS4 (including both quality and quantity requirements), 3) the discharge would not significantly impact stream habitat in proximate Receiving Waters, **and** 4) the discharge is authorized by the local land use authority.

☐ **Condition B**: The project disturbs less than 1 acre and is not part of a larger common plan of development that exceeds 1 acre of disturbance. The disturbed area calculation must include all disturbances associated with larger plans of development.

☒ **Condition C**: The project's runoff flow rate, volume, velocity and duration for the post-development condition do not exceed the pre-development condition for the 2-year, 24-hour and 10-year 24-hour rainfall events. This condition can be achieved by, where applicable, complying with the local land use authority's on-site retention ordinance, or minimizing impervious area on a site and incorporating other Site-Design BMP concepts and LID/Site Design BMPs that assure non-exceedance of pre-development conditions. This condition must be substantiated by hydrologic modeling methods acceptable to the local land use authority.

☐ **None:** Refer to Section 3.4 of the Whitewater River Region WQMP Guidance document for additional requirements.

Supporting engineering studies, calculations, and reports are included in Appendix C.

	2 year – 24 hour		10 year – 24 hour	
	Precondition	**Post-condition**	**Precondition**	**Post-condition**
Discharge (cfs)	3.88 (n), 0.23(s)	0 (n), 0 (s)	10.73 (n), 0.63 (s)	10.13 (n), 0 (s)
Velocity (fps)	5.4 (n), 0.55 (s)	0 (n), 0 (s)	7.12 (n), 0.70 (s)	7.01 (n), 0 (s)
Volume (cubic ft)	1,537 (n), 602 (s)	0 (n), 0 (s)	3,560 (n), 1,178 (s)	3,360 (n) 0 (s)
Duration (minutes)				

V. Best Management Practices

This project implements Best Management Practices (BMPs) to address the Pollutants of Concern that may potentially be generated from the use of the project site. These BMPs have been selected and implemented to comply with Section 3.5 of the WQMP Guidance document, and consist of Site Design BMP concepts, Source Control, LID/Site Design and, if/where necessary, Treatment Control BMPs as described herein.

V.1 Site Design BMP Concepts, LID/Site Design and Treatment Control BMPs

Local Jurisdiction Requires On-Site Retention of Urban Runoff:

Yes ☒ The project will be required to retain Urban Runoff onsite in conformance with local ordinance (See Table 6 of the WQMP Guidance document, "Local Land use Authorities Requiring Onsite Retention of Stormwater). **The LID/Site Design measurable goal has thus been met (100%), and Sections V.1.A and V.1.B do not need to be completed**; however, retention facility design details and sizing calculations must be included in Appendix F, and '100%' should be entered into Column 3 of Table 6 below.

No ☐ Section V.1 must be completed.

This section of the Project-Specific WQMP documents the LID/Site Design BMPs and, if/where necessary, the Treatment Control BMPs that will be implemented on the project to meet the requirements detailed within Section 3.5.1 of the WQMP Guidance document. Section 3.5.1 includes requirements to implement Site Design Concepts and BMPs, and includes requirements to address Pollutants of Concern with BMPs. Further, sub-section 3.5.1.1 specifically requires that Pollutants of Concern be addressed with LID/Site Design BMPs to the extent feasible.

LID/Site Design BMPs are those BMPs listed within Table 2 below which promote retention and/or feature a natural treatment mechanism; off-site and regionally-based BMPs are also LID/Site Design BMPs, and therefore count towards the measurable goal, if they fit these criteria. This project incorporates LID/Site Design BMPs to fully address the Treatment Control BMP requirement where and to the extent feasible. If and where it has been acceptably demonstrated to the local land use authority that it is infeasible to fully meet this requirement with LID/Site Design BMPs, Section V.1.B (below) includes a description of the conventional Treatment Control BMPs that will be substituted to meet the same requirements.

In addressing Pollutants of Concern, BMPs are selected using Table 2 below.

Table 2. BMP Selection Matrix Based Upon Pollutant of Concern Removal Efficiency (1)

(Sources: Riverside County Flood Control & Water Conservation District Design Handbook for Low Impact Development Best Management Practices, dated September 2011, the Orange County Technical Guidance Document for Water Quality Management Plans, dated May 19, 2011, and the Caltrans Treatment BMP Technology Report, dated April 2010 and April 2008)

Srxowdqw#r# Frqfhuq#	Cdqgvfdsh#Vzdbs[5,6]#	Cdqgvfdsh#Vwdbs[5,6]#	Elrilowdwlrq# +z lk#kdqgjudglqj,[5,6]#	H{dqghg#Elrilowdwlrq# Edvlq[5]#	Vdqg#lowhu#dvlq[5]#	Iqilowudwlrq#Edvlq[5]#	Iqilowudwlrq#Wuhqfk[5]#	Shup hdeoh# Sdyhp hqw[5]#	Ehiruh#wuhdwphqw# +z 2#kdqgjudglqj,[5,6]#	Rwkhu#EPSv#dqfoxglqj# Sursulhwdu|#EPSv[7,8]#
Vhglp hqw#) # Wxuelglw|#	P #	P #	K#	P #	K#	K#	K#	K#	K#	Ydulhv#e|#Surgxfw#
Qxwulhqw#	O2P #	O2P #	P #	O2P #	O2P #	K#	K#	K#	K#	
Wr{lf#Rujdqlf# Frp srxqgv#	P 2K#	P 2K#	P 2K#	O#	O2P #	K#	K#	K#	K#	
Wudvk#) #Gheulv#	O#	O#	K#	K#	K#	K#	K#	O#	K#	
Edfwhuld#) #Ylxvhv# +dovr=#Sdwkrjhqv,#	O#	P #	K#	O#	P #	K#	K#	K#	K#	
R lq#) #Juhdvh#	P #	P #	K#	P #	K#	K#	K#	K#	K#	
Khdy|#Phwdov#	P #	P 2K#	P 2K#	O2P #	P #	K#	K#	K#	K#	

Deeuhyldwlrqv=#

O=#Orz#hpryd#hiilflhqf|# P=#Phglxp#hpryd#hiilflhqf|# K=#Kljk#hpryd#hiilflhqf|#

Qrwhv=#

(1) Shuirupdqfh#shuirupdqfh#dvvhvvphqw#dog#xsgdwlqj#rilkh#jxlgdqfh#surylghg#e|#klv#dedqgrqhg#dw#kwws=22zzz1fdowudqvsruwdwlrq1frp2#

(2) H{shfwhg#shuirupdqfh#zkhq#ghvljqhg#dffruglqjo|#lq#dffrugdqfh#zlk#kh#prvw#xuhqw#gluhfwlrq#ilkh#qrfxp hqw#Ulyhuvlgh# Frxqw|#Zkhq#zdwu#Ulyhu#Vjhlqj#Wrup zdwu#Fxdd|#Ehw#P dqdjhp hqw#Sudfwlfh#Ghvljq#Kdqgerrn#

(3) Shuirupdqfh#ghshqghqw#srq#hqvlqh#klfk#bfoxghv#p sdp hqwdwlrq#ilkh#klfn#yhjhwdwlyh#frylu#Orfdwlrq# frqvhuydwlrq#dog2u#dqgvfdslqj#htxlp hqw#krxqg#eh#frqvlghulqj#dssurydo#edvhg#rq#kh#glvfuhwlrq#ilkh# orfdwlrq#kvh#bxwkruiw1#

(4) Qfoxghv#sursulhwdu|#wrup zdwu#whdwp hqw#hylfhv#dv#bvwdqgdug#Pq#kh#FDVTD#Wrup zdwu#Ehw#P dqdjhp hqw#Sudfwlfhv# Kdqgerrnv/#krwh#wrup zdwu#whdwp hqw#EPSv#qrw#vshflilfdoo|#dwwdfk#qq#klv#Z TPS#bfoxglqj#sursulhwdu|#dwwdfkphqwv/# k|gurg|qdplf#hsdudwruv/#bqvhuw/#wvf1,/#ru#qhzd#hyhorshg2hp hujlqj#wrup zdwu#whdwp hqw#nfkqrorjlhv#

(5) H{shfwhg#shuirupdqfh#krxqg#eh#edvhg#rqhydoxdwlrq#ilkqlw#urfhvvhv#surylghg#e|#EPS#dog#dydodeoh#hvwlpj# gdwd#Dssurydo#dv#edvhg#rq#kh#glvfuhwlrq#ilkh#brfdwlrq#kvh#bxwkruiw|1#

(6) Z khq#kvhg#ru#sulo du|#whdwp hqw#dv#ssrvhg#r#suh0whdwp hqw#htxlhv#vlh0vshflilf#dssurydo#e|#kh#brfdwlrq#kvh# dxwkruiw|1

V.1.A SITE DESIGN BMP CONCEPTS AND LID/SITE DESIGN BMPS

This section documents the Site Design BMP concepts and LID/Site Design BMPs that will be implemented on this project to comply with the requirements detailed in Section 3.5.1 of the WQMP Guidance document.

- Table 3 herein documents the implementation of the Site Design BMP Concepts described in sub-sections 3.5.1.3 and 3.5.1.4.
- Table 4 herein documents the extent to which this project has implemented the LID/Site Design goals described in sub-section 3.5.1.1.

Table 3. Implementation of Site Design BMP Concepts

Design Concept	Technique	Specific BMP	Included			Brief Reason for BMPs Indicated as No or N/A
			Yes	No	N/A	
Site Design BMP Concept 1	**Minimize Urban Runoff, Minimize Impervious Footprint, and Conserve Natural Areas** **(See WQMP Section 3.5.1.3)**	Conserve natural areas by concentrating or clustering development on the least environmentally sensitive portions of a site while leaving the remaining land in a natural, undisturbed condition.	☒	☐	☐	
		Conserve natural areas by incorporating the goals of the Multi-Species Habitat Conservation Plan or other natural resource plans.	☒	☐	☐	
		Preserve natural drainage features and natural depressional storage areas on the site.	☒	☐	☐	
		Maximize canopy interception and water conservation by preserving existing native trees and shrubs, and planting additional native or drought tolerant trees and large shrubs.	☒	☐	☐	
		Use natural drainage systems.	☐	☒	☐	Existing drainage infrastructure is being used.
		Where applicable, incorporate Self-Treating Areas	☒	☐	☐	
		Where applicable, incorporate Self-Retaining Areas	☒	☐	☐	
		Increase the building floor to area ratio (i.e., number of stories above or below ground).	☐	☒	☐	Proposed structure will use an existing pad.
		Construct streets, sidewalks and parking lot aisles to minimum widths necessary, provided that public safety and a walkable environment for pedestrians are not compromised.	☒	☐	☐	
		Reduce widths of streets where off-street parking is available.	☐	☐	☒	Opportunities do not exist for this site
		Minimize the use of impervious surfaces, such as decorative concrete, in the landscape design.	☒	☐	☐	
		Other comparable and equally effective Site Design BMP concept(s) as approved by the local land use authority (Note: Additional narrative required to describe BMP and how it addresses site design concept).	☒	☐	☐	

Table 3. Site Design BMP Concepts (continued)

Design Concept	Technique	Specific BMP	Included: Yes	Included: No	Included: N/A	Brief Reason for Each BMP Indicated as No or N/A
Site Design BMP Concept 2	**Minimize Directly Connected Impervious Area (See WQMP Section 3.5.1.4)**	Design residential and commercial sites to contain and infiltrate roof runoff, or direct roof runoff to landscaped swales or buffer areas.	☐	☒	☐	Roof runoff will be directed to infiltration type BMPs
		Drain impervious sidewalks, walkways, trails, and patios into adjacent landscaping.	☐	☒	☐	Impervious areas will be directed to infiltration type BMPs
		Incorporate landscaped buffer areas between sidewalks and streets.	☒	☐	☐	
		Use natural or landscaped drainage swales in lieu of underground piping or imperviously lined swales.	☐	☐	☒	Opportunities do not exist on this site
		Where soil conditions are suitable, use perforated pipe or gravel filtration pits for low flow infiltration.	☐	☒	☐	Infiltration type BMPs will be used on this site.
		Maximize the permeable area by constructing walkways, trails, patios, overflow parking, alleys, driveways, low-traffic streets, and other low-traffic areas with open-jointed paving materials or permeable surfaces such as pervious concrete, porous asphalt, unit pavers, and granular materials.	☐	☒	☐	Permeable pavements are not effective in this area that experiences severe blowsand.
		Use one or more of the following:				
		Rural swale system: street sheet flows to landscaped swale or gravel shoulder, curbs used at street corners, and culverts used under driveways and street crossings.	☐	☒	☐	Runoff surface flows to infiltration type BMPs
		Urban curb/swale system: street slopes to curb; periodic swale inlets drain to landscaped swale or biofilter.	☐	☒	☐	Runoff surface flows to infiltration type BMPs
		Dual drainage system: first flush captured in street catch basins and discharged to adjacent vegetated swale or gravel shoulder; high flows connect directly to MS4s.	☐	☒	☐	Runoff surface flows to infiltration type BMPs
		Other comparable and equally effective Site Design BMP concept(s) as approved by the local land use authority (Note: Additional narrative required to describe BMP and how it addresses site design concept).	☒	☐	☐	
		Use one or more of the following for design of driveways and private residential parking areas:				
		Design driveways with shared access, flared (single lane at street), or wheel strips (paving only under the tires).	☐	☐	☒	Opportunities do not exist on this site
		Uncovered temporary or guest parking on residential lots paved with a permeable surface, or designed to drain into landscaping.	☐	☐	☒	Not a residential project.

Table 3. Site Design BMP Concepts (continued)

Design Concept	Technique	Specific BMP	Included			Brief Reason for Each BMP Indicated as No or N/A
			Yes	No	N/A	
Site Design BMP Concept 2 (cont'd)	**Minimize Directly Connected Impervious Area** **(See WQMP Section 3.5.1.4)**	Other comparable and equally effective Site Design BMP concept(s) as approved by the local land use authority (Note: Additional narrative required to describe BMP and how it addresses site design concept).	☒	☐	☐	
		Use one or more of the following for design of parking areas:				
		Where landscaping is proposed in parking areas, incorporate parking area landscaping into the drainage design.	☐	☒	☐	An existing parking lot is being resued.
		Overflow parking (parking stalls provided in excess of the Permittee's minimum parking requirements) may be constructed with permeable pavement.	☐	☒	☐	Permeable pavements are not effective in this area that experiences severe blowsand.
		Other comparable and equally effective Site Design BMP (or BMPs) as approved by the local land use authority (Note: Additional narrative required describing BMP and how it addresses site design concept).	☒	☐	☐	

Project Site Design BMP Concepts:

The storm water runoff will surface flow towards infiltration type retention basin BMPs. The retention basin will be designed to capture and store the calculated Design Capture Volume (DCV)

Alternative Project Site Design BMP Concepts:

No alternatives to the infiltration facility have been proposed. The infiltration basin system for the disturbed area will serve as the main Site Design BMP.

Table 4. LID/Site Design BMPs Meeting the LID/Site Design Measurable Goal

(1) DRAINAGE SUB-AREA ID OR NO.	(2) LID/SITE DESIGN BMP TYPE* (See Table 2)	(3) POTENTIAL POLLUTANTS OF CONCERN WITHIN DRAINAGE SUB-AREA (Refer to Table 1)	(4) POTENTIAL POLLUTANTS WITHIN SUB-AREA CAUSING RECEIVING WATER IMPAIRMENTS (Refer to Table 1)	(5) EFFECTIVENESS OF LID/SITE DESIGN BMP AT ADDRESSING IDENTIFIED POTENTIAL POLLUTANTS (U, L, M, H/M, H; see Table 2)	(6) BMP MEETS WHICH DESIGN CRITERIA? (Identify as V_{BMP} OR Q_{BMP})	(7) TOTAL AREA WITHIN DRAINAGE SUB-AREA (Nearest 0.1 acre)
NORTH	INFILTRATION BASIN	BACTERIA, HEAVY METALS, NUTRIENTS, TOXIC ORGANICS, SEDIMENT, TRASH, OIL & GREASE	BACTERIA, NUTRIENTS, TOXIC ORGANICS	H	V(BMP)	3.80
SOUTH	INFILTRATION BASIN	BACTERIA, HEAVY METALS, NUTRIENTS, TOXIC ORGANICS, SEDIMENT, TRASH, OIL & GREASE	BACTERIA, NUTRIENTS, TOXIC ORGANICS	H	V(BMP)	1.23
TOTAL PROJECT AREA TREATED WITH LID/SITE DESIGN BMPs (NEAREST 0.1 ACRE)						**5.03 AC**

*** LID/Site Design BMPs listed in this table are those that <u>completely</u> address the 'Treatment Control BMP requirement' for their drainage sub-area.**

Justification of infeasibility for sub-areas not addressed with LID/Site Design BMPs

N/A

V.1.B TREATMENT CONTROL BMPS

Conventional Treatment Control BMPs shall be implemented to address the project's Pollutants of Concern as required in WQMP Section 3.5.1 where, and to the extent that, Section V.1.A has demonstrated that it is infeasible to meet these requirements through implementation of LID/Site Design BMPs.

☒ The LID/Site Design BMPs described in Section V.1.A of this project-specific WQMP completely address the 'Treatment Control BMP requirement' for the entire project site (and where applicable, entire existing site) as required in Section 3.5.1.1 of the WQMP Guidance document. Supporting documentation for the sizing of these LID/Site Design BMPs is included in Appendix F. ***Section V.1.B does not need to be completed**.

☐ The LID/Site Design BMPs described in Section V.1.A of this project-specific WQMP do **NOT** completely address the 'Treatment Control BMP requirement' for the entire project site (or where applicable, entire existing site) as required in Section 3.5.1.1 of the WQMP. ***Section V.1.B must be completed.**

The Treatment Control BMPs identified in this section are selected, sized and implemented to treat the design criteria of V_{BMP} and/or Q_{BMP} for all project (and if required, existing site) drainage sub-areas which were not fully addressed using LID/Site Design BMPs. Supporting documentation for the sizing of these Treatment Control BMPs is included in Appendix F.

Table 5: Treatment Control BMP Summary

(1) DRAINAGE SUB-AREA ID OR NO.	(2) TREATMENT CONTROL BMP TYPE* (See Table 2)	(3) POTENTIAL POLLUTANTS OF CONCERN WITHIN DRAINAGE SUB-AREA (Refer to Table 1)	(4) POTENTIAL POLLUTANTS WITHIN SUB-AREA CAUSING RECEIVING WATER IMPAIRMENTS (Refer to Table 1)	(5) EFFECTIVENESS OF TREATMENT CONTROL BMP AT ADDRESSING IDENTIFIED POTENTIAL POLLUTANTS (U, L, M, H/M, H; see Table 2)	(6) BMP MEETS WHICH DESIGN CRITERIA? (Identify as V_{BMP} OR Q_{BMP})	(7) TOTAL AREA WITHIN DRAINAGE SUB-AREA (Nearest 0.1 acre)
	TOTAL PROJECT AREA TREATED WITH TREATMENT CONTROL BMPs (NEAREST 0.1 ACRE)					0 AC

V.1.C MEASURABLE GOAL SUMMARY

This section documents the extent to which this project has met the measurable goal described in WQMP Section 3.5.1.1 of addressing 100% of the project's 'Treatment Control BMP requirement' with LID/Site Design BMPs. Projects required to retain Urban Runoff onsite in conformance with local ordinance are considered to have met the measurable goal; for these instances, '100%' is entered into Column 3 of the Table.

Table 6: Measurable Goal Summary

(1) **Total Area Treated with LID/Site Design BMPs** **(Last row of Table 4)**	(2) **Total Area Treated with Treatment Control BMPs** **(Last row of Table 5)**	(3) **% of Treatment Control BMP Requirement addressed with LID/Site Design BMPs**
5.03 ac	0.0 ac	100%

V.2 SOURCE CONTROL BMPS

This section identifies and describes the Source Control BMPs applicable and implemented on this project.

Table 7. Source Control BMPs

BMP Name	Check One		If not applicable, state brief reason
	Included	Not Applicable	
Non-Structural Source Control BMPs			
Education for Property Owners, Operators, Tenants, Occupants, or Employees	☒	☐	
Activity Restrictions	☒	☐	
Irrigation System and Landscape Maintenance	☒	☐	
Common Area Litter Control	☒	☐	
Street Sweeping Private Streets and Parking Lots	☒	☐	
Drainage Facility Inspection and Maintenance	☒	☐	
Structural Source Control BMPs			
Storm Drain Inlet Stenciling and Signage	☒	☐	
Landscape and Irrigation System Design	☒	☐	
Protect Slopes and Channels	☒	☐	
Provide Community Car Wash Racks	☐	☒	Not part of the project design
Properly Design*:			
Fueling Areas	☐	☒	No facilities
Air/Water Supply Area Drainage	☐	☒	No facilities
Trash Storage Areas	☒	☐	
Loading Docks	☒	☐	
Maintenance Bays	☐	☒	No facilities
Vehicle and Equipment Wash Areas	☐	☒	No facilities
Outdoor Material Storage Areas	☐	☒	No facilities
Outdoor Work Areas or Processing Areas	☐	☒	No facilities
Provide Wash Water Controls for Food Preparation Areas	☐	☒	

*Details demonstrating proper design must be included in Appendix F.

5.2.1 Non-Structural Source Control BMPs

5.2.1.1 Education

Yes

The owner, as responsible party for implementing the Final WQMP, will ensure that owner's employees, operators, and managers are properly trained and attend continuing education classes.

5.2.1.2 Activity Restrictions

Yes

Certain activities within the project area may be restricted to enable the owner/operator to meet the City's water quality requirements. For example, maintenance of vehicles (which contributes to storm water contamination by oil and grease) is not authorized in this area.
Similarly, washing of vehicles and equipment shall be restricted to offsite locations which include properly designed wash racks or other areas which meet the intent of the best management practices.

5.2.1.3 Irrigation System and Landscape Maintenance

Yes

Owner shall ensure that the irrigation systems within the project site are operating properly. Owner shall also ensure that the ground's landscaping is maintained regularly so that the project site is in compliance with all City and Coachella Valley Water District water quality requirements.

5.2.1.4 Common Area Litter Control

Yes

Owner shall ensure that employees regularly patrol the site in an effort to keep it free of litter so that the project site is in compliance with all City water quality requirements.

5.2.1.5 Street Sweeping

Yes

Owner shall ensure that the parking lot is regularly swept so that the project site is in compliance with all City water quality requirements. Streets/driveways and parking lots shall be swept at least quarterly, including just prior to start of the rainy season (October 1st). The frequency shall be no less than the frequency of street sweeping by the Co-Permittee on public streets.

5.2.1.6 Drainage Facility Inspection and Maintenance

Yes

Owner shall ensure that drainage facilities within the project area are regularly inspected (at least annually) and maintained properly so that the project site is in compliance with all City water quality requirements. At a minimum, routine maintenance of drainage facilities should take place in the late summer or early fall prior to the start of the rainy season (October 1st).

5.2.2 Structural Source Control BMPs

5.2.2.1 MS4 Stenciling and Signage

Yes

Provide stenciling or labeling of all storm drain inlets and catch basins, constructed or modified, within the project area with prohibitive language and/or graphical icons to discourage illegal dumping.

5.2.2.2 Landscape and Irrigation System Design

Yes

The project will be designed to include native, drought-tolerant plants. These plants use less water, and help reduce the use of fertilizers and pesticides. The irrigation system will be programmable and utilize drip emitters, limiting excess irrigation runoff. The landscape and irrigation system will be designed in accordance with the City's water quality requirements and the Coachella Valley Water District's irrigation requirements.

5.2.2.3 Protect Slopes and Channels

Yes

Project plans shall include Source Control BMPs to decrease the potential for erosion of slopes. The following design principles shall be considered, and incorporated and implemented where determined applicable and feasible by the local land use authority:

- Convey runoff safely from the tops of slopes.
- Plant slopes with native or drought tolerant vegetation.
- Install energy dissipaters at the outlets of new MS4s, culverts, conduits, or channels that enter unlined channels. in accordance with applicable specifications to minimize erosion.

5.2.2.4 Provide Community Car Wash Racks

No

The project site will not include community car wash racks as part of the project design. Washing of private vehicles and equipment is also a restricted activity.

5.2.2.5 Fueling Areas

No

Project development does not include the construction of fueling areas.

5.2.2.6 Air/Water Supply Area Drainage

No

The project site will not include air/water supply areas.

5.2.2.7 Trash Storage Areas

Yes

The project site will include trash storage areas. Trash storage (or trash enclosures) will be located on-site. Also, trash dumpsters will have attached covers and shall be leak proof. The entire trash storage surface area will be concrete.

5.2.2.8 Loading Docks

Yes

Loading docks shall be kept in a clean and orderly condition through a regular program of sweeping and litter control and immediate cleanup of spills and broken containers. Cleanup procedures should minimize or eliminate the use of water. If washdown water is used, it must be properly disposed (containment, collection, and disposal to sanitary sewer) and not discharged to the MS4.

5.2.2.9 Maintenance Bays

No

The project site will not include maintenance bays.

5.2.2.10 Vehicle and Equipment Wash Areas

No

The project site will not include vehicle and equipment wash areas.

5.2.2.11 Outdoor Material Storage Areas

No

The project site will not Outdoor Material Storage Areas

5.2.2.12 Outdoor Work Areas or Processing Areas

No

The project site will not include outdoor work areas or processing areas.

5.2.2.13 Wash Water Areas for Food Preparation Areas

No

The project site will not include outdoor work areas or processing areas.

Appendix D includes copies of the educational materials (described in Section 3.5.2.1 of the WQMP Guidance document) that will be used in implementing the project-specific WQMP.

V.3 EQUIVALENT TREATMENT CONTROL BMP ALTERNATIVES

The project site will not include any other treatment control alternatives.

V.4 REGIONALLY-BASED BMPS

100% of the Design Capture Volume generated on-site during storm events will be retained on-site in infiltration type retention basins.

VI. Operation and Maintenance Responsibility for BMPs

Appendix G of the project-specific WQMP will include copies of CC&Rs, Covenant and Agreements, BMP Maintenance Agreement and/or other mechanisms used to ensure the ongoing operation, maintenance, funding, transfer and implementation of the project-specific WQMP requirements.

Operations and maintenance (O&M) will be performed, as necessary, by the Owner, their agents, and/or their assignees. The BMPs for the project are a infiltration type retention basins designed with a capacity to store 100% of the Design Capture Volume generate during the 100-year storm event.

Maintenance of the on-site storm drain and retention basin systems consists primarily of the removal of trash and debris, repair and removal/reinstallation of facilities if damaged or saturated by native material (due to wind and water erosion) or sediment and organic material from human activity. Any removed material must be hauled away to an approved disposal facility. See Appendix D for a recommended “Infiltration System Maintenance Plan”.

Routine inspection and required maintenance of all BMPs and the site should begin immediately upon completion of construction and continue throughout the life of the project. Records of all inspection and repair/modifications shall be kept by the owner. The Owner shall be responsible for all O&M and inspections, until such time as another staff member is designated.

(1) **ALL BMPS REQUIRING MAINTENANCE**	(2) **DESCRIPTION OF O&M ACTIVITIES**	(3) **START DATE**	(4) **O&M FREQUENCY**	(5) **PARTY RESPONSIBLE FOR O&M**	(6) **SELF INSPECTION AND RECORD KEEPING REQUIREMENTS**
EDUCATION FOR PROPERTY OWNERS OPERATORS, OR EMPLOYEES	MATERIALS WILL BE AVAILABLE TO EMPLOYEES, MAINTENANCE CREWS AND CONTRACTORS. PROVIDE EDUCATIONAL MATERIALS ON AN ANNUAL BASIS AND UPON HIRING OF EMPLOYEES.	AT PROJECT COMPLETION	ANNUALLY	OWNER	SEE ATTCHED EXAMPLE OF TRAINING / EDUCATION LOG. RECORD TRAINING OF EMPLOYEES
ACTIVITY RESTRICTIONS	PROVIDE ACCESS TO WQMP FOR ALL EMPLOYEES AND CONTRACTORS THAT PERFORM MAINTENANCE WORK.	AT PROJECT COMPLETION	ANNUALLY	OWNER	SEE ATTACHED EXAMPLE OF BMP OPERATION AND MAINTENANCE LOG
IRRIGATION SYSTEM AND LANDSCAPE MANAGEMENT	INSPECT ALL COMMON LANDSCAPE AREAS AND REPLACE DEAD VEGETATION. INSPECT, ADJUST AND REPAIR IRRIGATION SYSTEM.	UPON COMPLETION OF LANDSCAPED AREAS	WEEKLY DURING REGULAR MAINTENANCE	OWNER	SEE ATTACHED EXAMPLE OF BMP OPERATION AND MAINTENANCE LOG
COMMON AREA LITTER CONTROL	INSPECT AND REMOVE ALL LITTER AND DEBRIS LOCATED IN ALL COMMON AREAS, INCLUDING STREETS, PARKWAYS AND SIDEWALKS	AT PROJECT COMPLETION	AS NEEDED	OWNER	SEE ATTACHED EXAMPLE OF BMP OPERATION AND MAINTENANCE LOG
STREET SWEEPING	INSPECT FOR SEDIMENT DURING ROUTINE MAINTENANCE ADJUST FREQUENCY OF SWEEPING OPERATIONS	PROJECT COMPLETION	BI-MONTHLY AND AS NEEDED	OWNER	SEE ATTACHED EXAMPLE OF BMP OPERATION AND MAINTENANCE LOG

DRAINAGE FACILITY PROTECTION	INSPECT ALL CATCH BASINS AND STORM DRAIN PIPES, REMOVE LITTER DEBRIS AND ANY LIQUIDS	UPON INSTALLATION OF STORM DRAIN SYSTEM ADDITIONS	QUARTERLY AND AFTER A QUALIFYING RAIN EVENT OF 0.5" /24HRS	OWNER	SEE ATTACHED EXAMPLE OF BMP OPERATION AND MAINTENANCE LOG
LANDSCAPE AND IRRIGATION SYSTEM DESIGN	INSPECT AND REPAIR LANDSCAPE IRRIGATION TIMERS. INSPECT AND REPAIR ALL SPRINKLER HEADS AS NEEDED,	UPON COMPLETION OF LANDSCAPED AREAS	WEEKLY	OWNER	SEE ATTACHED EXAMPLE OF BMP OPERATION AND MAINTENANCE LOG
TRASH STORAGE AREA	INSPECT INTEGRITY OF STRUCTURAL ELEMENTS REPLACE CONTAINERS WHEN NEEDED	AT PROJECT COMPLETION	MONTHLY AND AS NEEDED	OWNER	SEE ATTACHED EXAMPLE OF BMP OPERATION AND MAINTENANCE LOG
RETENTION BASIN	INSPECT AND REMOVE LITTER AND DEBRIS, MAINTAIN LANDSCAPE, REMOVE DEAD VEGETATION	AT PROJECT COMPLETION	QUARTERLY DURING DRY SEASON, MONTHLY DURING RAINY SEASON	OWNER	SEE ATTACHED EXAMPLE OF BMP OPERATION AND MAINTENANCE LOG

VII. Funding

Source funding and long term funding of operations and maintenance of the project BMP will be provided by the Owner, their agents, and/or assignees. Funding will be addressed in a covenant agreement entered into between City of Rancho Mirage and the Owner before approval of the Final WQMP.

Appendix A

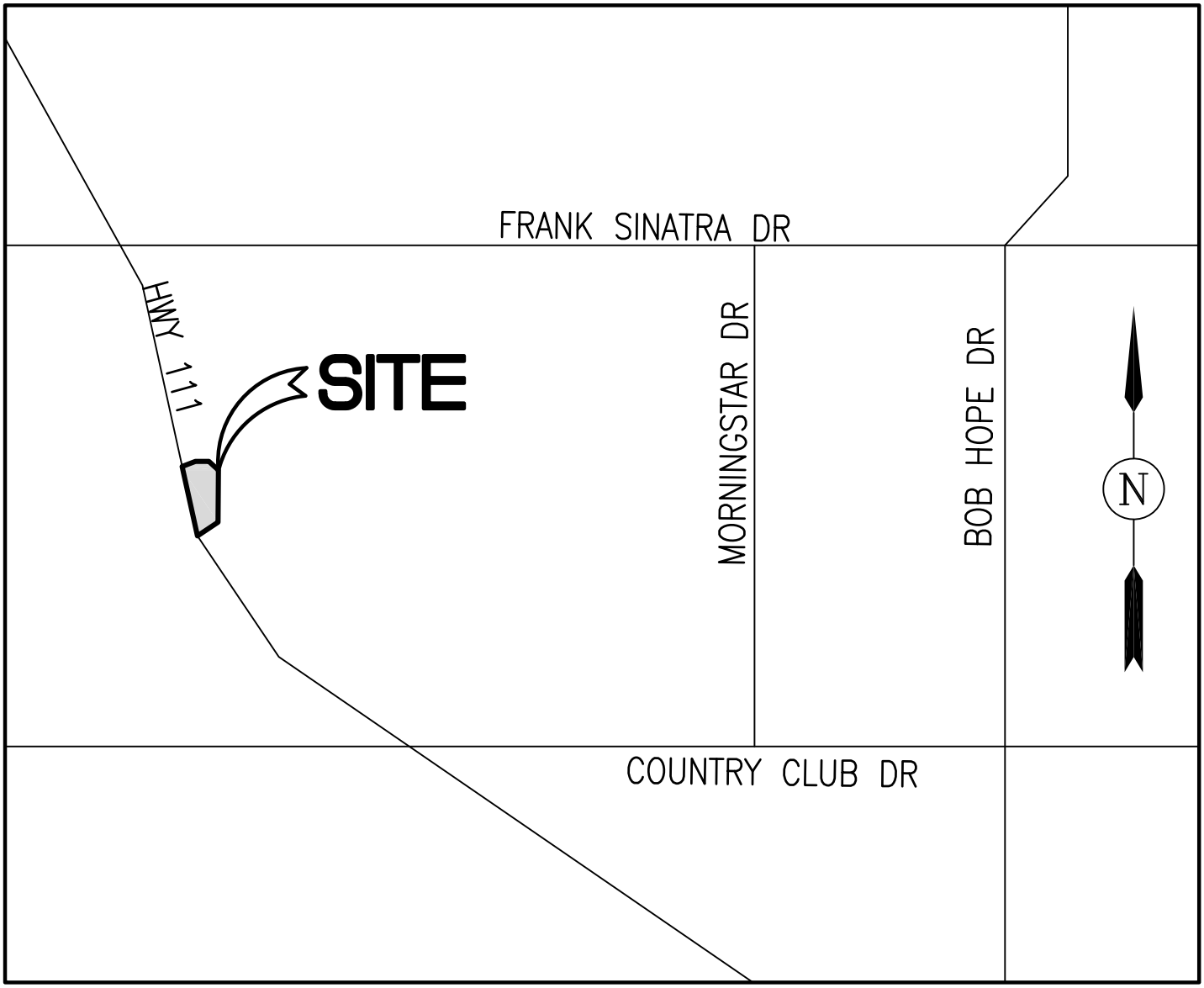
Conditions of Approval

Planning Commission Resolution _____

Dated _____

Appendix B

Vicinity Map, WQMP Site Plan, and Receiving Waters Map



VICINITY MAP

NOT TO SCALE

WORLD WILDLIFE MUSEUM

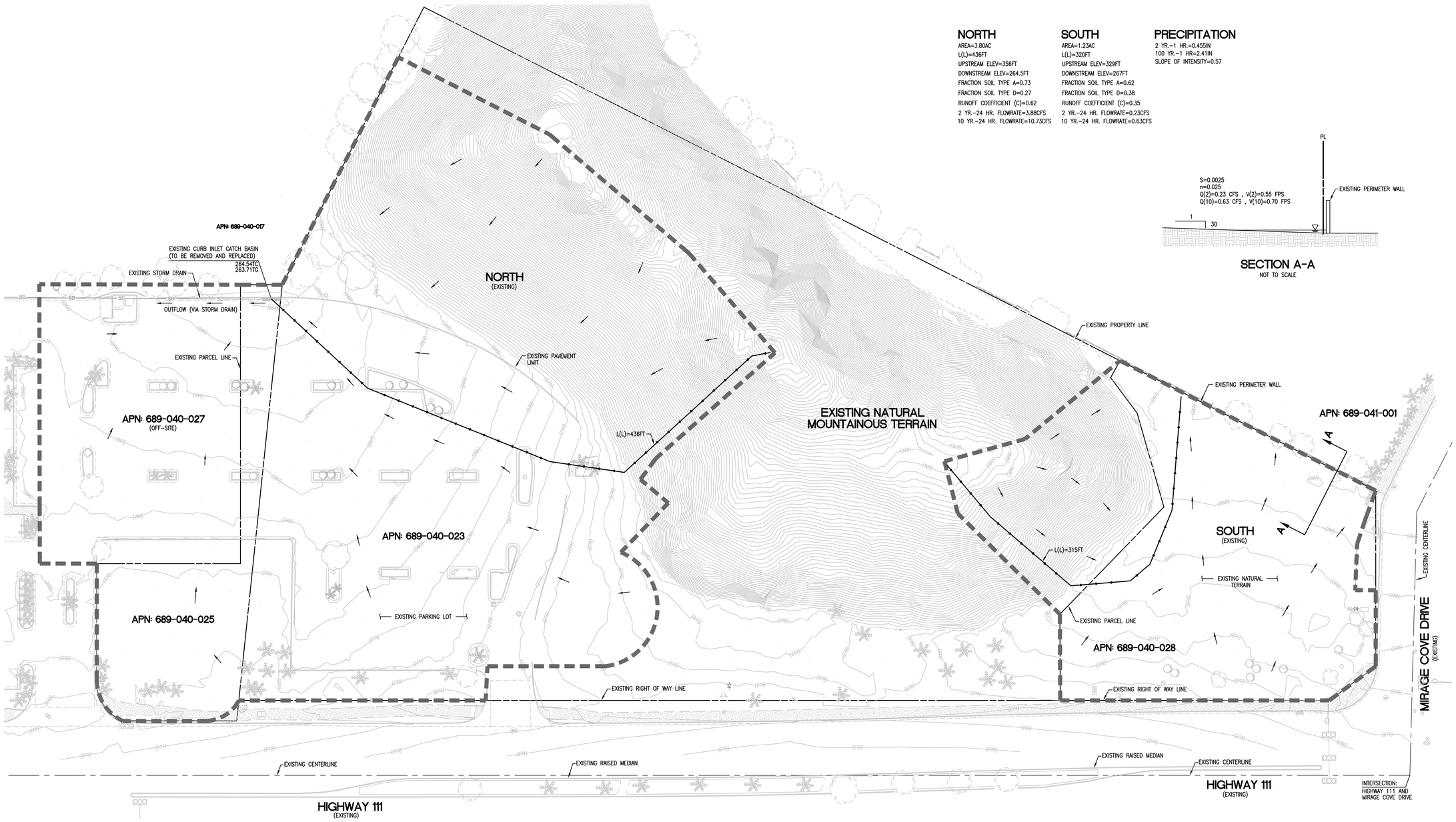
PRELIMINARY WQMP PLAN - EXISTING CONDITION

NORTH
AREA=3.80AC
L(L)=436FT
UPSTREAM ELEV=356FT
DOWNSTREAM ELEV=264.5FT
FRACTION SOIL TYPE A=0.73
FRACTION SOIL TYPE D=0.27
RUNOFF COEFFICIENT (C)=0.62
2 YR.-24 HR. FLOWRATE=3.88CFS
10 YR.-24 HR. FLOWRATE=10.73CFS

SOUTH
AREA=1.23AC
L(L)=320FT
UPSTREAM ELEV=329FT
DOWNSTREAM ELEV=267FT
FRACTION SOIL TYPE A=0.62
FRACTION SOIL TYPE D=0.38
RUNOFF COEFFICIENT (C)=0.35
2 YR.-24 HR. FLOWRATE=0.23CFS
10 YR.-24 HR. FLOWRATE=0.63CFS

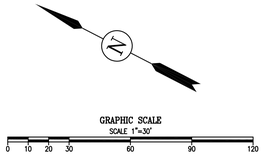
PRECIPITATION
2 YR.-1 HR.=0.455IN
100 YR.-1 HR=2.41IN
SLOPE OF INTENSITY=0.57

SECTION A-A
NOT TO SCALE



LEGEND

- SUBAREA BOUNDARY
- LONGEST LENGTH OF TRAVEL
- PROPOSED EARTHEN SWALE
- DIRECTIONAL FLOW ARROW



(NOT FOR CONSTRUCTION)

The Altum Group
ENGINEERING | PLANNING | SURVEY | ENVIRONMENTAL
44-600 Village Court, Suite 100
Palm Desert, CA 92260
t.760.346.4750 f. 760.340.0089
TheAltumGroup.com

CITY OF PALM DESERT, CALIFORNIA

PRELIMINARY WQMP PLAN - EXISTING
WORLD WILDLIFE MUSEUM

FOR:

SHEET 1
OF 1

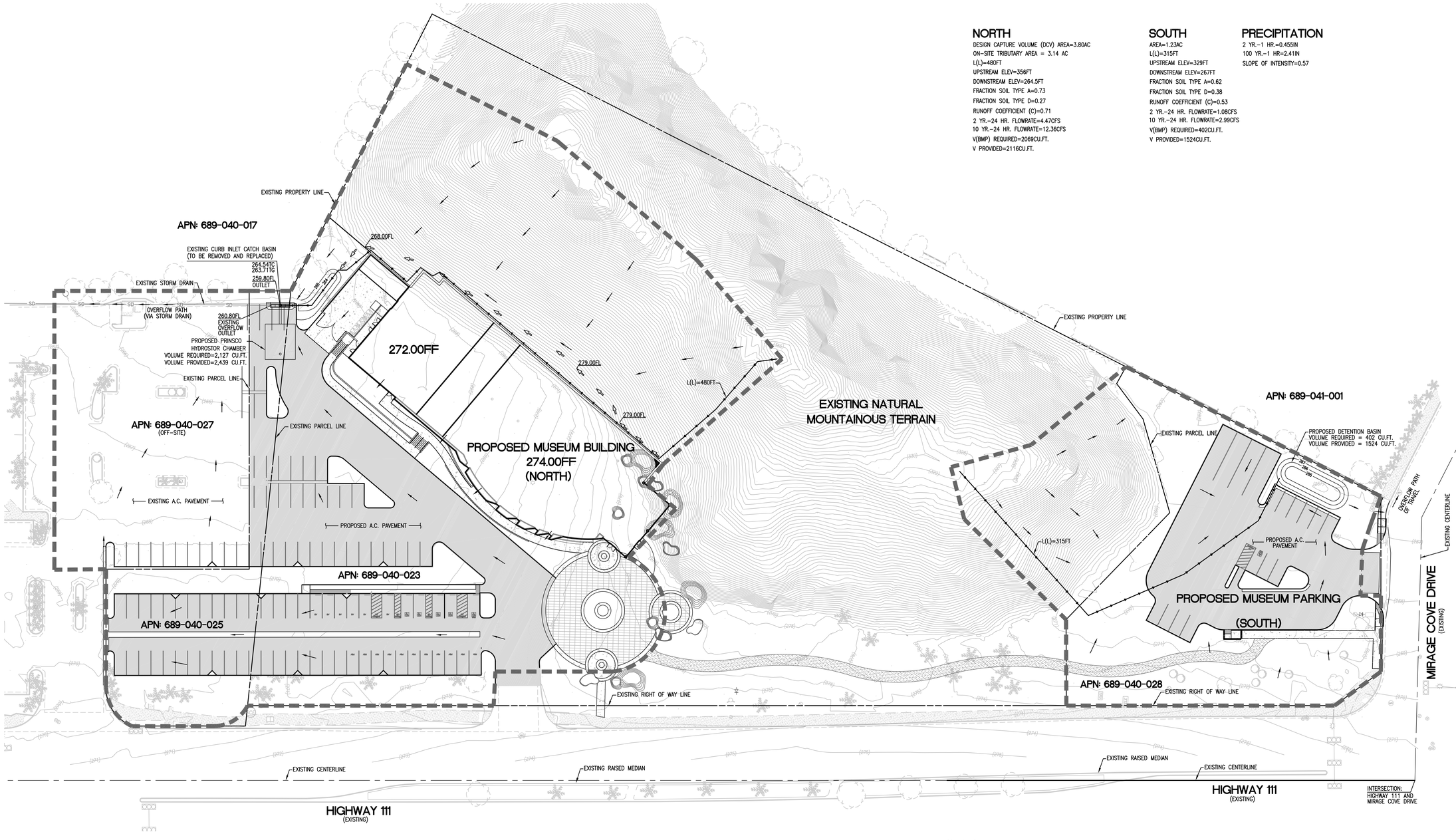
WORLD WILDLIFE MUSEUM

PRELIMINARY WQMP PLAN - DEVELOPED CONDITION

NORTH
DESIGN CAPTURE VOLUME (DCV) AREA=3.80AC
ON-SITE TRIBUTARY AREA = 3.14 AC
L(L)=480FT
UPSTREAM ELEV=356FT
DOWNSTREAM ELEV=264.5FT
FRACTION SOIL TYPE A=0.73
FRACTION SOIL TYPE D=0.27
RUNOFF COEFFICIENT (C)=0.71
2 YR.-24 HR. FLOWRATE=4.47CFS
10 YR.-24 HR. FLOWRATE=12.36CFS
V(BMP) REQUIRED=2069CU.FT.
V PROVIDED=2116CU.FT.

SOUTH
AREA=1.23AC
L(L)=315FT
UPSTREAM ELEV=329FT
DOWNSTREAM ELEV=267FT
FRACTION SOIL TYPE A=0.62
FRACTION SOIL TYPE D=0.38
RUNOFF COEFFICIENT (C)=0.53
2 YR.-24 HR. FLOWRATE=1.08CFS
10 YR.-24 HR. FLOWRATE=2.99CFS
V(BMP) REQUIRED=402CU.FT.
V PROVIDED=1524CU.FT.

PRECIPITATION
2 YR.-1 HR.=0.455IN
100 YR.-1 HR=2.41IN
SLOPE OF INTENSITY=0.57



LEGEND

- SUBAREA BOUNDARY
- LONGEST LENGTH OF TRAVEL
- PROPOSED EARTHEN SWALE
- PROPOSED A.C. PAVEMENT
- DIRECTIONAL FLOW ARROW

GRAPHIC SCALE
SCALE 1"=30'
0 10 20 30 60 90 120

(NOT FOR CONSTRUCTION)

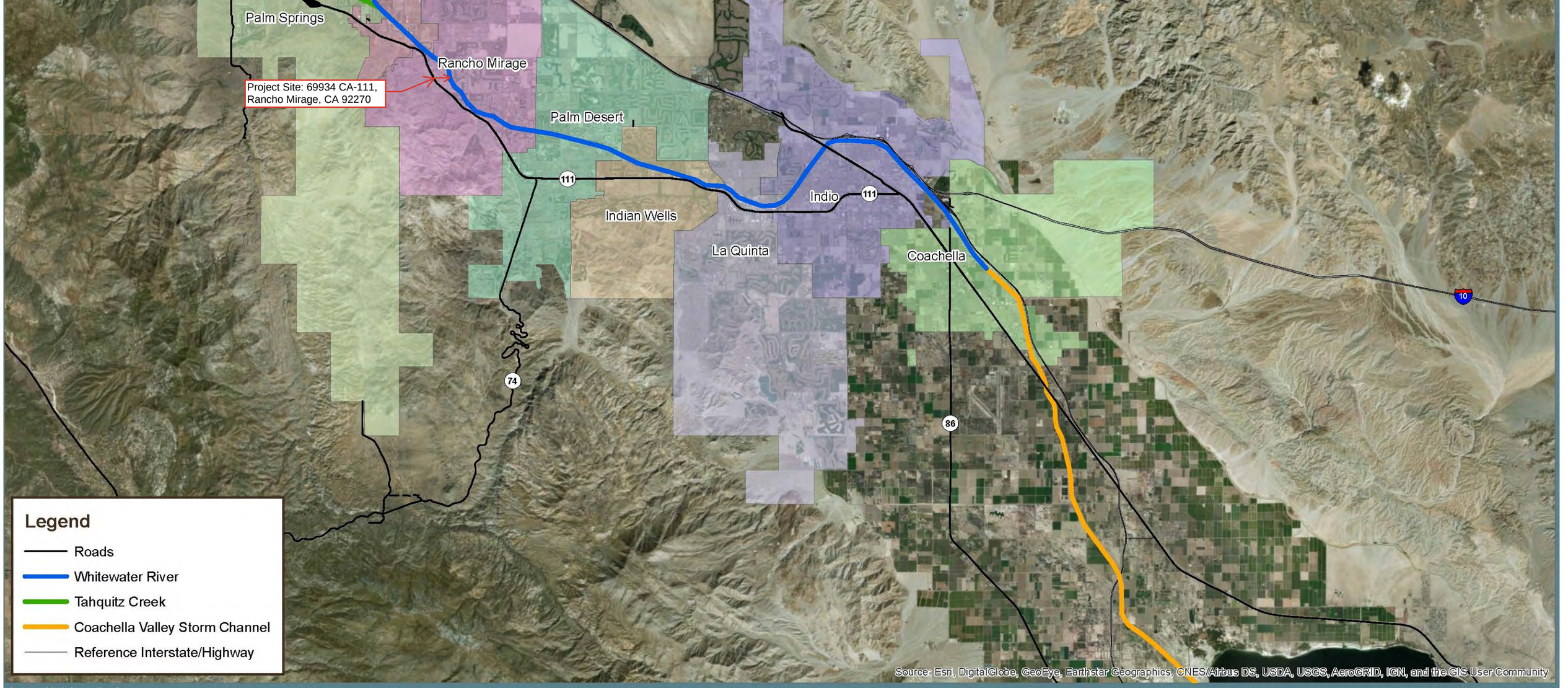
The Altum Group
ENGINEERING | PLANNING | SURVEY | ENVIRONMENTAL
44-600 Village Court, Suite 100
Palm Desert, CA 92260
t.760.346.4750 f. 760.340.0089
TheAltumGroup.com

CITY OF PALM DESERT, CALIFORNIA

PRELIMINARY WQMP PLAN - DEVELOPED
WORLD WILDLIFE MUSEUM

FOR:

SHEET 1
OF 1



Geographic Information Systems

Cartographic Design By: Randee Martin

TheAltumGroup
Strive Higher
44-600 Village Ct Suite 100, Palm Desert, CA 92260
Phone: (760) 346 - 4750 TheAltumGroup.com

1 inch = 2.755735 miles

Receiving Water Exhibit

N

Appendix C

Supporting Detail Related to Hydrologic Conditions of Concern

(see supporting Preliminary Hydrology Report – Appendix F)

Appendix D

Educational Materials

After the Storm

A Citizen's Guide to Understanding Stormwater

EPA 833-B-03-002

January 2003

Internet Address (URL) • HTTP://www.epa.gov
Recycled/Recyclable • Printed With Vegetable Oil Based Inks on 100% Postconsumer, Process Chlorine Free Recycled Paper

For more information contact:

or visit
www.epa.gov/npdes/stormwater
www.epa.gov/nps

Why is stormwater runoff a problem?

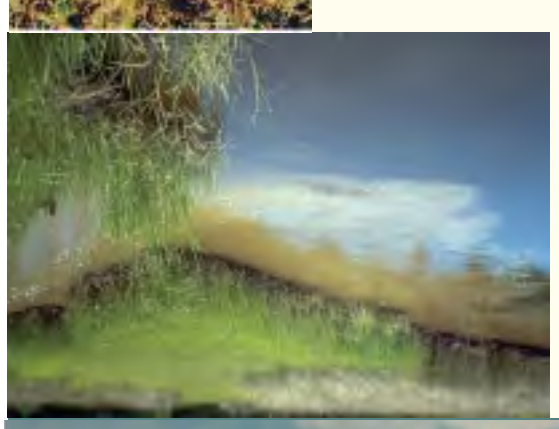


Stormwater runoff occurs when precipitation from rain or snowmelt flows over the ground. Impervious surfaces like driveways, sidewalks, and streets prevent stormwater from naturally soaking into the ground.



Stormwater can pick up debris, chemicals, dirt, and other pollutants and flow into a storm sewer system or directly to a lake, stream, river, wetland, or coastal water. Anything that enters a storm sewer system is discharged untreated into the waterbodies we use for swimming, fishing, and providing drinking water.

The effects of pollution



Polluted stormwater runoff can have many adverse effects on plants, fish, animals, and people.

- Sediment can cloud the water and make it difficult or impossible for aquatic plants to grow. Sediment also can destroy aquatic habitats.
- Excess nutrients can cause algae blooms. When algae die, they sink to the bottom and decompose in a process that removes oxygen from the water. Fish and other aquatic organisms can't exist in water with low dissolved oxygen levels.
- Bacteria and other pathogens can wash into swimming areas and create health hazards, often making beach closures necessary.
- Debris—plastic bags, six-pack rings, bottles, and cigarette butts—washed into waterbodies can choke, suffocate, or disable aquatic life like ducks, fish, turtles, and birds.
- Household hazardous wastes like insecticides, pesticides, paint, solvents, used motor oil, and other auto fluids can poison aquatic life. Land animals and people can become sick or die from eating diseased fish and shellfish or ingesting polluted water.
- Polluted stormwater often affects drinking water sources. This, in turn, can affect human health and increase drinking water treatment costs.



Stormwater Pollution Solutions



Residential

Recycle or properly dispose of household products that contain chemicals, such as insecticides, pesticides, paint, solvents, and used motor oil and other auto fluids. Don't pour them onto the ground or into storm drains.

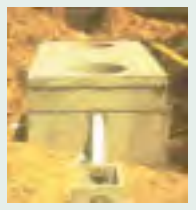
Lawn care



Excess fertilizers and pesticides applied to lawns and gardens wash off and pollute streams. In addition, yard clippings and leaves can wash into storm drains and contribute nutrients and organic matter to streams.

- Don't overwater your lawn. Consider using a soaker hose instead of a sprinkler.
- Use pesticides and fertilizers sparingly. When use is necessary, use these chemicals in the recommended amounts. Use organic mulch or safer pest control methods whenever possible.
- Compost or mulch yard waste. Don't leave it in the street or sweep it into storm drains or streams.
- Cover piles of dirt or mulch being used in landscaping projects.

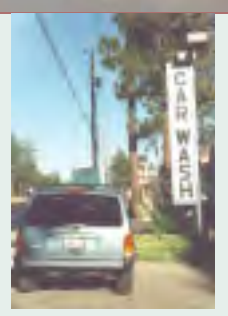
Septic systems



Leaking and poorly maintained septic systems release nutrients and pathogens (bacteria and viruses) that can be picked up by stormwater and discharged into nearby waterbodies. Pathogens can cause public health problems and environmental concerns.

- Inspect your system every 3 years and pump your tank as necessary (every 3 to 5 years).
- Don't dispose of household hazardous waste in sinks or toilets.

Auto care



Washing your car and degreasing auto parts at home can send detergents and other contaminants through the storm sewer system. Dumping automotive fluids into storm drains has the same result as dumping the materials directly into a waterbody.

- Use a commercial car wash that treats or recycles its wastewater, or wash your car on your yard so the water infiltrates into the ground.
- Repair leaks and dispose of used auto fluids and batteries at designated drop-off or recycling locations.

Pet waste



Pet waste can be a major source of bacteria and excess nutrients in local waters.

- When walking your pet, remember to pick up the waste and dispose of it properly. Flushing pet waste is the best disposal method. Leaving pet waste on the ground increases public health risks by allowing harmful bacteria and nutrients to wash into the storm drain and eventually into local waterbodies.



Education is essential to changing people's behavior. Signs and markers near storm drains warn residents that pollutants entering the drains will be carried untreated into a local waterbody.

Residential landscaping

Permeable Pavement—Traditional concrete and asphalt don't allow water to soak into the ground. Instead these surfaces rely on storm drains to divert unwanted water. Permeable pavement systems allow rain and snowmelt to soak through, decreasing stormwater runoff.



Rain Barrels—You can collect rainwater from rooftops in mosquito-proof containers. The water can be used later on lawn or garden areas.

Rain Gardens and Grassy Swales—Specially designed areas planted with native plants can provide natural places for rainwater to collect and soak into the ground. Rain from rooftop areas or paved areas can be diverted into these areas rather than into storm drains.



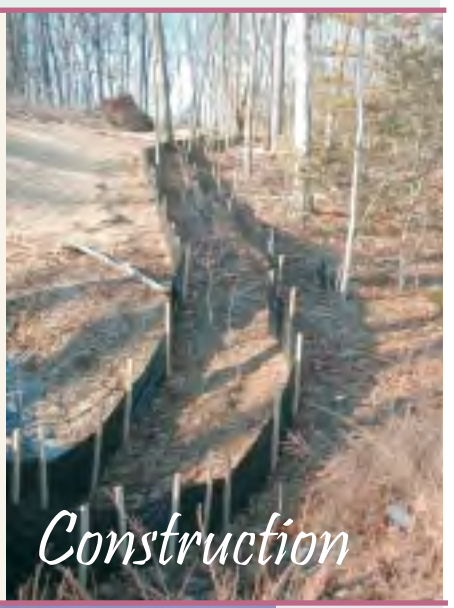
Vegetated Filter Strips—Filter strips are areas of native grass or plants created along roadways or streams. They trap the pollutants stormwater picks up as it flows across driveways and streets.



Commercial

Dirt, oil, and debris that collect in parking lots and paved areas can be washed into the storm sewer system and eventually enter local waterbodies.

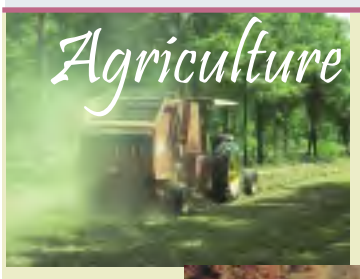
- Sweep up litter and debris from sidewalks, driveways and parking lots, especially around storm drains.
- Cover grease storage and dumpsters and keep them clean to avoid leaks.
- Report any chemical spill to the local hazardous waste cleanup team. They'll know the best way to keep spills from harming the environment.



Construction

Erosion controls that aren't maintained can cause excessive amounts of sediment and debris to be carried into the stormwater system. Construction vehicles can leak fuel, oil, and other harmful fluids that can be picked up by stormwater and deposited into local waterbodies.

- Divert stormwater away from disturbed or exposed areas of the construction site.
- Install silt fences, vehicle mud removal areas, vegetative cover, and other sediment and erosion controls and properly maintain them, especially after rainstorms.
- Prevent soil erosion by minimizing disturbed areas during construction projects, and seed and mulch bare areas as soon as possible.

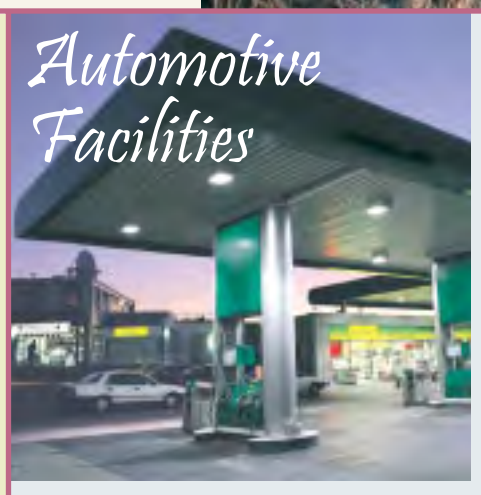


Agriculture

Lack of vegetation on streambanks can lead to erosion. Overgrazed pastures can also contribute excessive amounts of sediment to local waterbodies. Excess fertilizers and pesticides can poison aquatic animals and lead to destructive algae blooms. Livestock in streams can contaminate waterways with bacteria, making them unsafe for human contact.



- Keep livestock away from streambanks and provide them a water source away from waterbodies.
- Store and apply manure away from waterbodies and in accordance with a nutrient management plan.
- Vegetate riparian areas along waterways.
- Rotate animal grazing to prevent soil erosion in fields.
- Apply fertilizers and pesticides according to label instructions to save money and minimize pollution.



Automotive Facilities

Uncovered fueling stations allow spills to be washed into storm drains. Cars waiting to be repaired can leak fuel, oil, and other harmful fluids that can be picked up by stormwater.

- Clean up spills immediately and properly dispose of cleanup materials.
- Provide cover over fueling stations and design or retrofit facilities for spill containment.
- Properly maintain fleet vehicles to prevent oil, gas, and other discharges from being washed into local waterbodies.
- Install and maintain oil/water separators.



Forestry

Improperly managed logging operations can result in erosion and sedimentation.

- Conduct preharvest planning to prevent erosion and lower costs.
- Use logging methods and equipment that minimize soil disturbance.
- Plan and design skid trails, yard areas, and truck access roads to minimize stream crossings and avoid disturbing the forest floor.
- Construct stream crossings so that they minimize erosion and physical changes to streams.
- Expedite revegetation of cleared areas.



RIVERSIDE COUNTY
ANIMAL SERVICES LOCATIONS:

www.rcdas.org

BLYTHE
16450 West Hobson Way
Blythe, CA 92225
760-921-7857

COACHELLA VALLEY ANIMAL CAMPUS
72-050 Petland Place
Thousand Palms, CA 92276
760-343-3644

RIVERSIDE COUNTY ANIMAL SERVICES
6851 Van Buren Blvd.
Riverside, CA 92509
951-688-4340

OTHER ANIMAL SHELTERS:

ANIMAL CARE CENTER OF INDIO
45-355 Van Buren
Indio, CA 92201
760-391-4138

ANIMAL FRIENDS OF THE VALLEYS
29001 Bastron Avenue
Lake Elsinore, CA 92530
951-674-0618
(Serving incorporated Temecula, Wildomar, Lake Elsinore, Murrieta and Canyon Lake)

MARY S. ROBERTS PET ADOPTION CENTER
6185 Industrial Avenue
Riverside, CA 92504
951-688-4340

RAMONA HUMANE SOCIETY
690 Humane Way
San Jacinto 92586
951-654-8002
(Serving Sun City, Menifee, Romoland and Homeland)

Looking to adopt a pet?
This website is linked to many animal shelters.
www.petfinder.com

To report illegal storm drain disposal, call
1-800-506-2555

Or visit our website at www.rcflood.org

E-mail fcnpdes@rcflood.org

What's the Scoop?



Tips for a Healthy Pet and a Healthier Environment

CREATE A HEALTHY ENVIRONMENT in and around your home by following these simple pet practices. Your pet, family and neighbors will appreciate their clean comfortable surroundings.

HOUSEHOLD PETS

We all love our pets, but pet waste is a subject everyone likes to avoid. Pet waste left on trails, sidewalks, streets and grassy areas can be washed into the nearest waterway when it rains. Even if you can't see streams or lakes near you, rainfall (stormwater) or sprinkler runoff can wash pet waste into the storm drains that carry runoff to the nearest streams or lakes untreated. The risk of stormwater contamination increases if pet waste is allowed to accumulate in outdoor animal pen areas or left on sidewalks, streets or driveways.



Pet waste contains nutrients and bacteria. Nutrients can promote the growth of algae in streams and lakes. Algae can cause fish kills and other environmental damage if it is fed too many nutrients. Pet Waste also contains e. Coli and fecal bacteria, which can cause disease in other animals and humans that come in contact with it when swimming or splashing in streams and lakes. Dogs also carry salmonella and giardia, which can make people sick.

Pet waste that is not picked up and properly disposed can also increase vector problems. Flies and other insects are not only attracted to and feed on pet waste, but can also be infected with diseases and spread those diseases to humans and other animals.

WHAT CAN YOU DO?

- SCOOP up pet waste and flush it down the toilet or place in trash can.
- NEVER DUMP pet waste into a storm drain or catch basin.
- USE the complimentary bags or mutt mitts offered in dispensers at local parks.
- CARRY EXTRA BAGS when walking your dog and make them available to other pet owners who are without.
- TEACH CHILDREN how to properly clean up after a pet.
- TELL FRIENDS AND NEIGHBORS about the ill effects of animal waste on the environment. Encourage them to clean up after pets.

Call 1-800-506-2555 TOLL FREE to report illegal dumping to the storm drain, find the dates and times of local Household Hazardous Waste Collection Events, obtain additional information on stormwater problems and solutions, request presentations about stormwater pollution in your child's classroom, or learn about free grasscycling and composting workshops.

SCOOP THE POOP



Many communities have "Scoop the Poop" laws that govern pet waste cleanup. Some of these laws specifically require anyone who walks an animal off their property to carry a bag, shovel, or scooper. Any waste left by the animal must be cleaned up immediately. CALL YOUR LOCAL CODE ENFORCEMENT OFFICE to find out more about pet waste regulations.

OTHER WAYS TO PROTECT YOUR PETS AND THE ENVIRONMENT

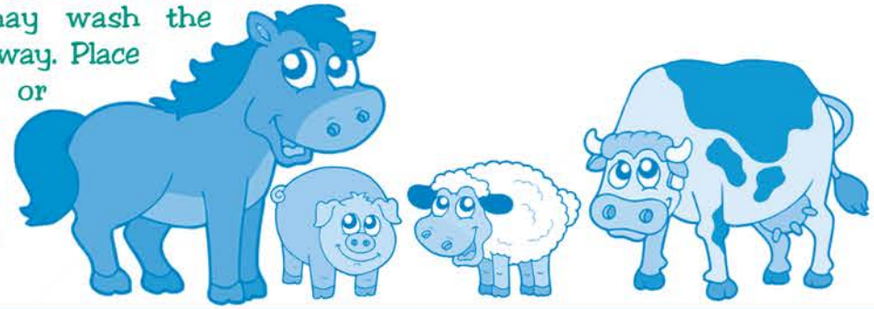
Pets are only one of many sources that contribute to water pollution. However, these other sources of water pollution cannot only harm the environment but also harm your pet. Improperly used or stored lawn fertilizers, pesticides, soaps, grease and vehicle fluids cannot only be washed into local streams and lakes, these chemicals can also harm your pet if they ingest or touch these chemicals. Call 1-800-506-2555 for information regarding how to properly dispose of household hazardous wastes such as these. You can also keep your pets and our environment healthy by properly maintaining your vehicles, and limiting use of pesticides and fertilizers to only the amount that is absolutely needed.

Make sure to not only protect your pets, but to also protect your neighbors pets. NEVER HOSE VEHICLE FLUIDS into the street or gutter. USE ABSORBENT MATERIALS such as cat litter to clean-up spills. SWEEP UP used absorbent materials and place it in the trash.

HORSES AND LIVESTOCK

Fortunate enough to own a horse or livestock? You, too, can play a part in protecting and cleaning up our water resources. The following are a few simple Best Management Practices (BMPs) specifically designed for horses and livestock.

- STORE your manure properly. Do not store unprotected piles of manure in places where stormwater runoff may wash the manure away. Place a cover or tarp over the pile to keep rainwater out.



- BUILD a manure storage facility to protect your pets, property and the environment. These structures usually consist of a concrete pad to protect groundwater and a short wall on one or two sides to make manure handling easier.
- READ the Only Rain Down the Storm Drain brochure titled "Tips for Horse Care" for additional guidance and recommendations. This brochure should be available from your local city office or for download at www.rcflood.org/stormwater.
- KEEP animals out of streams - Horses and livestock can deficate in streams causing stormwater pollution. Livestock and horses in streams can also disturb sensitive habitat and vegetation, causing additional environmental damage. Keep livestock and horses away from streams and use designated stream crossings whenever possible.
- MATERIAL STORAGE SAFETY TIPS Many of the chemicals found in barns require careful handling and proper disposal. When using these chemicals, be certain to follow these common sense guidelines:
  - Buy only what you need.
  - Treat spills of hoof oils like a fuel spill. Use kitty litter to soak up the oil and dispose of it in a tightly sealed plastic bag.
  - Store pesticides in a locked, dry, well-ventilated area.
  - Protect stored fertilizer and pesticides from rain and surface water.

RESOURCE CONSERVATION DISTRICTS CAN HELP

Call 1-800-506-2555 for assistance with locating a local conservation district that can help you properly manage your manure, re-establish healthy pastures, control weeds, or identify appropriate grasses for your soils.



Thank you for doing your part to protect your watershed, the environment, your pets and your community!

Helpful telephone numbers and links:

Riverside County Stormwater Protection Partners

Flood Control District	(951) 955-1200
County of Riverside	(951) 955-1000
City of Banning	(951) 922-3105
City of Beaumont	(951) 769-8520
City of Calimesa	(909) 795-9801
City of Canyon Lake	(951) 244-2955
Cathedral City	(760) 770-0327
City of Coachella	(760) 398-4978
City of Corona	(951) 736-2447
City of Desert Hot Springs	(760) 329-6411
City of Eastvale	(951) 361-0900
City of Hemet	(951) 765-2300
City of Indian Wells	(760) 346-2489
City of Indio	(760) 391-4000
City of Lake Elsinore	(951) 674-3124
City of La Quinta	(760) 777-7000
City of Menifee	(951) 672-6777
City of Moreno Valley	(951) 413-3000
City of Murrieta	(951) 304-2489
City of Norco	(951) 270-5607
City of Palm Desert	(760) 346-0611
City of Palm Springs	(760) 323-8299
City of Perris	(951) 943-6100
City of Rancho Mirage	(760) 324-4511
City of Riverside	(951) 361-0900
City of San Jacinto	(951) 654-7337
City of Temecula	(951) 694-6444
City of Wildomar	(951) 677-7751

REPORT ILLEGAL STORM DRAIN DISPOSAL
1-800-506-2555 or e-mail us at
fcnpdes@rcflood.org

- Riverside County Flood Control and Water Conservation District
  www.rcflood.org

Online resources include:

- California Storm Water Quality Association
  www.casqa.org
- State Water Resources Control Board
  www.waterboards.ca.gov
- Power Washers of North America
  www.thepwna.org

Stormwater Pollution

What you should know for...

Outdoor Cleaning Activities and Professional Mobile Service Providers



Storm drain pollution prevention information for:

- Car Washing / Mobile Detailers
- Window and Carpet Cleaners
- Power Washers
- Waterproofers / Street Sweepers
- Equipment cleaners or degreasers and all mobile service providers

Do you know where street flows actually go?

Storm drains are NOT connected to sanitary sewer systems and treatment plants!



The primary purpose of storm drains is to carry *rain* water away from developed areas to prevent flooding. Pollutants discharged to storm drains are transported directly into rivers, lakes and streams. Soaps, degreasers, automotive fluids, litter and a host of materials are washed off buildings, sidewalks, plazas and parking areas. Vehicles and equipment must be properly managed to prevent the pollution of local waterways.

Unintentional spills by mobile service operators can flow into storm drains and pollute our waterways. **Avoid mishaps.** *Always* have a **Spill Response Kit** on hand to clean up unintentional spills. Only emergency **Mechanical** repairs should be done in City streets, using drip pans for spills. **Plumbing** should be done on private property. Always store chemicals in a leak-proof container and keep covered when not in use. **Window/Power Washing** waste water shouldn't be released into the streets, but should be disposed of in a sanitary sewer, landscaped area or in the soil. Soiled **Carpet Cleaning** wash water should be filtered before being discharged into the sanitary sewer. Dispose of all filter debris properly. **Car Washing/Detailing** operators should wash cars on private property and use a regulated hose nozzle for water flow control and runoff prevention. Capture and dispose of waste water and chemicals properly. Remember, storm drains are for receiving rain water runoff only.

REPORT ILLEGAL STORM DRAIN DISPOSAL
1-800-506-2555



Help Protect Our Waterways!

Use these guidelines for Outdoor Cleaning Activities and Wash Water Disposal

Did you know that disposing of pollutants into the street, gutter, storm drain or body of water is *PROHIBITED* by law and can result in stiff penalties?

Best Management Practices

Waste wash water from Mechanics, Plumbers, Window/Power Washers, Carpet Cleaners, Car Washing and Mobile Detailing activities may contain significant quantities of motor oil, grease, chemicals, dirt, detergents, brake pad dust, litter and other materials.

Best Management Practices, or BMPs as they are known, are guides to prevent pollutants from entering the storm drains. ***Each of us*** can do our part to keep stormwater clean by using the suggested BMPs below:

Simple solutions for both light and heavy duty jobs:

Do...consider dry cleaning methods first such as a mop, broom, rag or wire brush. Always keep a spill response kit on site.

Do...prepare the work area before power cleaning by using sand bags, rubber mats, vacuum booms, containment pads or temporary berms to keep wash water away from the gutters and storm drains.

Do...use vacuums or other machines to remove and collect loose debris or litter before applying water.

Do...obtain the property owner's permission to dispose of ***small amounts*** of power washing waste water on to landscaped, gravel or unpaved surfaces.

Do...check your local sanitary sewer agency's policies on wash water disposal regulations before disposing of wash water into the sewer. (See list on reverse side)

Do...be aware that if discharging to landscape areas, soapy wash water may damage landscaping. Residual wash water may remain on paved surfaces to evaporate. Sweep up solid residuals and dispose of properly. Vacuum booms are another option for capturing and collecting wash water.

Do...check to see if local ordinances prevent certain activities.

Do not let...wash or waste water from sidewalk, plaza or building cleaning go into a street or storm drain.



Report illegal storm drain disposal
Call Toll Free
1-800-506-2555

Using Cleaning Agents

Try using biodegradable/phosphate-free products. They are easier on the environment, but don't confuse them with being toxic free. Soapy water entering the storm drain system can impact the delicate aquatic environment.



When cleaning surfaces with a ***high-pressure washer*** or ***steam cleaner***, additional precautions should be taken to prevent the discharge of pollutants into the storm drain system. These two methods of surface cleaning can loosen additional material that can contaminate local waterways.

Think Water Conservation

Minimize water use by using high pressure, low volume nozzles. Be sure to check all hoses for leaks. Water is a precious resource, don't let it flow freely and be sure to shut it off in between uses.

Screening Wash Water

Conduct thorough dry cleanup before washing exterior surfaces, such as buildings and decks ***with loose paint***, sidewalks or plaza areas. Keep debris from entering the storm drain after cleaning by first passing the wash water through a "20 mesh" or finer screen to catch the solid materials, then dispose of the mesh in a refuse container. Do not let the remaining wash water enter a street, gutter or storm drain.

Drain Inlet Protection & Collection of Wash Water

- Prior to any washing, block all storm drains with an impervious barrier such as sandbags or berms, or seal the storm drain with plugs or other appropriate materials.
- Create a containment area with berms and traps or take advantage of a low spot to keep wash water contained.
- Wash vehicles and equipment on grassy or gravel areas so that the wash water can seep into the ground.
- Pump or vacuum up all wash water in the contained area.

Concrete/Coring/Saw Cutting and Drilling Projects

Protect any down-gradient inlets by using dry activity techniques whenever possible. If water is used, minimize the amount of water used during the coring/drilling or saw cutting process. Place a barrier of sandbags and/or absorbent berms to protect the storm drain inlet or watercourse. Use a shovel or wet vacuum to remove the residue from the pavement. Do not wash residue or particulate matter into a storm drain inlet or watercourse.

Saltwater Pools

- Salt water pools, although different from regular pools, are in fact, sanitized using chlorine. A salt-chlorine generator separates the chlorine and sodium molecules in salt and reintroduces them into the pool water. The same harmful effects of chlorine still apply.
- A salt water pool is still maintained with chemicals such as Muriatic acid, soda ash and sodium carbonate to help keep a proper pH, total Alkalinity, Calcium Hardness and Stabilizer levels.



- It may be illegal to discharge salt water to land. The salt may kill plants and the build-up of salt in soil puts animals, plants, and groundwater at risk. Consult your city representatives to determine local requirements regarding salt water drainage.

NEVER put unused chemicals into the trash, onto the ground or down a storm drain.

IMPORTANT: The discharge of pollutants into the street, gutter, storm drain system or waterways - without a permit or waiver - is strictly prohibited by local ordinances, state and federal law. Violations may result in monetary fines and enforcement actions.

Helpful telephone numbers and links

Riverside County Water Agencies:

City of Banning	(951) 922-3130
City of Beaumont/Cherry Valley	(951) 845-9581
City of Blythe	(760) 922-6161
City of Coachella	(760) 398-3502
City of Corona	(951) 736-2263
City of Hemet	(951) 765-3710
City of Norco	(951) 270 5607
City of Riverside Public Works	(951) 351-6140
City of San Jacinto	(951) 654-4041
Coachella Valley Water District	(760) 398-2651
Desert Water Agency (Palm Springs)	(760) 323-4971
Eastern Municipal Water District	(951) 928-3777
Elsinore Valley Municipal Water District	(951) 674 3146
Elsinore Water District	(951) 674-2168
Farm Mutual Water Company	(951) 244-4198
Idyllwild Water District	(951) 659-2143
Indio Water Authority	(760) 391-4129
Jurupa Community Services District	(951) 685-7434
Lee Lake Water	(951) 658-3241
Mission Springs Water	(760) 329-6448
Rancho California Water District	(951) 296-6900
Ripley, CSA #62	(760) 922-4951
Riverside Co. Service Area #51	(760) 227-3203
Rubidoux Community Services District	(951) 684-7580
Valley Sanitary District	(760) 347-2356
Western Municipal Water District	(951) 789-5000
Yucaipa Valley Water District	(909) 797-5117

CALL 1-800-506-2555 to:

- Report clogged storm drains or illegal storm drain disposal from residential, industrial, construction and commercial sites into public streets, storm drains and/or water bodies.
- Find out about our various storm drain pollution prevention materials.
- Locate the dates and times of Household Hazardous Waste (HHW) Collection Events.
- Request adult, neighborhood, or classroom presentations.
- Locate other County environmental services.
- Receive grasscycling information and composting workshop information.

Or visit our
Riverside County Flood Control and Water Conservation District
website at: www.rcflood.org

Other links to additional storm drain pollution information:

- County of Riverside Environmental Health: www.rivcoeh.org
- State Water Resources Control Board: www.waterboards.ca.gov
- California Stormwater Quality Association: www.casqa.org
- United States Environmental Protection Agency (EPA): www.epa.gov/compliance/assistance (compliance assistance information)

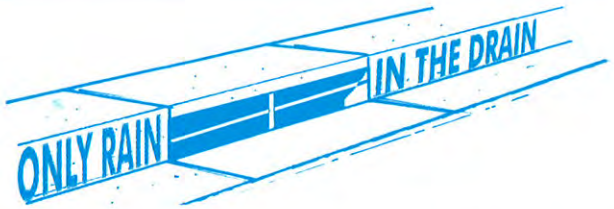
Riverside County's, "Only Rain Down the Storm Drain" Pollution Prevention Program gratefully acknowledges the Bay Area Stormwater Management Agencies Association and the Cleaning Equipment Trade Association for information provided in this brochure.

Guidelines for Maintaining your...



Swimming Pool, Jacuzzi and Garden Fountain

Where does the water go?



Pool, Jacuzzi and Fountain wastewater and rain water runoff (also called stormwater) that reach streets can enter the storm drain and be conveyed directly into local streams, rivers and lakes.



A storm drain's purpose is to prevent flooding by carrying rain water away from developed areas. Storm drains are not connected to sanitary sewers systems and treatment plants!

Wastewater, from residential swimming pools, Jacuzzis, fishponds and fountains, often contains chemicals used for sanitizing or cleansing purposes. Toxic chemicals (such as chlorine or copper-based algaecides) may pollute the environment when discharged into a storm drain system.

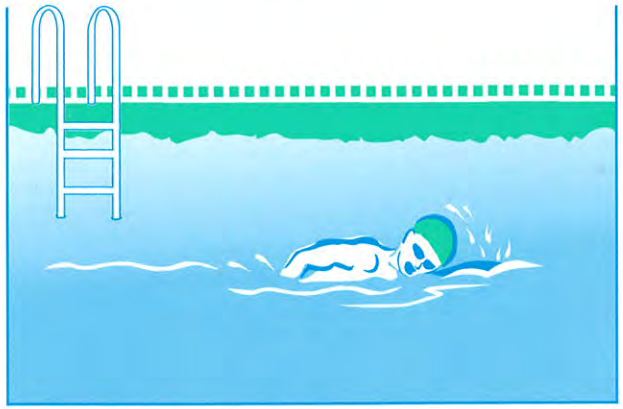
The Cities and County of Riverside have adopted ordinances that prohibit the discharge of wastewater to the street and storm drain system.



Discharge Regulations

Regulatory requirements for discharging wastewater from your pool may differ from city to city. Chlorinated water should not be discharged into the street, storm drain or surface waters. Check with your water agency to see if disposal to the sanitary sewer line is allowed for pool discharges (see reverse for Riverside County sewer agencies).

If allowed, a hose can be run from the pool Jacuzzi, or fountain to the private sewer cleanout, washing machine drain or a sink or bathtub.



If you cannot discharge to the sewer, you may drain your fountain, pool, or jacuzzi to your landscaping by following these guidelines:

First, reduce or eliminate solids (e.g. debris, leaves or dirt) in the pool water and allow the chemicals in the pool water to dissipate before draining the pool (this could take up to 7 days, verify using a home pool test kit).

Second, slowly drain to a landscaped area away from buildings or structures. Control the flow to prevent soil erosion; it may take more than one day to empty. Do not allow sediment to enter the street, gutter or storm drain.

Maintenance & Chemicals



Cleaning Filters

Filter rinse water and backwash must be discharged to the sanitary sewer, on-site septic tank and drain field system (if properly designed and adequately sized), or a seepage pit. Alternatively, rinse water or backwash may be diverted to landscaped or dirt areas. Filter media and other non-hazardous solids should be picked up and disposed of in the trash.

Algaecides

Avoid using copper-based algaecides unless absolutely necessary. Control algae with chlorine, organic polymers or other alternatives to copper-based pool chemicals. Copper is a heavy metal that can be toxic to aquatic life when you drain your pool.

Chemical Storage and Handling

- Use only the amount indicated on product labels
- Store chlorine and other chemicals in a covered area to prevent runoff. Keep out of reach of children and pets.
- Chlorine kits, available at retail swimming pool equipment and supply stores, should be used to monitor the chlorine and pH levels before draining your pool.
- Chlorine and other pool chemicals should never be allowed to flow into the gutter or storm drain system.

Take unwanted chemicals to a Household Hazardous Waste (HHW) Collection Event. There's no cost for taking HHW items to collection events – it's FREE! Call **1-800-506-2555** for a schedule of HHW events in your community.



Infiltration System
Inspection and Maintenance Checklist

Property Address: _____ Property Owner: _____

Treatment Measure No.: _____ Date of Inspection: _____ Type of Inspection: ☐ Monthly ☐ Pre-Wet Season
☐ After heavy runoff (1" or greater)
Inspector(s): _____ ☐ End of Wet Season ☐ Other:_____

Defect	Conditions When Maintenance Is Needed	Maintenance Needed? (Yes/No)	Comments (Describe maintenance completed and if needed maintenance was not conducted, note when it will be done)	Results Expected When Maintenance Is Performed
1. Standing Water	When water stands in the infiltration system between storms and does not drain within 3 days after rainfall.			There should be no areas of standing water once inflow has ceased. Any of the following may apply: sediment or trash blockages removed, improved grade from head to foot of infiltration system.
2. Trash and Debris Accumulation	Trash and debris accumulated in the infiltration system.			Trash and debris removed from infiltration system and disposed of properly.
3. Sediment	Evidence of sedimentation in system.			Material removed and disposed of properly so that there is no clogging or blockage.
4. Inlet/Outlet	Inlet/outlet areas clogged with sediment or debris, and/or eroded.			Material removed and disposed of properly so that there is no clogging or blockage in the inlet and outlet areas.
5. Overflow Spillway	Clogged with sediment or debris, and/or eroded.			Material removed and disposed of properly so that there is no clogging or blockage, and system is restored to design condition.
6. Miscellaneous	Any condition not covered above that needs attention in order for the infiltration system to function as designed.			Meet the design specifications.

SAMPLE

Infiltration System Maintenance Plan
for

Routine Maintenance Activities

The principal maintenance objective is to prevent sediment buildup and clogging, which reduces pollutant removal efficiency and may lead to system failure. Routine maintenance activities, and the frequency at which they will be conducted, are shown in Table 1.

Table 1
Routine Maintenance Activities for Infiltration Systems

No.	Maintenance Task	Frequency of Task
1	Remove obstructions, debris and trash from infiltration system and dispose of properly. Drywells may cleaned by vacuuming the upper chamber with a vacuum truck.	Monthly, or as needed after storm events
2	Inspect system to ensure that it drains between storms, and within 3 days after rainfall. Check drywell/observation well 2-3 days after storm to confirm drainage.	Monthly during wet season, or as needed after storm events
3	For drywells, replace filter material (and screen if it is damaged) in accordance with City of Rancho Mirage Standard Detail No. 306 (see attached).	Monthly, or as needed after storm events
4	Monitor drywell/observation well to confirm that system has drained during dry season.	Annually, during dry season
5	Remove any trash, grass clippings and other debris in the streets, gutters or parking area (see BMP SC-43) and near the system perimeter. Dispose of properly.	As needed
6	Inspect infiltration system using the inspection checklist.	Monthly, or after storm events 1” or greater, and after removal of accumulated debris or material

Mosquito Abatement

Standing water shall not remain in the treatment measures for more than three days, to prevent mosquito generation.

Inspections

The Infiltration System Inspection and Maintenance Checklist provided shall be used to conduct inspections monthly (or as needed), identify needed maintenance, and record maintenance that is conducted.

10. PUBLIC EDUCATION AND OUTREACH

WATERSHED SPECIFIC EDUCATIONAL ACTIVITIES CONDUCTED DURING THE REPORTING PERIOD

This section provides an overview of watershed specific education activities conducted by the Permittees. During the reporting period **Appendix E** contains images of most public education materials that are described in this section.

Program Overview

The Riverside County NPDES Permittees have established an ongoing watershed based public education and outreach program known as the "**Only Rain Down the Storm Drain"** pollution prevention program. The specific objectives of the public education program include:

- Fostering a broad public awareness of water pollution concerns;
- Increasing public acceptance of pollution prevention activities to curtail everyday human behaviors that contribute to water quality problems;
- Educating/informing the general public, regulators and key local government and state decision makers on Urban Runoff conditions in Riverside County; and
- Promoting stewardship of local water resources.

The "Only Rain Down the Storm Drain" program implements the public awareness objectives by focusing on three areas of pollutant reduction/prevention:

- Public Behavior;
- Proper Management of Pollutants; and
- Business Specific Education Outreach.

In addition, when attempting to make use of the finite resources available to the Public Education Program, the Permittees use these management goals to ensure that resources are used effectively:

- Focusing on pollutants of concern specific to each watershed region;
- Coordinating public education efforts with adjacent storm water management programs and other related education programs to share resources, coordinate outreach efforts, and avoid costly duplication of effort; and
- Adapt public education programs and objectives, based on effectiveness analysis, to address changing MS4 programs and objectives.

Program Highlights

The public education program continues to develop changes for the better. Highlights include:

- The public education program has developed surveys in both English and Spanish. The purpose of these surveys is to evaluate the effectiveness of the public education program and are distributed to the public at community events. The results of these surveys are contained in **Appendix E**. Two surveys were also developed for the K-3 and 4 through 6 grades education outreach programs.

- The public education web page continues to be revamped and improved.
- The program continues to update brochures and develop outreach programs specific to the needs of the MS4.
- As part of the on-going effectiveness evaluation for the municipal training programs, testing has been incorporated into the training for evaluation of its efficiency. In addition, the overall training program was evaluated and is included in the Assessment and Enhancement Analysis of the NPDES Traning Program, August 2006 in **Appendix E.**
- Each month, the County hosts a New Employee Orientation to an average of forty new employees. All the attendees receive "Only Rain Down the Storm Drain" materials and promotionals. The Toll Free 800 Number the message to call to report illegal storm drain disposal is incorporated into all materials.

Santa Ana Pollutants of Concern

Based on monitoring data collected to date, the current 303(d) list and discussions among the Co-Permittees, and stakeholders, the following preventative pollutants of concern were established for this watershed. More discussion on the selection of preventative pollutants of concern can be found in the monitoring section of this report. After each identified pollutant, specific BMP outreach activities are identified to address the pollutant:

- Sedimentation associated with Urban Development and Land Uses
    - Specific section on construction, municipal, industrial/commercial and new development training focusing on the need to address sedimentation within the watershed;
    - Distribution of dust pans at public education outreach events to promote dry cleaning of drive ways and impervious surfaces;
    - Construction BMP Poster;
    - School/Student program incorporates education on controlling soil erosion;
    - The "After the Storm" and Storm Water Pollution, what you should know brochures
    - General Construction Activities & Outdoor Activities brochure

- Nutrients and pathogens associated with Urban Development and Land Uses
    - Specific section on construction, municipal, industrial/commercial and new development training focusing on the need to address increased nutrients within the watershed;
    - Pet Waste "What's the Scoop" brochure;
    - Partnership with SGA Advertising to place pet waste information in pet stores, veterinarian clinics, kennels and pet grooming facilities;
    - Coordination with Riverside County Animal Control Department to distribute "What's the Scoop" and "After the Storm" brochures to families adopting pets;
    - The Agricultural Commissioner assist in educating on water conservation, fertilizer management and integrated pest management practices. In conjunction with County Waste Management's Composting Workshop, the "After the Storm" brochure and

Household Hazardous Waste flyer is included in the adult informational packet.
- o "Keep Our Water Clean" video to cover proper use of fertilizers as well as excess runoff from sprinklers;
- o Earth Day mailing inserts were developed to inform residents about the problem of storm water pollution and provide simple pollution prevention activities in gardening;
- o Adult presentations conducted by RCRCD discussing the effects of fertilizers and pesticides on local waterways;
- o The "After the Storm" brochure; and
- o Construction BMP Activities brochure and poster.

In addition, the District has developed other outreach materials to focus on other pollutants and pollutant causing activities/businesses commonly associated with urban runoff. Outreach methods can be combined to focus on specific pollutants that may exist within the watershed.

24-hour Watershed-Wide Outreach Portals

The Permittees maintain three 24-hour/7 days per week watershed wide portals to receive and distribute information regarding the "Only Rain Down the Storm Drain" program. These portals include a website, 1-800 number, and an e-mail address.

Storm Water Protection Program Website

The District operates a website that provides information on how to report illegal dumping, clogged storm drains, facility signage and worn or missing curb markers, as well as provide information on upcoming activities, opportunities for public participation in program development and general information about Urban Runoff pollution prevention techniques. The website is located at:

http://www.floodcontrol.co.riverside.ca.us/stormwater/

Almost all of the District's outreach materials have been scanned into an electronic .pdf format and are available for download. Online Order forms and phone numbers are also available to assist in obtaining information that might not be available online.

The website contains pages specific to the following target audiences:
- General Public/Residents
- Businesses
- Developers
- Contractors
- Schools and Teachers
- Kids Page

In addition the website contains links to:

- Assist viewers in locating their watershed
- An online media library
- Materials order form
- 1-800 information to report storm drain pollution

The District tracks the number of hits to its public education website. The website was completely revamped during the previous reporting period and the web-page counter replaced this reporting period. Results of the webpage counter report are included in **Appendix E.**

Storm Water toll free 1-800 Hotline

On October 1994, a Toll Free "800" telephone number for reporting suspected Urban Runoff pollution and obtaining pollution prevention information was established.

1. This call line offers easy to understand instructions for connecting to County Environmental Health or Waste Management to obtain grasscycling, composting, or household hazardous waste collection dates and locations.
2. The 24-hour Hotline also allows callers to report clogged catch basin inlets, illegal dumping and other illicit discharge violations.
3. Finally, the hotline allows people to order public education materials and/or request storm water presentations for schools or community groups. The Permittees advertise the hotline in all appropriate County telephone directories, public education outreach materials, and in other appropriate venues and locations. Callers to the hotline are given options to seek emergency services if the spill is of a suspicious origin or a safety issue.

The 1-800 line diverts callers to appropriate Permittee departments based on caller selections. Callers requesting information on pollution collection activities are diverted to either County Environmental Health or Waste Management depending on their specific selection. Callers reporting illicit discharges are directed to County Code Enforcement, who accepts the calls and then re-directs them to appropriate Permittee Code Enforcement Departments. Calls for public education materials or presentations are directed to the district's front desk and then to the District's Public Education Staff. School presentation inquiries are directed to the Riverside County Conservation District office, who have been contracted to provide education to elementary schools in the Santa Ana Region. The specific text to the hotline is included as **Exhibit A**.

The provider of the 1-800 line, Riverside County Communication, tracks the number of incoming calls to the line. This tracking mechanism was discontinued during past reporting period but restored this reporting period.

Exhibit A
"ONLY RAIN DOWN THE STORM DRAIN" POLLUTION PREVENTION PROGRAM

TOLL FREE 1-800 LINE DIALOGUE

Thank you for calling the "Only Rain Down the Storm Drain" Pollution Prevention Program. To better serve the needs of our County communities, please listen carefully to the following options:

If this is an emergency, or you wish to report a significant release or threatened releases of hazardous material into the storm drain or elsewhere in the environment, please hang up and immediately Dial 911.

(Si esta llamada es una emergencia o decea reportar desechos de contaminantes peligrosos en las alcantarillas o en el medio ambiente, por favor cuelge y llame 911.)

For water service connection, disconnection, or any other water utility information, call your local water service provider.

To report illegal dumping at residential, commercial, industrial or construction sites, please call Environmental Health at 951.955.8982, or press #1 to be directly connected.

For information regarding Household Hazardous Waste Collection Events, please Press #2.

To report clogged storm drains, please call your local municipal public works department. To report faded or missing "Only Rain Down the Storm Drain" storm drain markers, please press #3.

For General or specific business pollution prevention information or to receive other pollution prevention information please press #3.

(Drop Off Dialogue)

Thank you for your interest in obtaining information on storm drain pollution protection. Basic, construction, industrial, commercial and children's storm water protection outreach packets are available. For a quick response to your request, please slowly and clearly leave your name, address, city and zip code. Also state the type and quantity of the materials you are interested in receiving. Should you need additional assistance, provide your area code and phone number and someone will contact you as soon as possible.

To inquire about our free storm water classroom presentations, workshops, youth group activities and other outreach programs, please press #4.

(Drop Off Dialogue)

The "Only Rain Down the Storm Drain" public education program offers classroom presentations, workshops, youth group activities, special event opportunities and other programs. For inquiries for the Temecula or Murrieta area, please press #1 (Drops to Mission Resource Conservation District)

For inquiries in all other Riverside County areas, press 2 (drops to Riverside/Corona Resource Conservation District).

For Grasscycling and composting information or workshops, please PRESS #5. (to 951.486.3200)

For additional assistance regarding our storm drain pollution prevention program during regular business office hours, Monday through Thursday from 7:30 am to 5:30 pm and on Friday from 7:30 am to 4:30 pm

E-mail

The Permittees also maintain an e-mail address that can be used to report illicit discharges or request storm water related public information. The e-mail address is:

Flood.fcnpdes@co.riverside.ca.us

E-mails are received by the District's Public Information Specialist and are responded to, in most cases, within 2 business days.

Program Coordination with other Stakeholders

The "Only Rain Down the Storm Drain" program has used partnerships to leverage and increase available resources. The Permittees utilize every opportunity to work with Co-permittees, local environmental groups, and other public, private and business organizations to maximize use of existing distribution outlets, events, programs and materials. Impressions, attendance, and other measures of effectiveness relative to these programs are included in **Appendix E** (Public Education) of this Watershed Annual Report.

To facilitate statewide awareness of storm water public education, educate local and state decision makers, and assist in the development of more effective public education outreach programs, the District participates in the following public education committees:

- Public Information Public Participation Committee (PIPP) – A subcommittee of the California Storm Water Quality Association, and
- Western Regional Pollution Prevention Network (WRPPN)

To leverage education outreach resources and coordinate public education activities with other environmental programs, the Permittees closely coordinate and/or have existing partnerships with the following entities/organizations:

- Household Hazardous Waste Information Exchange (HHWIE); This is an eGroup that provides household hazardous waste affiliates the ability to better communicate, share ideas and the latest in legislative rulings.
- Riverside-Corona Resource Conservation District (RCRCD);
- Partnership to provide student education outreach in the Santa Ana and Whitewater Watersheds
- Partnership to provide adult education outreach activities in the Santa Ana and Whitewater Watersheds
- Partnership to provide support services for public education outreach activities at community events
- Mission Resource Conservation District (RCRCD);
- Partnership to provide student education outreach in the Santa Ana and Santa Margarita Watersheds
- Partnership to provide adult education outreach activities in the Santa Ana and Santa Margarita Watersheds

  - Partnership to provide support services for public education outreach activities at community events

- California Regional Environmental Education Community Network (CREEC)
  - A network whose mission is to develop a communication network which provides educators with access to high quality environmental education resources to enhance the environmental literacy of California students.

- Santa Ana River Watershed Clean Up Stakeholders Group in coordination with Riverside Corona Conservation District, Keep Riverside Clean and Beautiful and the California Coastal Commission's Coast. This collaboration of environmental partners support and encourage volunteers, allies and groups to gather for a day to remove trash and debris from the Santa Ana River that might otherwise flow downstream, through the river to the ocean.

- In addition the "Only Rain Down the Storm Drain" program also coordinates with the following City/County departments to distribute appropriate storm water education outreach materials:

  - City/County/District Front Counters
  - County Waste Management
  - County Public Health Department
  - Agriculture Department
  - County Executive Offices
  - Code Enforcement
  - County Parks
  - Animal Control;
  - Economic Development Agency
  - County Assessor/Recorders Office
  - Bio-terrorism
  - Fleet Services
  - Human Resources
  - Library System
  - Central Mail
    - Stamp on every piece of mail sent by the County that identifies the 1-800 Number and requests that citizens call it to report storm drain pollution.
  - County Safety
  - County DPSS
  - Transportation and Land Management

In general, brochures and promotional items are provided to these departments for distribution in public lobbies, training sessions, through customer interactions and new employee orientations.

Finally, the "Only Drain Down the Storm Drain" Program also coordinates with the following state and/or local government or business entities to distribute public education information:

- Western Riverside Council of Governments
- Santa Ana Regional Water Quality Control Board
- Orange County Watershed & Coastal Resources Division
- Santa Ana Watershed Association
- South Coast Air Quality Management District
- Santa Rosa Plateau
- Bureau of Reclamation
- Elsinore Valley Municipal Water District
- Metropolitan Water District
- Lake Elsinore/San Jacinto Watershed Authority
- Eastern Municipal Water District
- The Water Education Center
- Rancho California Water District
- Valley Greeters
- Department of Water Resources Southern District
- Western Municipal Water District
- Business Industrial Association (BIA)
- Caltrans

Outreach Tools to Change Public Behavior

The "Only Rain Down the Storm Drain" program conducts a wide range of outreach activities to residents, students, community groups, new home owners, homeowner associations; informing them of how their "everyday activities" may contribute to the pollution of Receiving Waters, and encouraging them to adopt alternatives that will lessen or eliminate pollution-causing behaviors. Program efforts include providing information on pollution prevention techniques and informing residents about the proper disposal of household hazardous wastes, construction materials, used motor oil, pet waste and litter. Public education materials and media emphasize the theme that all citizens have a role to play in reducing and preventing the polluting of Receiving Waters. The goal is to present a clear and consistent message that explains the simple connections between people's everyday activities and their impacts upon Receiving Water quality.

As the public education and outreach program continues to be implemented and enhanced, the Permittees hope to broaden public awareness of Urban Runoff quality problems, promote proper disposal of household hazardous waste and motor oil, encourage illegal discharge reporting, foster good stewardship of Receiving Waters, and take personal responsibility for their actions in preventing pollution.

While public education outreach at events indicates that most people are willing to act in an environmentally responsible manner if given simple ways to change their behavior to avoid polluting our water bodies; most are unaware of the sources of pollution from everyday urban land use. The "Only Rain Down the Storm Drain" pollution prevention program using various media forms educates the County's population about modified behaviors to prevent storm water pollution by focusing on residents, general public, students, home gardeners, do-it-yourselfers, mobile businesses, etc.

Direct Outreach Methods

The "Only Rain Down the Storm Drain" program interfaces directly via program staff, or through contracts and partnerships, to the public through attendance at community events, school education programs, adult education programs and/or by providing classroom based training. Specific outreach activities, segregated by target audiences, are described below.

General Community Outreach

The "Only Rain Down the Storm Drain" program participates in various community events to ensure that our message is delivered to the largest possible municipal audience. At these community events, surveys, to assess overall program effectiveness, have been used.

In addition, the "Only Rain Down the Storm Drain" program has partnered with County Environmental Health to ensure that a storm drain pollution prevention material is available and distributed at all Household Hazardous Waste and Antifreeze, Batteries, Oil and Paint Collection Centers and/or Events throughout each of the Watershed Region's within Riverside County. These events provide free disposal sites for receiving common pollutants that can impair Receiving Waters.

Elementary School Outreach

Elementary (K-6)

The Riverside County Resource Conservation District (RCRCD) continues to provide a variety of K-6 education programs for the "Only Rain Down the Storm Drain" Program. The K-6 education program includes materials such as the Storm Water Pollution Prevention Patrol workbook, the Fancy Fin hands-on classroom presentation and accompanying coloring book, various word match and crossword activity sheets and videos. A second story line featuring Fancy Fin and her friend Phinnious J. Green (a Pacific Tree Frog) educate students about point and non-point pollution and their effects on the environment and other creatures in the watershed. School materials are offered to all public and provide schools in the Santa Ana Watershed Region, as well as to youth groups such as the boy and girl scouts.

Secondary Schools

A video entitled "How to Conduct an Environmentally Friendly Car Wash and Make Money Too" was developed for the "Car Wash Challenge" program. An accompanying flyer is also used which informs students/groups of the potential storm water problems generated from car wash runoff, and provides practical BMPs to minimize or eliminate contaminated runoff. The original focus of the program was high school clubs. However, after contacting several high schools, it was discovered that car washing fundraisers are relatively rare and revenue deficient in comparison with other high

school fund raising activities. Nevertheless, church groups, scout troops and other organizations do conduct car wash fundraisers. Thus, the scope of the Car Wash Challenge program has been expanded to include these additional fundraising organizations.

Adult Outreach

Valley Greeters is a "Welcoming Wagon" business taking discount coupons, product samples and general vicinity information door to door to new residents and homeowners to the Temecula, Murrieta and Lake Elsinore area. For the past four years, Valley Greeters has included our MS4 materials, (After the Storm; What's the Scoop; Pool, Spa and Fountain Maintenance and HHW Collection Schedule). This information is accompanied with a handy full size dustpan, shop cloth and vehicle air freshener. Every material and promotional is clearly imprinted with the 1-800 Toll Free number for reporting illegal discharges into the storm drain. Young family members receive a copy of Fancy Finn and box of crayons. This business is solely dependent on the status of the construction economy and by January, 07 experienced a considerable slowdown.

The "Only Rain Down the Storm Drain" program contracts with the Riverside/Corona Resource Conservation District for public outreach. Storm Water Pollution Prevention presentations are given to community groups who call and request such services.

Steve Groner & Associates has been retained to prepare and present workshops at major home improvement stores throughout Riverside County. The workshops include passing out reading material regarding targeted BMPs to the public through established corporate partnerships (paint, hardware, home show coordinators, home improvement, garden centers, nurseries and pet stores). All commercial employees are informed about storm water impacts that could occur from the improper application of all types of home and garden hazardous chemicals. In turn, the employees are then able to share with customers on the proper use and disposal of products that are potential storm drain pollutants. Attendees at the workshop receive "Only Rain Down the Storm Drain" promotionals to help emphasize the storm water pollution prevention message. Fixed advertising tools such as counter displays, tear sheets have been placed throughout to attract attention.

Brochures

Residential: After the Storm; Storm Water Pollution and the Solutions, Household Hazardous Waste Collection Schedule, Outdoor Activities; Swimming Pool, Jacuzzi and Fountain Maintenance; and What's the Scoop (Pet waste).

Outreach Materials

In addition to the brochures mentioned above, the program utilizes other effective outreach materials such as, magnets, a billboard ad, videos, newspaper supplements, flyers, door knob hangers, calendars, promotionals items, workbooks, curriculum, shop rags, shelf talkers, tear sheets, posters and print ads to cultivate interest in the program.

A door hanger is also being utilized to help address problem discharges that are commonly observed in residential settings. The door hanger notifies the recipient that a problem discharge was observed flowing in to the street and offering help by following recommended pollution prevention activities. The door hanger is provided to all cities and is used by various County departments and the NPDES staff when conducting field or site activities/inspections.

Mailing Inserts/Slugs

The "Only Rain Down the Storm Drain" Pollution Prevention Program encourages advertising the County's Household Hazardous Waste Collection events via the use of mail inserts. The inserts are included in various utility bills and special notice mass mailings.

In addition, the "Only Rain Down the Storm Drain" program has coordinated with the County Mail Department to have the postage meter carry the "Only Rain Down the Storm Drain" message and the 1-800 Toll Free number to report an illegal storm drain disposal or spill. In 05/06, over 5,000,000 pieces of outgoing County mail were stamped with the message. In November of 06, the postage system was replaced with more sophisticated postage meter units but the cost of the ink in the new system far exceeded the costs and benefits from other media options and therefore this media venue was dissolved.

Media Outreach

The "Only Rain Down the Storm Drain" Program continues to utilize various mass media to reach the public and promote the storm water pollution prevention. Special newspaper inserts, fliers, and advertisements help increase public awareness of storm water pollution and environmental protection.

- Our Sixth Edition of a four-page insert called the National Pollution Prevention or P-2, (National Pollution Prevention Week recognization), was distributed Countywide through the PennySaver. The insert included topics on proper disposal of pet waste, pesticide alternatives, motor oil recycling, grass-cycling, pool and spa best management practices, storm drain marking program, storm water school presentations, general storm drain pollution protection, business storm water pollution information, household hazardous waste (HHW) collection events, syringe disposal program, composting workshops and motor oil specific recycling locations. The insert is released to over 650,500 Riverside County homes generating an increase of calls to the 800 Toll Free Hotline and District IC/ID investigations.

Cooperative Used Oil Program

The Western Riverside Council of Governments (WRCOG) is responsible for administering the Used Oil Block Cycle Grant on behalf of ten cities within WRCOG's boundaries. These cities include: Banning, Beaumont, Canyon Lake, Lake Elsinore, Murrieta, Norco, Perris, Riverside, San Jacinto and Temecula.

The objective of the Used Oil Block Grant is to make it convenient for Do-It-Yourselfers (DIYers) to recycle their used oil and to make it easy for them to find a Certified Center accepting used oil. In order for these centers to be certified, they need to apply for certification with the California Integrated Waste Management Board (CIWMB). As a grant recipient, WRCOG contacts non-certified centers in the jurisdiction to interest them in becoming certified used motor oil collection center. The goal is to see a significant decrease in the amount of illegally dumped motor oil by adding more oil collection centers within close proximity to users.

Through the same grant funding source, WRCOG also provides used oil containers for distribution to DIYers who need proper containers for automotive fluids. Through WRCOG efforts, all certified centers in the County are in compliance to state and local mandates.

The Storm Drain Pollution Prevention Program assists WRCOG's efforts by making available our MS4 information and supporting promotionals for distributions to their targeted groups.

At various venues, WRCOG staff obtain participant responses to a ten question survey. The survey examines the public's understanding on:

- used oil recycling,
- used oil drop-off locations,
- curbside programs, and other local recycling programs.

The program also maintains an English and Spanish 800 hotline that can be used to get answers to any recycling question a resident may have regarding, "where the nearest Certified Center is located?" and "where can I find a used oil container?". The phone number is printed on all distributed materials including the oil containers.

Cleanest County in the West Program

Through another grant funding source, WRCOG created the "Cleanest County in the West" program to address issues relating to litter and illegal dumping. The program was designed to assist jurisdictions in meeting the 50% diversion goals mandated by Assembly Bill 939. AB 939 was a state mandate signed in 1989 that required cities to reduce their waste by 50% by the Year 2000.

The core of the program is the elementary school assembly. WRCOG partners with Radio Disney AM 1290 to present an interactive and informational presentation for children in grades K-6th. This program continually reinforces the responsibility of everyone to recycle and pick up litter.

WRCOG at the end of the assembly gives the school two recycling containers for the collection of cans and bottles. During the 06/07 school year, over 18,000 students and 600 teachers have experienced the assembly. Each student receives an environmental activity book and an application to join the Riverside County Kids Recycle Club where they will receive a quarterly newspaper. This club has over 200 members.

Like the "Only Rain Down the Storm Drain" Program which promotes litter reduction and recycling throughout the Santa Ana Region, WRCOG also participates in events to promote litter reduction and beverage container recycling. These events gives staff an opportunity to assess how informed the local community is regarding recycling and also allows us to distribute brochures and informational flyers that will assist people in finding the nearest recycling center. During these events promotional items made from recycled content are also given out to show examples on how used items such as money can be recycled into new things such as a pencil, a promotional product first used by the "Only Rain Down the Storm Drain" Program. This particular promotional item especially increases the interest of the people visiting out booth and demonstrates how almost anything can be recycled and reused.

Outreach tools specific to Business Specific

The "Only Rain Down the Storm Drain" Program conducts a wide range of outreach activities to businesses; informing them of how their "everyday activities" may contribute to the pollution of Receiving Waters, and encouraging them to adopt alternatives that will lessen or eliminate polluting-causing activities. Program efforts include providing information on pollution prevention techniques and informing businesses about the proper disposal of wastes. Public education materials and media emphasize the theme that all businesses have a role to play in reducing and preventing the polluting of Receiving waters. The goal is to present a clear and consistent message that explains the simple connections between a business' everyday activities and their impacts upon Receiving Water quality.

Originally, the business education program mainly consisted of the development and distribution of formal BMP guidance and outreach to business associations. The program has now expanded to include direct outreach to businesses through classroom formats, advertising in business trade papers and providing exhibits at various business specific symposiums.

Discussion of the current Business Specific Outreach tools implemented by the Permittees are discussed below.

Direct Business Outreach Activities

The "Only Rain Down the Storm Drain" Program partners with various entities to provide training and education. Currently, the District has allowed AEI-CASC Engineering, a consultant who provides the Permittees internal education programs to train developers and consultants regarding the new WQMP/SUSMP requirements for Riverside County. The District has partnered with Riverside/Corona Resource Conservation District, to develop a Water Quality Design class that focuses on sub-regional solutions and low impact development. This class was offered for the first time through UCR extension in October 2005. Additionally, the District presented at Construction Storm Water Compliance Workshop hosted by the Building Industry Association of Southern California (BIA/SC) on March 22, 2006. The workshop focused on state and municipal construction requirements for contractors, developers, and consultants.

Through the Compliance Assistance Program (CAP), a partnership with County Environmental Health restaurants and businesses that handle hazardous wastes are reviewed for potential storm water impacts from their activities. Each business is provided with storm drain pollution prevention public education outreach information specific to their activities.

Steve Groner Associates has been retained to prepare and present workshops at major home improvement stores throughout Riverside County. The workshops include a handout educating the store's employees about storm water impacts that could occur from improper application of paint, pesticides or fertilizers. Attendees at the workshop also receive "Only Rain Down the Storm Drain" information and promotionals to help highlight the storm water protection message. Employees are then able to share with customers the proper use and disposal of products that are potential storm drain pollutants. Point of purchase displays, tearsheets, and counter displays have been installed at strategic locations to educate the public directly.

Each new business trade in Riverside County that is listed in the Inland Business Press newspaper is provided with an "Only Rain Down the Storm Drain" Pollution Prevention packet.

Brochures

Commercial*:* After the Storm; Food Facilities; Outdoor Cleaning Activities and Non-Point Source Discharges; Automotive Maintenance & Car Care. Note: (Staff is revising the Outdoor Activity brochure to include broader examples of urban pollution causing activities such as, power washers and mobile vehicle maintenance operators).

Industrial*:* After the Storm; Outdoor Cleaning Activities and Non-Point Source Discharges; and Your Facility May Need a Storm Water Permit.

Construction*:* After the Storm; Outdoor Cleaning Activities and Non-Point Source Discharges; General Construction & Site Supervision The revision to the construction brochure is pending the finalization of the construction permit.

Posters

BMP posters for automotive, food service establishments (available in Spanish) and construction employees are available. The posters address activities associated with the automotive repair industry, and the food/restaurant industry that may pose a threat to water quality. There are also two new posters for the Fueling Stations and Service Bay Service centers. All the posters recommend storm water BMPs and are designed to serve as informative and attractive visual reminders for employees.

Media Outreach

In March, 07, a full-page ad was placed in the Inland Business Press newspaper to draw the attention of Inland Empire businesses whose urban runoff activities might be threatening local

water quality. The ad also provided links to the District's and CASQA's website for more detailed BMP information.

Supplemental Environmental Projects (SEP)

In an effort to change the behaviors of large storm drain pollution prevention offenders in the County, Environmental Health established a Supplemental Environmental Project (S.E.P.). The S.E.P. requires from the violator a monetary fine and/or the violator's cooperation for the development of a public education tool on the effects of polluted urban run off. S.E.P.'s to date include:

- A Downs Energy SEP project resulted in the development of a billboard ad that has been greeting commuters traveling Westbound on the 60 Freeway lanes.

Outreach tools specific to Pollutants

"Only Rain Down the Storm Drain" Pollution Prevention Program conducts a wide range of outreach activities focusing on reduction of certain pollutants in the receiving waters. These outreach activities focus on sources of those pollutants whether it is residential, business, municipal or some other state or federal source. Education materials explain how "everyday activities" of potential sources may contribute to the pollution of receiving waters, and encourage the sources to adopt alternative approaches to pollutant management that will lessen or eliminate polluting-causing activities. Program efforts include providing information on pollution prevention techniques and informing sources about the proper disposal of pollutants. Public education materials and media emphasize the theme that all citizens/businesses have a role to play in reducing and preventing the polluting of receiving waters. The goal is to present a clear and consistent message that explains the simple connections between a business' everyday activities and their impacts upon receiving water quality.

Each subsection that follows identifies how existing outreach materials previously described address specific potential pollutant sources in the watershed.

Use of pesticides, fertilizers, and herbicides

A. The Riverside County Agricultural Commissioner's Pesticide Applicator's License renewal information package includes materials on the proper use of pesticides and offers information on training workshops. The license renewal process requires continuing education of applicants and detailed record keeping of pesticide applications. Municipal employees that are responsible for the application of pesticides are encouraged to obtain and maintain credentials as Certified Applicators and/or licensed Pest Control Advisors.

B. The "Home Garden Care" materials are being revised to draw and attract the interest of the general public and amateur gardener. The new materials will include Integrated Pest Management and plant selection and materials from the State Water Resource Control Board, Central Contra Costa IPM Outreach Program, University of California and The

Orange County Storm Water Program are being used. All the materials selected offer alternatives to using chemically based pesticides, herbicides and fertilizers.

C. The "Keep Our Water Clean" video covers proper use of pesticides, fertilizers and herbicides as well as excess runoff from sprinklers.

D. The September annual “Only Rain Down The Storm Drain’s” participation in the National Pollution Prevention Week insert informs residents about the problem of storm water pollution and provides simple pollution prevention activities in gardening.

E. The “Only Rain Down The Storm Drain” adult presentations conducted by RCRCD discusses the effects of pesticides and fertilizers on local waterways. The materials distributed following the presentation promote alternatives to pesticide use in the yard and garden.

F. The 2006 Environmental Calendar included a wide array of storm water protection information. It is designed to attract the adult audience by listing best management practices, scheduled special events, household hazardous waste collection sites, used oil collection sites, composting workshops, citywide clean ups, and each of the watersheds along with geographical information. Throughout the calendar the main message is “Only Rain Down The Storm Drain” and the hotline number to call for additional home garden care information.

G. Steve Groner Associates has been retained to prepare and present employee workshops at major home improvement stores throughout Riverside County. This information is then passed on to the public via the shelf talkers accessible to the public or when an employee is addressed with a question. The workshops include information on BMPs the public should be aware of for pesticide and fertilizer application, use, and storage.

Appendix E

Soils Report

PRELIMINARY PARAMETERS

GROUND MOTION PARAMETERS

Sladden has reviewed the 2022 California Building Code (CBC) and ASCE7-16 and developed ground motion parameters for the subject site. The project Seismic Design Maps are summarized in the following table and included within Appendix C. The project Structural Engineer should verify that all design parameters provided are applicable for the subject project.

TABLE
GROUND MOTION PARAMETERS

Latitude / Longitude	33.7662/ -116.4439
Risk Category	II
Site Class	C
Code Reference Documents	ASCE 7-16; Chapter 11 & 21

Description	Type	Map Based
MCE_R Ground Motion (0.2 second period)	S_S	1.5
MCE_R Ground Motion (1.0 second period)	S_1	0.613
Site-Modified Spectral Acceleration Value	S_{MS}	1.8
Site-Modified Spectral Acceleration Value	S_{M1}	0.858
Numeric Seismic Design Value at 0.2 second SA	S_{DS}	1.2
Numeric Seismic Design Value at 1.0 second SA	S_{D1}	0.572
Site Amplification Factor at 0.2 second	F_a	1.2
Site Amplification Factor at 1.0 second	F_v	1.4
Site Peak Ground Acceleration	PGA_M	0.788

Cut/Fill Slopes. Where fill is required on slopes steeper than five horizontal to one vertical (5H:1V), all weak soil should be removed and these areas should be positively benched horizontally into bedrock in conjunction with fill placement. Keyways will be required at the toe of all fill embankments. The keyways should be excavated at least two (2) feet into competent bedrock as measured on the downhill side. The height of the benches and keyway dimensions should be determined by the geologist in the field during grading.

CONVENTIONAL SHALLOW SPREAD FOOTINGS

All footings should be founded entirely upon properly compacted engineered fill soil and should have a minimum embedment depth of 12 inches measured from the lowest adjacent finished grade. Continuous and isolated pad footings should have minimum widths of 12 inches and 24 inches, respectively. Continuous and isolated pad footings supported upon properly compacted engineered fill soil may be designed using allowable bearing pressures of 1800 and 2000 pounds per square foot (psf), respectively. Allowable increases of 200 psf for each additional 1 foot of width and 250 psf for each additional 6 inches of depth may be used if desired. The maximum allowable bearing pressure should be 3000 psf. The allowable bearing pressures apply to combined dead and sustained live loads. The allowable bearing pressures may be increased by one-third when considering transient live loads, including seismic and wind forces.

Based on the recommended allowable bearing pressures, the total static settlement of the shallow footings is anticipated to be less than ½ inch, provided foundation preparations conform to the recommendations described in this report. Static differential settlement is anticipated to be approximately one-half of the total settlement for similarly loaded footings spaced up to approximately 50 feet apart.

Lateral load resistance for the conventional shallow spread footings will be developed by passive pressure against the sides of the footings below grade and by friction acting at the base of the footings. An allowable passive pressure of 275 psf per foot of depth may be used for design purposes. An allowable coefficient of friction 0.45 may be used for dead and sustained live loads to compute the frictional resistance of the footing placed directly on compacted fill. Under seismic and wind loading conditions, the passive pressure and frictional resistance may be increased by one-third.

All footing excavations should be observed by a representative of the project geotechnical consultant to verify adequate embedment depths prior to placement of forms, steel reinforcement or concrete. The excavations should be trimmed neat, level and square. All loose, disturbed, sloughed or moisture-softened soils and/or any construction debris should be removed prior to concrete placement. Excavated soil generated from footing and/or utility trenches should not be stockpiled within the building envelope or in areas of exterior concrete flatwork. All footings should be reinforced in accordance with the project Structural Engineer's recommendations.

SLABS-ON-GRADE

To provide uniform and adequate support, concrete slabs-on-grade must be placed on properly compacted engineered fill soil as outlined in the previous sections of this report. The slab subgrade should remain near optimum moisture content and should not be permitted to dry prior to concrete placement. Slab subgrade should be firm and unyielding. Disturbed soil should be removed and replaced with engineered fill soil compacted to a minimum of 90 percent relative compaction.

Slab thickness and reinforcement should be determined by the Structural Engineer. We recommend a minimum slab thickness of 4.0 inches and minimum reinforcement of #3 bars at 18 inches on center in both directions. All slab reinforcement should be supported on concrete chairs to ensure that reinforcement is placed at slab mid-height. Final floor slab design and reinforcement should be determined by the Structural Engineer.

Slabs with moisture-sensitive surfaces should be underlain with a moisture vapor retarder consisting of a polyvinyl chloride membrane such as 10-mil visqueen, or equivalent. All laps within the membrane should be sealed and at least 2 inches of clean sand should be placed over the membrane to promote uniform curing of the concrete. To reduce the potential for punctures, the membrane should be placed on a pad surface that has been graded smooth without any sharp protrusions. If a smooth surface can not be achieved by grading, consideration should be given to placing a thin leveling course of sand across the pad surface prior to placement of the membrane.

Appendix F

Structural BMP and/or Retention Facility Sizing Calculations
and Design Details

WORLD WILDLIFE MUSEUM
RANCHO MIRAGE, CA

PRELIMINARY HYDROLOGY REPORT

PREPARED FOR:
PREST VUKSIC GREENWOOD ARCHITECTS
44-530 SAN PABLO AVENUE, STE 200
PALM DESERT, CA 92260

PREPARED BY:

TheAltumGroup

44-600 VILLAGE COURT, SUITE 100
PALM DESERT, CA 92260
(760) 346-4750

MARCH 27, 2025

Prepared Under the Supervision of:

3/27/25

James Bazua, PE
R.C.E. 58394
Expiration Date: December 31, 2026



World Wildlife Museum

PRELIMINARY HYDROLOGY REPORT

TABLE OF CONTENTS:

I PROJECT DESCRIPTION

II DESIGN METHODOLOGY

III DESIGN CAPTURE VOLUME CALCULATIONS

IV RUNOFF VOLUME CALCULATIONS

V RUNOFF DISCHARGE CALCULATIONS

VI RUNOFF VELOCITY CALCULATIONS

VII APPENDIX

I. PROJECT DESCRIPTION

This report was prepared in support of the World Wildlife Museum submittal. The purpose of this preliminary hydrology report is to analyze and compare the drainage patterns for existing and proposed development conditions, to show that the project meets MS4 permit requirements.

The proposed project, 'World Wildlife Museum', is located at 69934 CA State Highway 111, Rancho Mirage, CA 92270 on a 6.78 acre site. Project activities consist of the construction of the World Wildlife Museum, a commercial museum development that will occupy a portion of Parcel 1 of Parcel Map No. 8674 (689-040-025), Parcel 2 of Parcel Map No. 8674 (689-040-023) and Lot 88, R.M. Annex No 2 (689-040-028). Construction activities will disturb approximately 3.2 acres of the 6.78 acre site.

Under existing conditions, the site is partially developed with a parking lot. The existing parking lot served a previous commercial building located on Parcel 2 which has been completely demolished. Existing drainage is designed to surface flow to a low point located in the northeasterly portion of the parking lot toward an existing combination curb inlet/grate catch basin that collects runoff in a sump condition and directs flow into an existing storm drain pipe designed to convey runoff off-site toward the existing Whitewater Evacuation Channel (receiving water) located nearby, to the northeast. Lot 88, R.M. Annex No. 2 (689-040-028) is located at the southerly end of the project boundary, is currently vacant and surface flows over pervious ground cover in a southeasterly direction toward Mirage Cove Drive, and off-site within public right of way and ultimately into Whitewater Evacuation Channel to the east.

Under post development conditions, the existing parking lot (Parcels 1 &2) will be improved and re-purposed, and a new museum building will be constructed and new separate overflow parking facilities will be constructed on Lot 88. Storm runoff generated on improved portions of Parcel 1 and Parcel 2 will continue to flow to the low point of the existing parking lot and into a new combination collection basin and underground storage system designed to replace the existing curb inlet. Storm runoff generated on the overflow parking improvements within Lot 88 will surface flow toward the east into a new surface detention basin.

II. DESIGN METHODOLOGY AND CALCULATIONS

Developments south and southwest of the Whitewater Evacuation Channel within City of Rancho are required to comply with MS4 permit WQMP treatment requirements, but are not required to retain the runoff generated during the 100 year design storm event. The World Wildlife Museum project will collect and store runoff underground (Parcels 1 & 2) and in a surface retention basin (Lot 88) in a manner that captures and treats the Design Capture Volume (DCV) and ensures that flowrates, velocities and volumes leaving the site under the proposed condition do not exceed those under the existing condition. Flows exceeding the storage capacity of the new on-site storage facilities will leave the project site, and continue to flow toward the Whitewater Evacuation Channel as they do under the existing condition.

1.) The Water Quality Management Plan (WQMP) Design Capture Volume (DCV) is calculated using worksheets provided by Riverside County Flood Control and Water Conservation District for Stormwater Quality Best Management Practices for the Riverside County Whitewater River Region.
2.) Riverside County Flood Control District Synthetic Unit Hydrograph methods are used to quantify the runoff volumes generated for the pre and post development site conditions during the 2 year-24 hour and 10 year-24 hour storm events.
3.) Flowrates (Q) generated for the pre and post development site conditions during the 2 year-24 hour and 10 year-24 hour storm events are calculated using CivilD rational method software.
4.) Flow velocities for the pre and post development site conditions during the 2 year-24 hour and 10 year-24 hour storm events are calculated using manning's equation for open channel flow and flowrate results listed in this report

DESIGN CRITERIA

The following Riverside County Flood Control District (RCFCD) parameters were used in the preparation of the analyses:

- 2 year – 1 hour Precipitation 0.455" (NOAA)
- 2 year – 3 hour Precipitation 0.721" (NOAA)
- 2 year – 6 hour Precipitation 0.953" (NOAA)
- 2 year – 24 hour Precipitation 1.36" (NOAA)
- 10 year – 3 hour Precipitation 1.50" (NOAA)
- 10 year – 6 hour Precipitation 1.93" (NOAA)
- 10 year – 24 hour Precipitation 2.66" (NOAA)
- 100 year – 1 hour Precipitation 2.41" (NOAA)
- Hydrologic Soil Type "A" (RCFC&WCD Plate C-1.36)
- Slope Intensity Duration Curve (RCFC&WCD Plate D-4.6)
- Runoff Index Number 32 (RCFC&WCD Plate D-5.5)

III DESIGN CAPTURE VOLUME CALCULATIONS

NORTH

DESIGN CAPTURE VOLUME AREA = 3.80 AC (INCLUDES OFF-SITE FLOW)

IMPERVIOUS FRACTION = 0.55

DESIGN CAPTURE VOLUME = 2,069 CU.FT.

INFILTRATION BMP VOLUME PROVIDED = 2,439 CU.FT.

SOUTH

DESIGN CAPTURE VOLUME AREA = 1.23 AC

IMPERVIOUS FRACTION = 0.30

DESIGN CAPTURE VOLUME = 402 CU.FT.

INFILTRATION BMP VOLUME PROVIDED = 1,524 CU.FT.

Whitewater Watershed

BMP Design Volume, V_{BMP} (Rev. 03-2012)

Legend: Required Entries / Calculated Cells

Company Name	The Altum Group	Date	3/20/2025
Designed by	James Bazua	County/City Case No	C2026
Company Project Number/Name			
Drainage Area Number/Name	WORLD WILDLIFE MUSEUM - NORTH		

Enter the Area Tributary to this Feature A_T = 3.8 acres

Determine the Effective Impervious Fraction

Type of post-development surface cover (use pull down menu): Mixed Surface Types

Effective Impervious Fraction I_f = 0.55

Calculate the composite Runoff Coefficient, C for the BMP Tributary Area

Use the following equation based on the WEF/ASCE Method

$C = 0.858I_f^3 - 0.78I_f^2 + 0.774I_f + 0.04$

C = 0.37

Determine Design Storage Volume, V_{BMP}

Calculate V_U, the 85% Unit Storage Volume $V_U = 0.40 \times C$

V_u = 0.15 (in*ac)/ac

Calculate the design storage volume of the BMP, V_{BMP}.

$$V_{BMP}\ (ft^3) = \frac{V_U\ (in\text{-}ac/ac) \times A_T\ (ac) \times 43{,}560\ (ft^2/ac)}{12\ (in/ft)}$$

V_{BMP} = 2,069 ft^3

Notes:

Whitewater Watershed

BMP Design Volume, V_{BMP} (Rev. 03-2012)

Legend: Required Entries / Calculated Cells

Company Name	The Altum Group	Date	3/20/2025
Designed by	James Bazua	County/City Case No	C2026
Company Project Number/Name			
Drainage Area Number/Name	WORLD WILDLIFE MUSEUM - SOUTH		

Enter the Area Tributary to this Feature A_T = 1.23 acres

Determine the Effective Impervious Fraction

Type of post-development surface cover (use pull down menu): Mixed Surface Types

Effective Impervious Fraction I_f = 0.30

Calculate the composite Runoff Coefficient, C for the BMP Tributary Area

Use the following equation based on the WEF/ASCE Method

$C = 0.858I_f^3 - 0.78I_f^2 + 0.774I_f + 0.04$

C = 0.23

Determine Design Storage Volume, V_{BMP}

Calculate V_U, the 85% Unit Storage Volume $V_U = 0.40 \times C$

V_u = 0.09 (in*ac)/ac

Calculate the design storage volume of the BMP, V_{BMP}.

$$V_{BMP}\ (ft^3) = \frac{V_U\ (in\text{-}ac/ac) \times A_T\ (ac) \times 43{,}560\ (ft^2/ac)}{12\ (in/ft)}$$

V_{BMP} = 402 ft^3

Notes:

IV RUNOFF VOLUME CALCULATIONS

SUBAREA	NORTH EXISTING	NORTH PROPOSED
2 YR. – 24 HR VOLUME (CU.FT.)	1537	1537
2 YR. – 24 HR VOLUME STORED ON-SITE (CU.FT.)	0	1537
2 YR. – 24 HR VOLUME LEAVING SITE (CU.FT.)	1537	0
10 YR. – 24 HR VOLUME (CU.FT.)	3560	5799
10 YR. – 24 HR VOLUME STORED ON-SITE (CU.FT.)	-	2439
10 YR. – 24 HR VOLUME LEAVING SITE (CU.FT.)	3560	3360

SUBAREA	SOUTH EXISTING	SOUTH PROPOSED
2 YR. – 24 HR VOLUME (CU.FT.)	602	602
2 YR. – 24 HR VOLUME STORED ON-SITE (CU.FT.)	0	602
2 YR. – 24 HR VOLUME LEAVING SITE (CU.FT.)	602	0
10 YR. – 24 HR VOLUME (CU.FT.)	1178	1168
10 YR. – 24 HR VOLUME STORED ON-SITE (CU.FT.)	0	1168
10 YR. – 24 HR VOLUME LEAVING SITE (CU.FT.)	1178	0

	A	B	C	D
1	**RCFC&WCD SHORTCUT UNIT HYDROGRAPH METHOD**			
2	DATA INPUT SHEET			
3				
4	WORKSHEET PREPARED BY:	JAMES R. BAZUA, P.E.		
5				
6	PROJECT NAME	WORLD MUSEUM EXIST 2 YR EVENT - NORTH		
7	JOB #	C2026		
8				
9	CONCENTRATION POINT DESIGNATION	1		
10	AREA DESIGNATION	ON-SITE		
11				
12	TRIBUTARY AREAS	ACRES		
13				
14	COMMERCIAL			
15	PAVING/HARDSCAPE	1.24		
16	SF - 1 ACRE			
17	SF - 1/2 ACRE			
18	SF - 1/4 ACRE			
19	MF - CONDOMINIUMS			
20	MF - APARTMENTS			
21	MOBILE HOME PARK			
22	LANDSCAPING	0.87		
23	RETENTION BASIN			
24	GOLF COURSE			
25	MOUNTAINOUS	1.03		
26	LOW LOSS RATE (PERCENT)	90%		
27				
28	LENGTH OF WATERCOURSE (L)	436		
29	LENGTH TO POINT OPPOSITE CENTROID (Lca)	46		
30				
31	ELEVATION OF HEADWATER	356		
32	ELEVATION OF CONCENTRATION POINT	264.5		
33				
34	AVERAGE MANNINGS 'N' VALUE	0.02		
35				
36	STORM FREQUENCY (YEAR)	100		
37				
38	POINT RAIN			
39	3-HOUR	0.721		
40	6-HOUR	0.953		
41	24-HOUR	1.36		
42				
43	BASIN CHARACTERISTICS:	ELEVATION	AREA	
44				
45				
46				
47				
48				
49				
50				
51				
52	PERCOLATION RATE (in/hr)			
53				
54	DRYWELL DATA			
55	NUMBER USED			
56	PERCOLATION RATE (cfs)			

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
BASIC DATA CALCULATION FORM
SHORTCUT METHOD

PROJECT: WORLD MUSEUM EXIST 2 YR EVENT - NORTH
JOB # C2026
BY ES R. BAZUA, P.E. DATE 3/28/2025

PHYSICAL DATA

[1] CONCENTRATION POINT	1
[2] AREA DESIGNATION	ON-SITE
[3] AREA - ACRES	3.140
[4] L-FEET	436
[5] L-MILES	0.083
[6] La-FEET	46.00
[7] La-MILES	0.009
[8] ELEVATION OF HEADWATER	356
[9] ELEVATION OF CONCENTRATION POINT	264.5
[10] H-FEET	91.5
[11] S-FEET/MILE	1108.1
[12] S^0.5	33.29
[13] L*LCA/S^0.5	0.000
[14] AVERAGE MANNINGS 'N'	0.02
[15] LAG TIME-HOURS	0.01
[16] LAG TIME-MINUTES	0.5
[17] 100% OF LAG-MINUTES	0.5
[18] 200% OF LAG-MINUTES	1.0
[19] UNIT TIME-MINUTES (100%-200% OF LAG)	5
[24] TOTAL PERCOLATION RATE (cfs)	0.00

RAINFALL DATA

[1] SOURCE
[2] FREQUENCY-YEARS 100
[3] DURATION:

3-HOURS				6-HOURS				24-HOURS			
[4] POINT RAIN INCHES (Plate E-5.2)	[5] AREA	[6]	[7] AVERAGE POINT RAIN INCHES	[8] POINT RAIN INCHES (Plate E-5.4)	[9] AREA	[10]	[11] AVERAGE POINT RAIN INCHES	[12] POINT RAIN INCHES (Plate E-5.6)	[13] AREA	[14]	[15] AVERAGE POINT RAIN INCHES
0.72	3.140	1.00	0.72	0.95	3.140	1.00	0.95	1.36	3.140	1.00	1.36
		0.00	0.00			0.00	0.00			0.00	0.00
		0.00	0.00			0.00	0.00			0.00	0.00
		0.00	0.00			0.00	0.00			0.00	0.00
SUM [5]	3.14	SUM [7]	0.72	SUM [9]	3.14	SUM [11]	0.95	SUM [13]	3.14	SUM [15]	1.36
[16] AREA ADJ FACTOR			1.000				1.000				1.000
[17] ADJ AVG POINT RAIN			0.72				0.95				1.36

STORM EVENT SUMMARY

DURATION		3-HOUR	6-HOUR	24-HOUR
EFFECTIVE RAIN	(in)	0.17	0.16	0.14
FLOOD VOLUME	(cu-ft)	1,896	1,843	1,550
	(acre-ft)	0.04	0.04	0.04
REQUIRED STORAGE	(cu-ft)	1,880	1,828	1,537
	(acre-ft)	0.04	0.04	0.04
PEAK FLOW	(cfs)	1.31	1.09	0.06
MAXIMUM WSEL	(ft)	-	-	-

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD	PROJECT WORLD MUSEUM EXIST 2 YR EVENT - NORTH
	CONCENTRATION POINT: 1
	BY MES R. BAZUA, P.E. DATE 3/28/2025

ADJUSTED LOSS RATE

SOIL GROUP [Plate C-1]	LAND USE	RI NUMBER [Plate E-6.1]	PERVIOUS AREA INFILTRATION RATE (in/hr) [Plate E-6.2]	DECIMAL PERCENT OF AREA IMPERVIOUS [Plate E-6.3]	ADJUSTED INFILTRATION RATE (in/hr)	AREA		AVERAGE ADJUSTED INFILTRATION RATE (in/hr)
A	COMMERCIAL	32	0.74	90%	0.14	0.00	0.000	0.0000
A	PAVING/HARDSCAPE	32	0.74	100%	0.07	1.24	0.395	0.0292
A	SF - 1 ACRE	32	0.74	20%	0.61	0.00	0.000	0.0000
A	SF - 1/2 ACRE	32	0.74	40%	0.47	0.00	0.000	0.0000
A	SF - 1/4 ACRE	32	0.74	50%	0.41	0.00	0.000	0.0000
A	MF - COND0MINIUMS	32	0.74	65%	0.31	0.00	0.000	0.0000
A	MF - APARTMENTS	32	0.74	80%	0.21	0.00	0.000	0.0000
A	MOBILE HOME PARKS	32	0.74	75%	0.24	0.00	0.000	0.0000
A	LANDSCAPING	32	0.74	0%	0.74	0.87	0.277	0.2050
A	RETENTION BASINS	32	0.74	0%	0.74	0.00	0.000	0.0000
A	GOLF COURSE	32	0.74	0%	0.74	0.00	0.000	0.0000
D	MOUNTAINOUS	93	0.95	90%	0.18	1.03	0.328	0.0592
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
						SUM 3.14	SUM	0.2935

VARIABLE LOSS RATE CURVE (24-HOUR STORM ONLY)

Fm= 0.146731688

C= 0.00272

Ft=C(24-(T/60))^1.55 = 0.00272 (24-(T/60))^1.55 + 0.15 in/hr

LOW LOSS RATE (80-90 PERCENT) = 90%

Where:

T=Time in minutes. To get an average value for each unit time period, Use T=1/2 the unit time for the first time period,
T=1 1/2 unit time for the second period, etc.

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
100 YEAR - 3 HOUR STORM EVENT

PROJECT: WORLD MUSEUM EXIST 2 YR EVENT - NORTH
CONCENTRATION POINT: 1

BY: IES R. BAZUA, DATE 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	3.14
UNIT TIME-MINUTES	5
LAG TIME - MINUTES	0.49
UNIT TIME-PERCENT OF LAG	1029.0
TOTAL ADJUSTED STORM RAIN-INCHES	0.72
CONSTANT LOSS RATE-in/hr	0.29
LOW LOSS RATE - PERCENT	90%

TOTAL PERCOLATION RATE (cfs) 0.00 cfs

Unit Time Period	Time Minutes	Time Hours	Pattern Percent (Plate E-5.9)	Storm Rain in/hr	Loss Rate in/hr Max	Loss Rate in/hr Low	Effective Rain in/hr	Flood Hydrograph Flow cfs	Required Storage cf
1	5	0.08	1.3	0.112	0.29	0.10	0.01	0.04	10.60
2	10	0.17	1.3	0.112	0.29	0.10	0.01	0.04	10.60
3	15	0.25	1.1	0.095	0.29	0.09	0.01	0.03	8.97
4	20	0.33	1.5	0.130	0.29	0.12	0.01	0.04	12.23
5	25	0.42	1.5	0.130	0.29	0.12	0.01	0.04	12.23
6	30	0.50	1.8	0.156	0.29	0.14	0.02	0.05	14.67
7	35	0.58	1.5	0.130	0.29	0.12	0.01	0.04	12.23
8	40	0.67	1.8	0.156	0.29	0.14	0.02	0.05	14.67
9	45	0.75	1.8	0.156	0.29	0.14	0.02	0.05	14.67
10	50	0.83	1.5	0.130	0.29	0.12	0.01	0.04	12.23
11	55	0.92	1.6	0.138	0.29	0.12	0.01	0.04	13.04
12	60	1.00	1.8	0.156	0.29	0.14	0.02	0.05	14.67
13	65	1.08	2.2	0.190	0.29	0.17	0.02	0.06	17.93
14	70	1.17	2.2	0.190	0.29	0.17	0.02	0.06	17.93
15	75	1.25	2.2	0.190	0.29	0.17	0.02	0.06	17.93
16	80	1.33	2.0	0.173	0.29	0.16	0.02	0.05	16.30
17	85	1.42	2.6	0.225	0.29	0.20	0.02	0.07	21.19
18	90	1.50	2.7	0.234	0.29	0.21	0.02	0.07	22.01
19	95	1.58	2.4	0.208	0.29	0.19	0.02	0.07	19.56
20	100	1.67	2.7	0.234	0.29	0.21	0.02	0.07	22.01
21	105	1.75	3.3	0.286	0.29	0.26	0.03	0.09	26.90
22	110	1.83	3.1	0.268	0.29	0.24	0.03	0.08	25.27
23	115	1.92	2.9	0.251	0.29	0.23	0.03	0.08	23.64
24	120	2.00	3.0	0.260	0.29	0.23	0.03	0.08	24.45
25	125	2.08	3.1	0.268	0.29	0.24	0.03	0.08	25.27
26	130	2.17	4.2	0.363	0.29	0.33	0.07	0.22	65.87
27	135	2.25	5.0	0.433	0.29	0.39	0.14	0.44	131.07
28	140	2.33	3.5	0.303	0.29	0.27	0.01	0.03	8.81
29	145	2.42	6.8	0.588	0.29	0.53	0.29	0.93	277.77
30	150	2.50	7.3	0.632	0.29	0.57	0.34	1.06	318.52
31	155	2.58	8.2	0.709	0.29	0.64	0.42	1.31	391.87
32	160	2.67	5.9	0.510	0.29	0.46	0.22	0.68	204.42
33	165	2.75	2.0	0.173	0.29	0.16	0.02	0.05	16.30
34	170	2.83	1.8	0.156	0.29	0.14	0.02	0.05	14.67
35	175	2.92	1.8	0.156	0.29	0.14	0.02	0.05	14.67
36	180	3.00	0.6	0.052	0.29	0.05	0.01	0.02	4.89

EFFECTIVE RAIN & FLOOD VOLUMES SUMMARY

EFFECTIVE RAIN (in)	0.17
FLOOD VOLUME (acft)	0.04
FLOOD VOLUME (cuft)	1895.68
REQUIRED STORAGE (acft)	0.04
REQUIRED STORAGE (cuft)	1880.00
PEAK FLOW RATE (cfs)	1.31

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
100 YEAR - 6 HOUR STORM EVENT

PROJECT: WORLD MUSEUM EXIST 2 YR EVENT - NOR
CONCENTRATION POINT: 1

BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	3.14
UNIT TIME-MINUTES	5
LAG TIME - MINUTES	0.49
UNIT TIME-PERCENT OF LAG	1029.0
TOTAL ADJUSTED STORM RAIN-INCHES	0.95
CONSTANT LOSS RATE-in/hr	0.293
LOW LOSS RATE - PERCENT	90%

TOTAL PERCOLATION RATE (cfs) 0.00 cfs

Unit Time Period	Time		Pattern	Storm Rain	Loss Rate in/hr		Effective Rain	Flood Hydrograph Flow	Required Storage
	Minutes	Hours	Percent (Plate E-5.9)	in/hr	Max	Low	in/hr	cfs	cf
1	5	0.08	0.5	0.057	0.29	0.05	0.01	0.02	5.39
2	10	0.17	0.6	0.069	0.29	0.06	0.01	0.02	6.46
3	15	0.25	0.6	0.069	0.29	0.06	0.01	0.02	6.46
4	20	0.33	0.6	0.069	0.29	0.06	0.01	0.02	6.46
5	25	0.42	0.6	0.069	0.29	0.06	0.01	0.02	6.46
6	30	0.50	0.7	0.080	0.29	0.07	0.01	0.03	7.54
7	35	0.58	0.7	0.080	0.29	0.07	0.01	0.03	7.54
8	40	0.67	0.7	0.080	0.29	0.07	0.01	0.03	7.54
9	45	0.75	0.7	0.080	0.29	0.07	0.01	0.03	7.54
10	50	0.83	0.7	0.080	0.29	0.07	0.01	0.03	7.54
11	55	0.92	0.7	0.080	0.29	0.07	0.01	0.03	7.54
12	60	1.00	0.8	0.091	0.29	0.08	0.01	0.03	8.62
13	65	1.08	0.8	0.091	0.29	0.08	0.01	0.03	8.62
14	70	1.17	0.8	0.091	0.29	0.08	0.01	0.03	8.62
15	75	1.25	0.8	0.091	0.29	0.08	0.01	0.03	8.62
16	80	1.33	0.8	0.091	0.29	0.08	0.01	0.03	8.62
17	85	1.42	0.8	0.091	0.29	0.08	0.01	0.03	8.62
18	90	1.50	0.8	0.091	0.29	0.08	0.01	0.03	8.62
19	95	1.58	0.8	0.091	0.29	0.08	0.01	0.03	8.62
20	100	1.67	0.8	0.091	0.29	0.08	0.01	0.03	8.62
21	105	1.75	0.8	0.091	0.29	0.08	0.01	0.03	8.62
22	110	1.83	0.8	0.091	0.29	0.08	0.01	0.03	8.62
23	115	1.92	0.8	0.091	0.29	0.08	0.01	0.03	8.62
24	120	2.00	0.9	0.103	0.29	0.09	0.01	0.03	9.70
25	125	2.08	0.8	0.091	0.29	0.08	0.01	0.03	8.62
26	130	2.17	0.9	0.103	0.29	0.09	0.01	0.03	9.70
27	135	2.25	0.9	0.103	0.29	0.09	0.01	0.03	9.70
28	140	2.33	0.9	0.103	0.29	0.09	0.01	0.03	9.70
29	145	2.42	0.9	0.103	0.29	0.09	0.01	0.03	9.70
30	150	2.50	0.9	0.103	0.29	0.09	0.01	0.03	9.70
31	155	2.58	0.9	0.103	0.29	0.09	0.01	0.03	9.70
32	160	2.67	0.9	0.103	0.29	0.09	0.01	0.03	9.70
33	165	2.75	1.0	0.114	0.29	0.10	0.01	0.04	10.77
34	170	2.83	1.0	0.114	0.29	0.10	0.01	0.04	10.77
35	175	2.92	1.0	0.114	0.29	0.10	0.01	0.04	10.77
36	180	3.00	1.0	0.114	0.29	0.10	0.01	0.04	10.77
37	185	3.08	1.0	0.114	0.29	0.10	0.01	0.04	10.77
38	190	3.17	1.1	0.126	0.29	0.11	0.01	0.04	11.85
39	195	3.25	1.1	0.126	0.29	0.11	0.01	0.04	11.85
40	200	3.33	1.1	0.126	0.29	0.11	0.01	0.04	11.85
41	205	3.42	1.2	0.137	0.29	0.12	0.01	0.04	12.93
42	210	3.50	1.3	0.149	0.29	0.13	0.01	0.05	14.00
43	215	3.58	1.4	0.160	0.29	0.14	0.02	0.05	15.08
44	220	3.67	1.4	0.160	0.29	0.14	0.02	0.05	15.08
45	225	3.75	1.5	0.172	0.29	0.15	0.02	0.05	16.16
46	230	3.83	1.5	0.172	0.29	0.15	0.02	0.05	16.16
47	235	3.92	1.6	0.183	0.29	0.16	0.02	0.06	17.24
48	240	4.00	1.6	0.183	0.29	0.16	0.02	0.06	17.24
49	245	4.08	1.7	0.194	0.29	0.17	0.02	0.06	18.31
50	250	4.17	1.8	0.206	0.29	0.19	0.02	0.06	19.39
51	255	4.25	1.9	0.217	0.29	0.20	0.02	0.07	20.47
52	260	4.33	2.0	0.229	0.29	0.21	0.02	0.07	21.55
53	265	4.42	2.1	0.240	0.29	0.22	0.02	0.08	22.62
54	270	4.50	2.1	0.240	0.29	0.22	0.02	0.08	22.62
55	275	4.58	2.2	0.252	0.29	0.23	0.03	0.08	23.70
56	280	4.67	2.3	0.263	0.29	0.24	0.03	0.08	24.78

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD 100 YEAR - 6 HOUR STORM EVENT	PROJECT: WORLD MUSEUM EXIST 2 YR EVENT - NOR CONCENTRATION POINT: 1 BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	3.14		
UNIT TIME-MINUTES	5		
LAG TIME - MINUTES	0.49		
UNIT TIME-PERCENT OF LAG	1029.0		
TOTAL ADJUSTED STORM RAIN-INCHES	0.95		
CONSTANT LOSS RATE-in/hr	0.293		
LOW LOSS RATE - PERCENT	90%	TOTAL PERCOLATION RATE (cfs)	0.00 cfs

Unit Time Period	Time		Pattern	Storm Rain	Loss Rate in/hr		Effective Rain	Flood Hydrograph Flow	Required Storage
	Minutes	Hours	Percent (Plate E-5.9)	in/hr	Max	Low	in/hr	cfs	cf
57	285	4.75	2.4	0.274	0.29	0.25	0.03	0.09	25.85
58	290	4.83	2.4	0.274	0.29	0.25	0.03	0.09	25.85
59	295	4.92	2.5	0.286	0.29	0.26	0.03	0.09	26.93
60	300	5.00	2.6	0.297	0.29	0.27	0.00	0.01	3.65
61	305	5.08	3.1	0.355	0.29	0.32	0.06	0.19	57.51
62	310	5.17	3.6	0.412	0.29	0.37	0.12	0.37	111.38
63	315	5.25	3.9	0.446	0.29	0.40	0.15	0.48	143.69
64	320	5.33	4.2	0.480	0.29	0.43	0.19	0.59	176.01
65	325	5.42	4.7	0.537	0.29	0.48	0.24	0.77	229.87
66	330	5.50	5.6	0.640	0.29	0.58	0.35	1.09	326.83
67	335	5.58	1.9	0.217	0.29	0.20	0.02	0.07	20.47
68	340	5.67	0.9	0.103	0.29	0.09	0.01	0.03	9.70
69	345	5.75	0.6	0.069	0.29	0.06	0.01	0.02	6.46
70	350	5.83	0.5	0.057	0.29	0.05	0.01	0.02	5.39
71	355	5.92	0.3	0.034	0.29	0.03	0.00	0.01	3.23
72	360	6.00	0.2	0.023	0.29	0.02	0.00	0.01	2.15

EFFECTIVE RAIN & FLOOD VOLUMES SUMMARY

EFFECTIVE RAIN (in)	0.16
FLOOD VOLUME (acft)	0.04
FLOOD VOLUME (cuft)	1843.05
REQUIRED STORAGE (acft)	0.04
REQUIRED STORAGE (cuft)	1827.81
PEAK FLOW RATE (cfs)	1.09

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
100 YEAR - 24 HOUR STORM EVENT

PROJECT: WORLD MUSEUM EXIST 2 YR EVENT - NORTH
CONCENTRATION POINT: 1

BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	3.140	CONSTANT LOSS RATE-in/hr	n/a
UNIT TIME-MINUTES	15	VARIABLE LOSS RATE (AVG) in/hr	0.2935
LAG TIME - MINUTES	0.49	MINIMUM LOSS RATE (for var. loss) - in/hr	0.147
UNIT TIME-PERCENT OF LAG	3086.9	LOW LOSS RATE - DECIMAL	0.90
TOTAL ADJUSTED STORM RAIN-INCHES	1.36	C	0.00272
		PERCOLATION RATE (cfs)	0.00

Unit Time Period	Time		Pattern Percent	Storm Rain in/hr	Loss Rate in/hr		Effective Rain in/hr	Flood Hydrograph Flow cfs	Required Storage cf
	Minutes	Hours	(Plate E-5.9)		Max	Low			
1	15	0.25	0.2	0.011	0.518	0.010	0.001	0.00	3.07
2	30	0.50	0.3	0.016	0.512	0.015	0.002	0.01	4.61
3	45	0.75	0.3	0.016	0.506	0.015	0.002	0.01	4.61
4	60	1.00	0.4	0.022	0.500	0.020	0.002	0.01	6.15
5	75	1.25	0.3	0.016	0.494	0.015	0.002	0.01	4.61
6	90	1.50	0.3	0.016	0.489	0.015	0.002	0.01	4.61
7	105	1.75	0.3	0.016	0.483	0.015	0.002	0.01	4.61
8	120	2.00	0.4	0.022	0.477	0.020	0.002	0.01	6.15
9	135	2.25	0.4	0.022	0.471	0.020	0.002	0.01	6.15
10	150	2.50	0.4	0.022	0.465	0.020	0.002	0.01	6.15
11	165	2.75	0.5	0.027	0.460	0.024	0.003	0.01	7.69
12	180	3.00	0.5	0.027	0.454	0.024	0.003	0.01	7.69
13	195	3.25	0.5	0.027	0.448	0.024	0.003	0.01	7.69
14	210	3.50	0.5	0.027	0.443	0.024	0.003	0.01	7.69
15	225	3.75	0.5	0.027	0.437	0.024	0.003	0.01	7.69
16	240	4.00	0.6	0.033	0.432	0.029	0.003	0.01	9.22
17	255	4.25	0.6	0.033	0.426	0.029	0.003	0.01	9.22
18	270	4.50	0.7	0.038	0.421	0.034	0.004	0.01	10.76
19	285	4.75	0.7	0.038	0.415	0.034	0.004	0.01	10.76
20	300	5.00	0.8	0.044	0.410	0.039	0.004	0.01	12.30
21	315	5.25	0.6	0.033	0.405	0.029	0.003	0.01	9.22
22	330	5.50	0.7	0.038	0.400	0.034	0.004	0.01	10.76
23	345	5.75	0.8	0.044	0.394	0.039	0.004	0.01	12.30
24	360	6.00	0.8	0.044	0.389	0.039	0.004	0.01	12.30
25	375	6.25	0.9	0.049	0.384	0.044	0.005	0.02	13.84
26	390	6.50	0.9	0.049	0.379	0.044	0.005	0.02	13.84
27	405	6.75	1.0	0.054	0.374	0.049	0.005	0.02	15.37
28	420	7.00	1.0	0.054	0.369	0.049	0.005	0.02	15.37
29	435	7.25	1.0	0.054	0.364	0.049	0.005	0.02	15.37
30	450	7.50	1.1	0.060	0.359	0.054	0.006	0.02	16.91
31	465	7.75	1.2	0.065	0.354	0.059	0.007	0.02	18.45
32	480	8.00	1.3	0.071	0.349	0.064	0.007	0.02	19.99
33	495	8.25	1.5	0.082	0.344	0.073	0.008	0.03	23.06
34	510	8.50	1.5	0.082	0.339	0.073	0.008	0.03	23.06
35	525	8.75	1.6	0.087	0.335	0.078	0.009	0.03	24.60
36	540	9.00	1.7	0.092	0.330	0.083	0.009	0.03	26.13
37	555	9.25	1.9	0.103	0.325	0.093	0.010	0.03	29.21
38	570	9.50	2.0	0.109	0.321	0.098	0.011	0.03	30.75
39	585	9.75	2.1	0.114	0.316	0.103	0.011	0.04	32.28
40	600	10.00	2.2	0.120	0.311	0.108	0.012	0.04	33.82
41	615	10.25	1.5	0.082	0.307	0.073	0.008	0.03	23.06
42	630	10.50	1.5	0.082	0.302	0.073	0.008	0.03	23.06
43	645	10.75	2.0	0.109	0.298	0.098	0.011	0.03	30.75
44	660	11.00	2.0	0.109	0.294	0.098	0.011	0.03	30.75
45	675	11.25	1.9	0.103	0.289	0.093	0.010	0.03	29.21
46	690	11.50	1.9	0.103	0.285	0.093	0.010	0.03	29.21
47	705	11.75	1.7	0.092	0.281	0.083	0.009	0.03	26.13
48	720	12.00	1.8	0.098	0.277	0.088	0.010	0.03	27.67
49	735	12.25	2.5	0.136	0.273	0.122	0.014	0.04	38.43
50	750	12.50	2.6	0.141	0.268	0.127	0.014	0.04	39.97
51	765	12.75	2.8	0.152	0.264	0.137	0.015	0.05	43.05
52	780	13.00	2.9	0.158	0.260	0.142	0.016	0.05	44.58
53	795	13.25	3.4	0.185	0.257	0.166	0.018	0.06	52.27
54	810	13.50	3.4	0.185	0.253	0.166	0.018	0.06	52.27
55	825	13.75	2.3	0.125	0.249	0.113	0.013	0.04	35.36
56	840	14.00	2.3	0.125	0.245	0.113	0.013	0.04	35.36
57	855	14.25	2.7	0.147	0.241	0.132	0.015	0.05	41.51
58	870	14.50	2.6	0.141	0.238	0.127	0.014	0.04	39.97
59	885	14.75	2.6	0.141	0.234	0.127	0.014	0.04	39.97
60	900	15.00	2.5	0.136	0.230	0.122	0.014	0.04	38.43
61	915	15.25	2.4	0.131	0.227	0.118	0.013	0.04	36.90
62	930	15.50	2.3	0.125	0.223	0.113	0.013	0.04	35.36
63	945	15.75	1.9	0.103	0.220	0.093	0.010	0.03	29.21
64	960	16.00	1.9	0.103	0.217	0.093	0.010	0.03	29.21
65	975	16.25	0.4	0.022	0.213	0.020	0.002	0.01	6.15
66	990	16.50	0.4	0.022	0.210	0.020	0.002	0.01	6.15
67	1005	16.75	0.3	0.016	0.207	0.015	0.002	0.01	4.61

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD 100 YEAR - 24 HOUR STORM EVENT	PROJECT: WORLD MUSEUM EXIST 2 YR EVENT - NORTH CONCENTRATION POINT: 1 BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	3.140	CONSTANT LOSS RATE-in/hr	n/a
UNIT TIME-MINUTES	15	VARIABLE LOSS RATE (AVG) in/hr	0.2935
LAG TIME - MINUTES	0.49	MINIMUM LOSS RATE (for var. loss) - in/hr	0.147
UNIT TIME-PERCENT OF LAG	3086.9	LOW LOSS RATE - DECIMAL	0.90
TOTAL ADJUSTED STORM RAIN-INCHES	1.36	C	0.00272
		PERCOLATION RATE (cfs)	0.00

Unit Time Period	Time Minutes	Time Hours	Pattern Percent (Plate E-5.9)	Storm Rain in/hr	Loss Rate in/hr Max	Loss Rate in/hr Low	Effective Rain in/hr	Flood Hydrograph Flow cfs	Required Storage cf
68	1020	17.00	0.3	0.016	0.204	0.015	0.002	0.01	4.61
69	1035	17.25	0.5	0.027	0.201	0.024	0.003	0.01	7.69
70	1050	17.50	0.5	0.027	0.198	0.024	0.003	0.01	7.69
71	1065	17.75	0.5	0.027	0.195	0.024	0.003	0.01	7.69
72	1080	18.00	0.4	0.022	0.192	0.020	0.002	0.01	6.15
73	1095	18.25	0.4	0.022	0.189	0.020	0.002	0.01	6.15
74	1110	18.50	0.4	0.022	0.186	0.020	0.002	0.01	6.15
75	1125	18.75	0.3	0.016	0.184	0.015	0.002	0.01	4.61
76	1140	19.00	0.2	0.011	0.181	0.010	0.001	0.00	3.07
77	1155	19.25	0.3	0.016	0.178	0.015	0.002	0.01	4.61
78	1170	19.50	0.4	0.022	0.176	0.020	0.002	0.01	6.15
79	1185	19.75	0.3	0.016	0.174	0.015	0.002	0.01	4.61
80	1200	20.00	0.2	0.011	0.171	0.010	0.001	0.00	3.07
81	1215	20.25	0.3	0.016	0.169	0.015	0.002	0.01	4.61
82	1230	20.50	0.3	0.016	0.167	0.015	0.002	0.01	4.61
83	1245	20.75	0.3	0.016	0.165	0.015	0.002	0.01	4.61
84	1260	21.00	0.2	0.011	0.163	0.010	0.001	0.00	3.07
85	1275	21.25	0.3	0.016	0.161	0.015	0.002	0.01	4.61
86	1290	21.50	0.2	0.011	0.159	0.010	0.001	0.00	3.07
87	1305	21.75	0.3	0.016	0.157	0.015	0.002	0.01	4.61
88	1320	22.00	0.2	0.011	0.155	0.010	0.001	0.00	3.07
89	1335	22.25	0.3	0.016	0.154	0.015	0.002	0.01	4.61
90	1350	22.50	0.2	0.011	0.152	0.010	0.001	0.00	3.07
91	1365	22.75	0.2	0.011	0.151	0.010	0.001	0.00	3.07
92	1380	23.00	0.2	0.011	0.150	0.010	0.001	0.00	3.07
93	1395	23.25	0.2	0.011	0.149	0.010	0.001	0.00	3.07
94	1410	23.50	0.2	0.011	0.148	0.010	0.001	0.00	3.07
95	1425	23.75	0.2	0.011	0.147	0.010	0.001	0.00	3.07
96	1440	24.00	0.2	0.011	0.147	0.010	0.001	0.00	3.07

EFFECTIVE RAIN & FLOOD VOLUMES SUMMARY	
EFFECTIVE RAIN (in)	0.14
FLOOD VOLUME (acft)	0.04
FLOOD VOLUME (cuft)	1550.16
REQUIRED STORAGE (acft)	0.04
REQUIRED STORAGE (cuft)	1537.34
PEAK FLOW (cfs)	0.06

PROJECT: WORLD MUSEUM EXIST 2 YR EVENT - NORTH
JOB # C2026
1

BASIN CHARACTERISTICS

CONTOUR	DEPTH		AREA		VOLUME		
	INCR (ft)	TOTAL (ft)	INCR (sf)	TOTAL (sf)	INCR (cuft)	TOTAL (cuft)	(acre-ft)
0	0	0		0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00

PERCOLATION CALCULATIONS
PERCOLATION RATE 0 in/hr 0.00 cfs

MAXWELL IV DRYWELLS
NUMBER USED 0
RATE/DRYWELL 0 cfs
TOTAL DISSIPATED 0 cfs

TOTAL PERCOLATION RATE 0.00 cfs

1

JOB # C2026

100 YEAR - 3 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
1	5	0.04	11	11	0	11	-	11	0.00
2	10	0.04	11	21	0	21	-	21	0.00
3	15	0.03	9	30	0	30	-	30	0.00
4	20	0.04	12	42	0	42	-	42	0.00
5	25	0.04	12	55	0	55	-	55	0.00
6	30	0.05	15	69	0	69	-	69	0.00
7	35	0.04	12	82	0	82	-	82	0.00
8	40	0.05	15	96	0	96	-	96	0.00
9	45	0.05	15	111	0	111	-	111	0.00
10	50	0.04	12	123	0	123	-	123	0.00
11	55	0.04	13	136	0	136	-	136	0.00
12	60	0.05	15	151	0	151	-	151	0.00
13	65	0.06	18	169	0	169	-	169	0.00
14	70	0.06	18	187	0	187	-	187	0.00
15	75	0.06	18	205	0	205	-	205	0.00
16	80	0.05	16	221	0	221	-	221	0.01
17	85	0.07	21	242	0	242	-	242	0.01
18	90	0.07	22	264	0	264	-	264	0.01
19	95	0.07	20	284	0	284	-	284	0.01
20	100	0.07	22	306	0	306	-	306	0.01
21	105	0.09	27	333	0	333	-	333	0.01
22	110	0.08	25	358	0	358	-	358	0.01
23	115	0.08	24	381	0	381	-	381	0.01
24	120	0.08	24	406	0	406	-	406	0.01
25	125	0.08	25	431	0	431	-	431	0.01
26	130	0.22	66	497	0	497	-	497	0.01
27	135	0.44	131	628	0	628	-	628	0.01
28	140	0.03	9	637	0	637	-	637	0.01
29	145	0.93	278	915	0	915	-	915	0.02
30	150	1.06	319	1,233	0	1,233	-	1,233	0.03
31	155	1.31	392	1,625	0	1,625	-	1,625	0.04
32	160	0.68	204	1,829	0	1,829	-	1,829	0.04
33	165	0.05	16	1,846	0	1,846	-	1,846	0.04
34	170	0.05	15	1,860	0	1,860	-	1,860	0.04
35	175	0.05	15	1,875	0	1,875	-	1,875	0.04
36	180	0.02	5	1,880	0	1,880	-	1,880	0.04

1

JOB # C2026

100 YEAR - 6 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
1	5	0.02	5	5	0	5	-	5	0.00
2	10	0.02	6	12	0	12	-	12	0.00
3	15	0.02	6	18	0	18	-	18	0.00
4	20	0.02	6	25	0	25	-	25	0.00
5	25	0.02	6	31	0	31	-	31	0.00
6	30	0.03	8	39	0	39	-	39	0.00
7	35	0.03	8	46	0	46	-	46	0.00
8	40	0.03	8	54	0	54	-	54	0.00
9	45	0.03	8	61	0	61	-	61	0.00
10	50	0.03	8	69	0	69	-	69	0.00
11	55	0.03	8	76	0	76	-	76	0.00
12	60	0.03	9	85	0	85	-	85	0.00
13	65	0.03	9	94	0	94	-	94	0.00
14	70	0.03	9	102	0	102	-	102	0.00
15	75	0.03	9	111	0	111	-	111	0.00
16	80	0.03	9	120	0	120	-	120	0.00
17	85	0.03	9	128	0	128	-	128	0.00
18	90	0.03	9	137	0	137	-	137	0.00
19	95	0.03	9	145	0	145	-	145	0.00
20	100	0.03	9	154	0	154	-	154	0.00
21	105	0.03	9	163	0	163	-	163	0.00
22	110	0.03	9	171	0	171	-	171	0.00
23	115	0.03	9	180	0	180	-	180	0.00
24	120	0.03	10	190	0	190	-	190	0.00
25	125	0.03	9	198	0	198	-	198	0.00
26	130	0.03	10	208	0	208	-	208	0.00
27	135	0.03	10	218	0	218	-	218	0.00
28	140	0.03	10	227	0	227	-	227	0.01
29	145	0.03	10	237	0	237	-	237	0.01
30	150	0.03	10	247	0	247	-	247	0.01
31	155	0.03	10	256	0	256	-	256	0.01
32	160	0.03	10	266	0	266	-	266	0.01
33	165	0.04	11	277	0	277	-	277	0.01
34	170	0.04	11	288	0	288	-	288	0.01
35	175	0.04	11	298	0	298	-	298	0.01
36	180	0.04	11	309	0	309	-	309	0.01
37	185	0.04	11	320	0	320	-	320	0.01
38	190	0.04	12	332	0	332	-	332	0.01
39	195	0.04	12	344	0	344	-	344	0.01
40	200	0.04	12	355	0	355	-	355	0.01
41	205	0.04	13	368	0	368	-	368	0.01
42	210	0.05	14	382	0	382	-	382	0.01
43	215	0.05	15	398	0	398	-	398	0.01
44	220	0.05	15	413	0	413	-	413	0.01
45	225	0.05	16	429	0	429	-	429	0.01
46	230	0.05	16	445	0	445	-	445	0.01
47	235	0.06	17	462	0	462	-	462	0.01
48	240	0.06	17	479	0	479	-	479	0.01
49	245	0.06	18	498	0	498	-	498	0.01
50	250	0.06	19	517	0	517	-	517	0.01
51	255	0.07	20	538	0	538	-	538	0.01
52	260	0.07	22	559	0	559	-	559	0.01
53	265	0.08	23	582	0	582	-	582	0.01
54	270	0.08	23	604	0	604	-	604	0.01
55	275	0.08	24	628	0	628	-	628	0.01

1

JOB # C2026

100 YEAR - 6 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
56	280	0.08	25	653	0	653	-	653	0.01
57	285	0.09	26	679	0	679	-	679	0.02
58	290	0.09	26	705	0	705	-	705	0.02
59	295	0.09	27	731	0	731	-	731	0.02
60	300	0.01	4	735	0	735	-	735	0.02
61	305	0.19	58	793	0	793	-	793	0.02
62	310	0.37	111	904	0	904	-	904	0.02
63	315	0.48	144	1,048	0	1,048	-	1,048	0.02
64	320	0.59	176	1,224	0	1,224	-	1,224	0.03
65	325	0.77	230	1,454	0	1,454	-	1,454	0.03
66	330	1.09	327	1,780	0	1,780	-	1,780	0.04
67	335	0.07	20	1,801	0	1,801	-	1,801	0.04
68	340	0.03	10	1,811	0	1,811	-	1,811	0.04
69	345	0.02	6	1,817	0	1,817	-	1,817	0.04
70	350	0.02	5	1,822	0	1,822	-	1,822	0.04
71	355	0.01	3	1,826	0	1,826	-	1,826	0.04
72	360	0.01	2	1,828	0	1,828	-	1,828	0.04

1

JOB # C2026

100 YEAR - 24 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
1	15	0.00	3	3	0	3	-	3	0.00
2	30	0.01	5	8	0	8	-	8	0.00
3	45	0.01	5	12	0	12	-	12	0.00
4	60	0.01	6	18	0	18	-	18	0.00
5	75	0.01	5	23	0	23	-	23	0.00
6	90	0.01	5	28	0	28	-	28	0.00
7	105	0.01	5	32	0	32	-	32	0.00
8	120	0.01	6	38	0	38	-	38	0.00
9	135	0.01	6	45	0	45	-	45	0.00
10	150	0.01	6	51	0	51	-	51	0.00
11	165	0.01	8	58	0	58	-	58	0.00
12	180	0.01	8	66	0	66	-	66	0.00
13	195	0.01	8	74	0	74	-	74	0.00
14	210	0.01	8	81	0	81	-	81	0.00
15	225	0.01	8	89	0	89	-	89	0.00
16	240	0.01	9	98	0	98	-	98	0.00
17	255	0.01	9	108	0	108	-	108	0.00
18	270	0.01	11	118	0	118	-	118	0.00
19	285	0.01	11	129	0	129	-	129	0.00
20	300	0.01	12	141	0	141	-	141	0.00
21	315	0.01	9	151	0	151	-	151	0.00
22	330	0.01	11	161	0	161	-	161	0.00
23	345	0.01	12	174	0	174	-	174	0.00
24	360	0.01	12	186	0	186	-	186	0.00
25	375	0.02	14	200	0	200	-	200	0.00
26	390	0.02	14	214	0	214	-	214	0.00
27	405	0.02	15	229	0	229	-	229	0.01
28	420	0.02	15	244	0	244	-	244	0.01
29	435	0.02	15	260	0	260	-	260	0.01
30	450	0.02	17	277	0	277	-	277	0.01
31	465	0.02	18	295	0	295	-	295	0.01
32	480	0.02	20	315	0	315	-	315	0.01
33	495	0.03	23	338	0	338	-	338	0.01
34	510	0.03	23	361	0	361	-	361	0.01
35	525	0.03	25	386	0	386	-	386	0.01
36	540	0.03	26	412	0	412	-	412	0.01
37	555	0.03	29	441	0	441	-	441	0.01
38	570	0.03	31	472	0	472	-	472	0.01
39	585	0.04	32	504	0	504	-	504	0.01
40	600	0.04	34	538	0	538	-	538	0.01
41	615	0.03	23	561	0	561	-	561	0.01
42	630	0.03	23	584	0	584	-	584	0.01
43	645	0.03	31	615	0	615	-	615	0.01
44	660	0.03	31	646	0	646	-	646	0.01
45	675	0.03	29	675	0	675	-	675	0.02
46	690	0.03	29	704	0	704	-	704	0.02
47	705	0.03	26	730	0	730	-	730	0.02
48	720	0.03	28	758	0	758	-	758	0.02
49	735	0.04	38	796	0	796	-	796	0.02
50	750	0.04	40	836	0	836	-	836	0.02
51	765	0.05	43	879	0	879	-	879	0.02
52	780	0.05	45	924	0	924	-	924	0.02
53	795	0.06	52	976	0	976	-	976	0.02
54	810	0.06	52	1,028	0	1,028	-	1,028	0.02
55	825	0.04	35	1,064	0	1,064	-	1,064	0.02
56	840	0.04	35	1,099	0	1,099	-	1,099	0.03
57	855	0.05	42	1,141	0	1,141	-	1,141	0.03
58	870	0.04	40	1,181	0	1,181	-	1,181	0.03

1

JOB # C2026

100 YEAR - 24 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
59	885	0.04	40	1,221	0	1,221	-	1,221	0.03
60	900	0.04	38	1,259	0	1,259	-	1,259	0.03
61	915	0.04	37	1,296	0	1,296	-	1,296	0.03
62	930	0.04	35	1,331	0	1,331	-	1,331	0.03
63	945	0.03	29	1,361	0	1,361	-	1,361	0.03
64	960	0.03	29	1,390	0	1,390	-	1,390	0.03
65	975	0.01	6	1,396	0	1,396	-	1,396	0.03
66	990	0.01	6	1,402	0	1,402	-	1,402	0.03
67	1005	0.01	5	1,407	0	1,407	-	1,407	0.03
68	1020	0.01	5	1,411	0	1,411	-	1,411	0.03
69	1035	0.01	8	1,419	0	1,419	-	1,419	0.03
70	1050	0.01	8	1,427	0	1,427	-	1,427	0.03
71	1065	0.01	8	1,434	0	1,434	-	1,434	0.03
72	1080	0.01	6	1,440	0	1,440	-	1,440	0.03
73	1095	0.01	6	1,447	0	1,447	-	1,447	0.03
74	1110	0.01	6	1,453	0	1,453	-	1,453	0.03
75	1125	0.01	5	1,457	0	1,457	-	1,457	0.03
76	1140	0.00	3	1,460	0	1,460	-	1,460	0.03
77	1155	0.01	5	1,465	0	1,465	-	1,465	0.03
78	1170	0.01	6	1,471	0	1,471	-	1,471	0.03
79	1185	0.01	5	1,476	0	1,476	-	1,476	0.03
80	1200	0.00	3	1,479	0	1,479	-	1,479	0.03
81	1215	0.01	5	1,484	0	1,484	-	1,484	0.03
82	1230	0.01	5	1,488	0	1,488	-	1,488	0.03
83	1245	0.01	5	1,493	0	1,493	-	1,493	0.03
84	1260	0.00	3	1,496	0	1,496	-	1,496	0.03
85	1275	0.01	5	1,500	0	1,500	-	1,500	0.03
86	1290	0.00	3	1,504	0	1,504	-	1,504	0.03
87	1305	0.01	5	1,508	0	1,508	-	1,508	0.03
88	1320	0.00	3	1,511	0	1,511	-	1,511	0.03
89	1335	0.01	5	1,516	0	1,516	-	1,516	0.03
90	1350	0.00	3	1,519	0	1,519	-	1,519	0.03
91	1365	0.00	3	1,522	0	1,522	-	1,522	0.03
92	1380	0.00	3	1,525	0	1,525	-	1,525	0.04
93	1395	0.00	3	1,528	0	1,528	-	1,528	0.04
94	1410	0.00	3	1,531	0	1,531	-	1,531	0.04
95	1425	0.00	3	1,534	0	1,534	-	1,534	0.04
96	1440	0.00	3	1,537	0	1,537	-	1,537	0.04

	A	B	C	D
1	**RCFC&WCD SHORTCUT UNIT HYDROGRAPH METHOD**			
2	DATA INPUT SHEET			
3				
4	WORKSHEET PREPARED BY:	JAMES R. BAZUA, P.E.		
5				
6	PROJECT NAME	WORLD MUSEUM NORTH EXIST 10 YR EVENT		
7	JOB #	C2026		
8				
9	CONCENTRATION POINT DESIGNATION	1		
10	AREA DESIGNATION	ON-SITE		
11				
12	TRIBUTARY AREAS	ACRES		
13				
14	COMMERCIAL			
15	PAVING/HARDSCAPE	1.24		
16	SF - 1 ACRE			
17	SF - 1/2 ACRE			
18	SF - 1/4 ACRE			
19	MF - CONDOMINIUMS			
20	MF - APARTMENTS			
21	MOBILE HOME PARK			
22	LANDSCAPING	0.87		
23	RETENTION BASIN			
24	GOLF COURSE			
25	MOUNTAINOUS	1.03		
26	LOW LOSS RATE (PERCENT)	90%		
27				
28	LENGTH OF WATERCOURSE (L)	436		
29	LENGTH TO POINT OPPOSITE CENTROID (Lca)	46		
30				
31	ELEVATION OF HEADWATER	356		
32	ELEVATION OF CONCENTRATION POINT	264.5		
33				
34	AVERAGE MANNINGS 'N' VALUE	0.02		
35				
36	STORM FREQUENCY (YEAR)	100		
37				
38	POINT RAIN			
39	3-HOUR	1.5		
40	6-HOUR	1.93		
41	24-HOUR	2.66		
42				
43	BASIN CHARACTERISTICS:	ELEVATION	AREA	
44				
45				
46				
47				
48				
49				
50				
51				
52	PERCOLATION RATE (in/hr)			
53				
54	DRYWELL DATA			
55	NUMBER USED			
56	PERCOLATION RATE (cfs)			

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
BASIC DATA CALCULATION FORM
SHORTCUT METHOD

PROJECT: WORLD MUSEUM NORTH EXIST 10 YR EVENT
JOB # C2026
BY ES R. BAZUA, P.E. DATE 3/28/2025

PHYSICAL DATA

[1] CONCENTRATION POINT	1
[2] AREA DESIGNATION	ON-SITE
[3] AREA - ACRES	3.140
[4] L-FEET	436
[5] L-MILES	0.083
[6] La-FEET	46.00
[7] La-MILES	0.009
[8] ELEVATION OF HEADWATER	356
[9] ELEVATION OF CONCENTRATION POINT	264.5
[10] H-FEET	91.5
[11] S-FEET/MILE	1108.1
[12] S^0.5	33.29
[13] L*LCA/S^0.5	0.000
[14] AVERAGE MANNINGS 'N'	0.02
[15] LAG TIME-HOURS	0.01
[16] LAG TIME-MINUTES	0.5
[17] 100% OF LAG-MINUTES	0.5
[18] 200% OF LAG-MINUTES	1.0
[19] UNIT TIME-MINUTES (100%-200% OF LAG)	5
[24] TOTAL PERCOLATION RATE (cfs)	0.00

RAINFALL DATA

[1] SOURCE
[2] FREQUENCY-YEARS 100
[3] DURATION:

3-HOURS				6-HOURS				24-HOURS			
[4] POINT RAIN INCHES (Plate E-5.2)	[5] AREA	[6]	[7] AVERAGE POINT RAIN INCHES	[8] POINT RAIN INCHES (Plate E-5.4)	[9] AREA	[10]	[11] AVERAGE POINT RAIN INCHES	[12] POINT RAIN INCHES (Plate E-5.6)	[13] AREA	[14]	[15] AVERAGE POINT RAIN INCHES
1.50	3.140	1.00	1.50	1.93	3.140	1.00	1.93	2.66	3.140	1.00	2.66
		0.00	0.00			0.00	0.00			0.00	0.00
		0.00	0.00			0.00	0.00			0.00	0.00
		0.00	0.00			0.00	0.00			0.00	0.00
SUM [5]	3.14	SUM [7]	1.50	SUM [9]	3.14	SUM [11]	1.93	SUM [13]	3.14	SUM [15]	2.66
[16] AREA ADJ FACTOR			1.000				1.000				1.000
[17] ADJ AVG POINT RAIN			1.50				1.93				2.66

STORM EVENT SUMMARY

DURATION		3-HOUR	6-HOUR	24-HOUR
EFFECTIVE RAIN	(in)	0.68	0.66	0.31
FLOOD VOLUME	(cu-ft)	7,740	7,485	3,590
	(acre-ft)	0.18	0.17	0.08
REQUIRED STORAGE	(cu-ft)	7,676	7,423	3,560
	(acre-ft)	0.18	0.17	0.08
PEAK FLOW	(cfs)	3.71	3.15	0.34
MAXIMUM WSEL	(ft)	-	-	-

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD	PROJECT WORLD MUSEUM NORTH EXIST 10 YR EVENT
	CONCENTRATION POINT: 1
	BY MES R. BAZUA, P.E. DATE 3/28/2025

ADJUSTED LOSS RATE

SOIL GROUP [Plate C-1]	LAND USE	RI NUMBER [Plate E-6.1]	PERVIOUS AREA INFILTRATION RATE (in/hr) [Plate E-6.2]	DECIMAL PERCENT OF AREA IMPERVIOUS [Plate E-6.3]	ADJUSTED INFILTRATION RATE (in/hr)	AREA		AVERAGE ADJUSTED INFILTRATION RATE (in/hr)
A	COMMERCIAL	32	0.74	90%	0.14	0.00	0.000	0.0000
A	PAVING/HARDSCAPE	32	0.74	100%	0.07	1.24	0.395	0.0292
A	SF - 1 ACRE	32	0.74	20%	0.61	0.00	0.000	0.0000
A	SF - 1/2 ACRE	32	0.74	40%	0.47	0.00	0.000	0.0000
A	SF - 1/4 ACRE	32	0.74	50%	0.41	0.00	0.000	0.0000
A	MF - COND0MINIUMS	32	0.74	65%	0.31	0.00	0.000	0.0000
A	MF - APARTMENTS	32	0.74	80%	0.21	0.00	0.000	0.0000
A	MOBILE HOME PARKS	32	0.74	75%	0.24	0.00	0.000	0.0000
A	LANDSCAPING	32	0.74	0%	0.74	0.87	0.277	0.2050
A	RETENTION BASINS	32	0.74	0%	0.74	0.00	0.000	0.0000
A	GOLF COURSE	32	0.74	0%	0.74	0.00	0.000	0.0000
D	MOUNTAINOUS	93	0.95	90%	0.18	1.03	0.328	0.0592
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
						SUM 3.14	SUM	0.2935

VARIABLE LOSS RATE CURVE (24-HOUR STORM ONLY)

Fm= 0.146731688

C= 0.00272

Ft=C(24-(T/60))^1.55 = 0.00272 (24-(T/60))^1.55 + 0.15 in/hr

LOW LOSS RATE (80-90 PERCENT) = 90%

Where:

T=Time in minutes. To get an average value for each unit time period, Use T=1/2 the unit time for the first time period,
T=1 1/2 unit time for the second period, etc.

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
100 YEAR - 3 HOUR STORM EVENT

PROJECT: WORLD MUSEUM NORTH EXIST 10 YR EVENT
CONCENTRATION POINT: 1

BY: IES R. BAZUA, DATE 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	3.14
UNIT TIME-MINUTES	5
LAG TIME - MINUTES	0.49
UNIT TIME-PERCENT OF LAG	1029.0
TOTAL ADJUSTED STORM RAIN-INCHES	1.50
CONSTANT LOSS RATE-in/hr	0.29
LOW LOSS RATE - PERCENT	90%

TOTAL PERCOLATION RATE (cfs) 0.00 cfs

Unit Time Period	Time Minutes	Time Hours	Pattern Percent (Plate E-5.9)	Storm Rain in/hr	Loss Rate in/hr Max	Loss Rate in/hr Low	Effective Rain in/hr	Flood Hydrograph Flow cfs	Required Storage cf
1	5	0.08	1.3	0.234	0.29	0.21	0.02	0.07	22.04
2	10	0.17	1.3	0.234	0.29	0.21	0.02	0.07	22.04
3	15	0.25	1.1	0.198	0.29	0.18	0.02	0.06	18.65
4	20	0.33	1.5	0.270	0.29	0.24	0.03	0.08	25.43
5	25	0.42	1.5	0.270	0.29	0.24	0.03	0.08	25.43
6	30	0.50	1.8	0.324	0.29	0.29	0.03	0.10	28.77
7	35	0.58	1.5	0.270	0.29	0.24	0.03	0.08	25.43
8	40	0.67	1.8	0.324	0.29	0.29	0.03	0.10	28.77
9	45	0.75	1.8	0.324	0.29	0.29	0.03	0.10	28.77
10	50	0.83	1.5	0.270	0.29	0.24	0.03	0.08	25.43
11	55	0.92	1.6	0.288	0.29	0.26	0.03	0.09	27.13
12	60	1.00	1.8	0.324	0.29	0.29	0.03	0.10	28.77
13	65	1.08	2.2	0.396	0.29	0.36	0.10	0.32	96.59
14	70	1.17	2.2	0.396	0.29	0.36	0.10	0.32	96.59
15	75	1.25	2.2	0.396	0.29	0.36	0.10	0.32	96.59
16	80	1.33	2.0	0.360	0.29	0.32	0.07	0.21	62.68
17	85	1.42	2.6	0.468	0.29	0.42	0.17	0.55	164.41
18	90	1.50	2.7	0.486	0.29	0.44	0.19	0.60	181.37
19	95	1.58	2.4	0.432	0.29	0.39	0.14	0.44	130.50
20	100	1.67	2.7	0.486	0.29	0.44	0.19	0.60	181.37
21	105	1.75	3.3	0.594	0.29	0.53	0.30	0.94	283.11
22	110	1.83	3.1	0.558	0.29	0.50	0.26	0.83	249.19
23	115	1.92	2.9	0.522	0.29	0.47	0.23	0.72	215.28
24	120	2.00	3.0	0.540	0.29	0.49	0.25	0.77	232.24
25	125	2.08	3.1	0.558	0.29	0.50	0.26	0.83	249.19
26	130	2.17	4.2	0.756	0.29	0.68	0.46	1.45	435.71
27	135	2.25	5.0	0.900	0.29	0.81	0.61	1.90	571.36
28	140	2.33	3.5	0.630	0.29	0.57	0.34	1.06	317.02
29	145	2.42	6.8	1.224	0.29	1.10	0.93	2.92	876.57
30	150	2.50	7.3	1.314	0.29	1.18	1.02	3.20	961.35
31	155	2.58	8.2	1.476	0.29	1.33	1.18	3.71	1113.95
32	160	2.67	5.9	1.062	0.29	0.96	0.77	2.41	723.96
33	165	2.75	2.0	0.360	0.29	0.32	0.07	0.21	62.68
34	170	2.83	1.8	0.324	0.29	0.29	0.03	0.10	28.77
35	175	2.92	1.8	0.324	0.29	0.29	0.03	0.10	28.77
36	180	3.00	0.6	0.108	0.29	0.10	0.01	0.03	10.17

EFFECTIVE RAIN & FLOOD VOLUMES SUMMARY

EFFECTIVE RAIN (in)	0.68
FLOOD VOLUME (acft)	0.18
FLOOD VOLUME (cuft)	7740.06
REQUIRED STORAGE (acft)	0.18
REQUIRED STORAGE (cuft)	7676.06
PEAK FLOW RATE (cfs)	3.71

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
100 YEAR - 6 HOUR STORM EVENT

PROJECT: WORLD MUSEUM NORTH EXIST 10 YR EVE
CONCENTRATION POINT: 1

BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	3.14
UNIT TIME-MINUTES	5
LAG TIME - MINUTES	0.49
UNIT TIME-PERCENT OF LAG	1029.0
TOTAL ADJUSTED STORM RAIN-INCHES	1.93
CONSTANT LOSS RATE-in/hr	0.293
LOW LOSS RATE - PERCENT	90%

TOTAL PERCOLATION RATE (cfs) 0.00 cfs

Unit Time Period	Time		Pattern	Storm Rain	Loss Rate in/hr		Effective Rain	Flood Hydrograph Flow	Required Storage
	Minutes	Hours	Percent (Plate E-5.9)	in/hr	Max	Low	in/hr	cfs	cf
1	5	0.08	0.5	0.116	0.29	0.10	0.01	0.04	10.91
2	10	0.17	0.6	0.139	0.29	0.13	0.01	0.04	13.09
3	15	0.25	0.6	0.139	0.29	0.13	0.01	0.04	13.09
4	20	0.33	0.6	0.139	0.29	0.13	0.01	0.04	13.09
5	25	0.42	0.6	0.139	0.29	0.13	0.01	0.04	13.09
6	30	0.50	0.7	0.162	0.29	0.15	0.02	0.05	15.27
7	35	0.58	0.7	0.162	0.29	0.15	0.02	0.05	15.27
8	40	0.67	0.7	0.162	0.29	0.15	0.02	0.05	15.27
9	45	0.75	0.7	0.162	0.29	0.15	0.02	0.05	15.27
10	50	0.83	0.7	0.162	0.29	0.15	0.02	0.05	15.27
11	55	0.92	0.7	0.162	0.29	0.15	0.02	0.05	15.27
12	60	1.00	0.8	0.185	0.29	0.17	0.02	0.06	17.45
13	65	1.08	0.8	0.185	0.29	0.17	0.02	0.06	17.45
14	70	1.17	0.8	0.185	0.29	0.17	0.02	0.06	17.45
15	75	1.25	0.8	0.185	0.29	0.17	0.02	0.06	17.45
16	80	1.33	0.8	0.185	0.29	0.17	0.02	0.06	17.45
17	85	1.42	0.8	0.185	0.29	0.17	0.02	0.06	17.45
18	90	1.50	0.8	0.185	0.29	0.17	0.02	0.06	17.45
19	95	1.58	0.8	0.185	0.29	0.17	0.02	0.06	17.45
20	100	1.67	0.8	0.185	0.29	0.17	0.02	0.06	17.45
21	105	1.75	0.8	0.185	0.29	0.17	0.02	0.06	17.45
22	110	1.83	0.8	0.185	0.29	0.17	0.02	0.06	17.45
23	115	1.92	0.8	0.185	0.29	0.17	0.02	0.06	17.45
24	120	2.00	0.9	0.208	0.29	0.19	0.02	0.07	19.64
25	125	2.08	0.8	0.185	0.29	0.17	0.02	0.06	17.45
26	130	2.17	0.9	0.208	0.29	0.19	0.02	0.07	19.64
27	135	2.25	0.9	0.208	0.29	0.19	0.02	0.07	19.64
28	140	2.33	0.9	0.208	0.29	0.19	0.02	0.07	19.64
29	145	2.42	0.9	0.208	0.29	0.19	0.02	0.07	19.64
30	150	2.50	0.9	0.208	0.29	0.19	0.02	0.07	19.64
31	155	2.58	0.9	0.208	0.29	0.19	0.02	0.07	19.64
32	160	2.67	0.9	0.208	0.29	0.19	0.02	0.07	19.64
33	165	2.75	1.0	0.232	0.29	0.21	0.02	0.07	21.82
34	170	2.83	1.0	0.232	0.29	0.21	0.02	0.07	21.82
35	175	2.92	1.0	0.232	0.29	0.21	0.02	0.07	21.82
36	180	3.00	1.0	0.232	0.29	0.21	0.02	0.07	21.82
37	185	3.08	1.0	0.232	0.29	0.21	0.02	0.07	21.82
38	190	3.17	1.1	0.255	0.29	0.23	0.03	0.08	24.00
39	195	3.25	1.1	0.255	0.29	0.23	0.03	0.08	24.00
40	200	3.33	1.1	0.255	0.29	0.23	0.03	0.08	24.00
41	205	3.42	1.2	0.278	0.29	0.25	0.03	0.09	26.18
42	210	3.50	1.3	0.301	0.29	0.27	0.01	0.02	7.17
43	215	3.58	1.4	0.324	0.29	0.29	0.03	0.10	28.99
44	220	3.67	1.4	0.324	0.29	0.29	0.03	0.10	28.99
45	225	3.75	1.5	0.347	0.29	0.31	0.05	0.17	50.81
46	230	3.83	1.5	0.347	0.29	0.31	0.05	0.17	50.81
47	235	3.92	1.6	0.371	0.29	0.33	0.08	0.24	72.63
48	240	4.00	1.6	0.371	0.29	0.33	0.08	0.24	72.63
49	245	4.08	1.7	0.394	0.29	0.35	0.10	0.31	94.44
50	250	4.17	1.8	0.417	0.29	0.38	0.12	0.39	116.26
51	255	4.25	1.9	0.440	0.29	0.40	0.15	0.46	138.08
52	260	4.33	2.0	0.463	0.29	0.42	0.17	0.53	159.89
53	265	4.42	2.1	0.486	0.29	0.44	0.19	0.61	181.71
54	270	4.50	2.1	0.486	0.29	0.44	0.19	0.61	181.71
55	275	4.58	2.2	0.510	0.29	0.46	0.22	0.68	203.53
56	280	4.67	2.3	0.533	0.29	0.48	0.24	0.75	225.34

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD 100 YEAR - 6 HOUR STORM EVENT	PROJECT: WORLD MUSEUM NORTH EXIST 10 YR EVE CONCENTRATION POINT: 1 BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	3.14		
UNIT TIME-MINUTES	5		
LAG TIME - MINUTES	0.49		
UNIT TIME-PERCENT OF LAG	1029.0		
TOTAL ADJUSTED STORM RAIN-INCHES	1.93		
CONSTANT LOSS RATE-in/hr	0.293		
LOW LOSS RATE - PERCENT	90%	TOTAL PERCOLATION RATE (cfs)	0.00 cfs

Unit Time Period	Time		Pattern	Storm	Loss Rate		Effective	Flood	Required
	Minutes	Hours	Percent	Rain in/hr	in/hr		Rain	Hydrograph Flow	Storage
			(Plate E-5.9)		Max	Low	in/hr	cfs	cf
57	285	4.75	2.4	0.556	0.29	0.50	0.26	0.82	247.16
58	290	4.83	2.4	0.556	0.29	0.50	0.26	0.82	247.16
59	295	4.92	2.5	0.579	0.29	0.52	0.29	0.90	268.98
60	300	5.00	2.6	0.602	0.29	0.54	0.31	0.97	290.79
61	305	5.08	3.1	0.718	0.29	0.65	0.42	1.33	399.88
62	310	5.17	3.6	0.834	0.29	0.75	0.54	1.70	508.96
63	315	5.25	3.9	0.903	0.29	0.81	0.61	1.91	574.41
64	320	5.33	4.2	0.973	0.29	0.88	0.68	2.13	639.86
65	325	5.42	4.7	1.089	0.29	0.98	0.80	2.50	748.94
66	330	5.50	5.6	1.297	0.29	1.17	1.00	3.15	945.29
67	335	5.58	1.9	0.440	0.29	0.40	0.15	0.46	138.08
68	340	5.67	0.9	0.208	0.29	0.19	0.02	0.07	19.64
69	345	5.75	0.6	0.139	0.29	0.13	0.01	0.04	13.09
70	350	5.83	0.5	0.116	0.29	0.10	0.01	0.04	10.91
71	355	5.92	0.3	0.069	0.29	0.06	0.01	0.02	6.55
72	360	6.00	0.2	0.046	0.29	0.04	0.00	0.01	4.36

EFFECTIVE RAIN & FLOOD VOLUMES SUMMARY

EFFECTIVE RAIN (in)	0.66
FLOOD VOLUME (acft)	0.17
FLOOD VOLUME (cuft)	7485.04
REQUIRED STORAGE (acft)	0.17
REQUIRED STORAGE (cuft)	7423.15
PEAK FLOW RATE (cfs)	3.15

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
100 YEAR - 24 HOUR STORM EVENT

PROJECT: WORLD MUSEUM NORTH EXIST 10 YR EVENT
CONCENTRATION POINT: 1

BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	3.140	CONSTANT LOSS RATE-in/hr	n/a
UNIT TIME-MINUTES	15	VARIABLE LOSS RATE (AVG) in/hr	0.2935
LAG TIME - MINUTES	0.49	MINIMUM LOSS RATE (for var. loss) - in/hr	0.147
UNIT TIME-PERCENT OF LAG	3086.9	LOW LOSS RATE - DECIMAL	0.90
TOTAL ADJUSTED STORM RAIN-INCHES	2.66	C	0.00272
		PERCOLATION RATE (cfs)	0.00

Unit Time Period	Time		Pattern Percent	Storm Rain in/hr	Loss Rate in/hr		Effective Rain in/hr	Flood Hydrograph Flow cfs	Required Storage cf
	Minutes	Hours	(Plate E-5.9)		Max	Low			
1	15	0.25	0.2	0.021	0.518	0.019	0.002	0.01	6.01
2	30	0.50	0.3	0.032	0.512	0.029	0.003	0.01	9.02
3	45	0.75	0.3	0.032	0.506	0.029	0.003	0.01	9.02
4	60	1.00	0.4	0.043	0.500	0.038	0.004	0.01	12.03
5	75	1.25	0.3	0.032	0.494	0.029	0.003	0.01	9.02
6	90	1.50	0.3	0.032	0.489	0.029	0.003	0.01	9.02
7	105	1.75	0.3	0.032	0.483	0.029	0.003	0.01	9.02
8	120	2.00	0.4	0.043	0.477	0.038	0.004	0.01	12.03
9	135	2.25	0.4	0.043	0.471	0.038	0.004	0.01	12.03
10	150	2.50	0.4	0.043	0.465	0.038	0.004	0.01	12.03
11	165	2.75	0.5	0.053	0.460	0.048	0.005	0.02	15.03
12	180	3.00	0.5	0.053	0.454	0.048	0.005	0.02	15.03
13	195	3.25	0.5	0.053	0.448	0.048	0.005	0.02	15.03
14	210	3.50	0.5	0.053	0.443	0.048	0.005	0.02	15.03
15	225	3.75	0.5	0.053	0.437	0.048	0.005	0.02	15.03
16	240	4.00	0.6	0.064	0.432	0.057	0.006	0.02	18.04
17	255	4.25	0.6	0.064	0.426	0.057	0.006	0.02	18.04
18	270	4.50	0.7	0.074	0.421	0.067	0.007	0.02	21.05
19	285	4.75	0.7	0.074	0.415	0.067	0.007	0.02	21.05
20	300	5.00	0.8	0.085	0.410	0.077	0.009	0.03	24.05
21	315	5.25	0.6	0.064	0.405	0.057	0.006	0.02	18.04
22	330	5.50	0.7	0.074	0.400	0.067	0.007	0.02	21.05
23	345	5.75	0.8	0.085	0.394	0.077	0.009	0.03	24.05
24	360	6.00	0.8	0.085	0.389	0.077	0.009	0.03	24.05
25	375	6.25	0.9	0.096	0.384	0.086	0.010	0.03	27.06
26	390	6.50	0.9	0.096	0.379	0.086	0.010	0.03	27.06
27	405	6.75	1.0	0.106	0.374	0.096	0.011	0.03	30.07
28	420	7.00	1.0	0.106	0.369	0.096	0.011	0.03	30.07
29	435	7.25	1.0	0.106	0.364	0.096	0.011	0.03	30.07
30	450	7.50	1.1	0.117	0.359	0.105	0.012	0.04	33.08
31	465	7.75	1.2	0.128	0.354	0.115	0.013	0.04	36.08
32	480	8.00	1.3	0.138	0.349	0.124	0.014	0.04	39.09
33	495	8.25	1.5	0.160	0.344	0.144	0.016	0.05	45.10
34	510	8.50	1.5	0.160	0.339	0.144	0.016	0.05	45.10
35	525	8.75	1.6	0.170	0.335	0.153	0.017	0.05	48.11
36	540	9.00	1.7	0.181	0.330	0.163	0.018	0.06	51.12
37	555	9.25	1.9	0.202	0.325	0.182	0.020	0.06	57.13
38	570	9.50	2.0	0.213	0.321	0.192	0.021	0.07	60.14
39	585	9.75	2.1	0.223	0.316	0.201	0.022	0.07	63.14
40	600	10.00	2.2	0.234	0.311	0.211	0.023	0.07	66.15
41	615	10.25	1.5	0.160	0.307	0.144	0.016	0.05	45.10
42	630	10.50	1.5	0.160	0.302	0.144	0.016	0.05	45.10
43	645	10.75	2.0	0.213	0.298	0.192	0.021	0.07	60.14
44	660	11.00	2.0	0.213	0.294	0.192	0.021	0.07	60.14
45	675	11.25	1.9	0.202	0.289	0.182	0.020	0.06	57.13
46	690	11.50	1.9	0.202	0.285	0.182	0.020	0.06	57.13
47	705	11.75	1.7	0.181	0.281	0.163	0.018	0.06	51.12
48	720	12.00	1.8	0.192	0.277	0.172	0.019	0.06	54.12
49	735	12.25	2.5	0.266	0.273	0.239	0.027	0.08	75.17
50	750	12.50	2.6	0.277	0.268	0.249	0.008	0.03	23.04
51	765	12.75	2.8	0.298	0.264	0.268	0.033	0.11	94.58
52	780	13.00	2.9	0.309	0.260	0.278	0.048	0.15	135.91
53	795	13.25	3.4	0.362	0.257	0.326	0.105	0.33	297.38
54	810	13.50	3.4	0.362	0.253	0.326	0.109	0.34	308.37
55	825	13.75	2.3	0.245	0.249	0.220	0.024	0.08	69.16
56	840	14.00	2.3	0.245	0.245	0.220	0.024	0.08	69.16
57	855	14.25	2.7	0.287	0.241	0.259	0.046	0.14	129.99
58	870	14.50	2.6	0.277	0.238	0.249	0.039	0.12	110.33
59	885	14.75	2.6	0.277	0.234	0.249	0.043	0.13	120.60
60	900	15.00	2.5	0.266	0.230	0.239	0.036	0.11	100.64
61	915	15.25	2.4	0.255	0.227	0.230	0.028	0.09	80.54
62	930	15.50	2.3	0.245	0.223	0.220	0.021	0.07	60.28
63	945	15.75	1.9	0.202	0.220	0.182	0.020	0.06	57.13
64	960	16.00	1.9	0.202	0.217	0.182	0.020	0.06	57.13
65	975	16.25	0.4	0.043	0.213	0.038	0.004	0.01	12.03
66	990	16.50	0.4	0.043	0.210	0.038	0.004	0.01	12.03
67	1005	16.75	0.3	0.032	0.207	0.029	0.003	0.01	9.02

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD 100 YEAR - 24 HOUR STORM EVENT	PROJECT: WORLD MUSEUM NORTH EXIST 10 YR EVENT CONCENTRATION POINT: 1 BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	3.140	CONSTANT LOSS RATE-in/hr	n/a
UNIT TIME-MINUTES	15	VARIABLE LOSS RATE (AVG) in/hr	0.2935
LAG TIME - MINUTES	0.49	MINIMUM LOSS RATE (for var. loss) - in/hr	0.147
UNIT TIME-PERCENT OF LAG	3086.9	LOW LOSS RATE - DECIMAL	0.90
TOTAL ADJUSTED STORM RAIN-INCHES	2.66	C	0.00272
		PERCOLATION RATE (cfs)	0.00

Unit Time Period	Time Minutes	Time Hours	Pattern Percent (Plate E-5.9)	Storm Rain in/hr	Loss Rate in/hr Max	Loss Rate in/hr Low	Effective Rain in/hr	Flood Hydrograph Flow cfs	Required Storage cf
68	1020	17.00	0.3	0.032	0.204	0.029	0.003	0.01	9.02
69	1035	17.25	0.5	0.053	0.201	0.048	0.005	0.02	15.03
70	1050	17.50	0.5	0.053	0.198	0.048	0.005	0.02	15.03
71	1065	17.75	0.5	0.053	0.195	0.048	0.005	0.02	15.03
72	1080	18.00	0.4	0.043	0.192	0.038	0.004	0.01	12.03
73	1095	18.25	0.4	0.043	0.189	0.038	0.004	0.01	12.03
74	1110	18.50	0.4	0.043	0.186	0.038	0.004	0.01	12.03
75	1125	18.75	0.3	0.032	0.184	0.029	0.003	0.01	9.02
76	1140	19.00	0.2	0.021	0.181	0.019	0.002	0.01	6.01
77	1155	19.25	0.3	0.032	0.178	0.029	0.003	0.01	9.02
78	1170	19.50	0.4	0.043	0.176	0.038	0.004	0.01	12.03
79	1185	19.75	0.3	0.032	0.174	0.029	0.003	0.01	9.02
80	1200	20.00	0.2	0.021	0.171	0.019	0.002	0.01	6.01
81	1215	20.25	0.3	0.032	0.169	0.029	0.003	0.01	9.02
82	1230	20.50	0.3	0.032	0.167	0.029	0.003	0.01	9.02
83	1245	20.75	0.3	0.032	0.165	0.029	0.003	0.01	9.02
84	1260	21.00	0.2	0.021	0.163	0.019	0.002	0.01	6.01
85	1275	21.25	0.3	0.032	0.161	0.029	0.003	0.01	9.02
86	1290	21.50	0.2	0.021	0.159	0.019	0.002	0.01	6.01
87	1305	21.75	0.3	0.032	0.157	0.029	0.003	0.01	9.02
88	1320	22.00	0.2	0.021	0.155	0.019	0.002	0.01	6.01
89	1335	22.25	0.3	0.032	0.154	0.029	0.003	0.01	9.02
90	1350	22.50	0.2	0.021	0.152	0.019	0.002	0.01	6.01
91	1365	22.75	0.2	0.021	0.151	0.019	0.002	0.01	6.01
92	1380	23.00	0.2	0.021	0.150	0.019	0.002	0.01	6.01
93	1395	23.25	0.2	0.021	0.149	0.019	0.002	0.01	6.01
94	1410	23.50	0.2	0.021	0.148	0.019	0.002	0.01	6.01
95	1425	23.75	0.2	0.021	0.147	0.019	0.002	0.01	6.01
96	1440	24.00	0.2	0.021	0.147	0.019	0.002	0.01	6.01

EFFECTIVE RAIN & FLOOD VOLUMES SUMMARY	
EFFECTIVE RAIN (in)	0.31
FLOOD VOLUME (acft)	0.08
FLOOD VOLUME (cuft)	3590.13
REQUIRED STORAGE (acft)	0.08
REQUIRED STORAGE (cuft)	3560.45
PEAK FLOW (cfs)	0.34

PROJECT: WORLD MUSEUM NORTH EXIST 10 YR EVENT
JOB # C2026
1

BASIN CHARACTERISTICS

CONTOUR	DEPTH		AREA		VOLUME		
	INCR (ft)	TOTAL (ft)	INCR (sf)	TOTAL (sf)	INCR (cuft)	TOTAL (cuft)	(acre-ft)
0	0	0		0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00

PERCOLATION CALCULATIONS
PERCOLATION RATE 0 in/hr 0.00 cfs

MAXWELL IV DRYWELLS
NUMBER USED 0
RATE/DRYWELL 0 cfs
TOTAL DISSIPATED 0 cfs

TOTAL PERCOLATION RATE 0.00 cfs

1

JOB # C2026

100 YEAR - 3 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
1	5	0.07	22	22	0	22	-	22	0.00
2	10	0.07	22	44	0	44	-	44	0.00
3	15	0.06	19	63	0	63	-	63	0.00
4	20	0.08	25	88	0	88	-	88	0.00
5	25	0.08	25	114	0	114	-	114	0.00
6	30	0.10	29	142	0	142	-	142	0.00
7	35	0.08	25	168	0	168	-	168	0.00
8	40	0.10	29	197	0	197	-	197	0.00
9	45	0.10	29	225	0	225	-	225	0.01
10	50	0.08	25	251	0	251	-	251	0.01
11	55	0.09	27	278	0	278	-	278	0.01
12	60	0.10	29	307	0	307	-	307	0.01
13	65	0.32	97	403	0	403	-	403	0.01
14	70	0.32	97	500	0	500	-	500	0.01
15	75	0.32	97	596	0	596	-	596	0.01
16	80	0.21	63	659	0	659	-	659	0.02
17	85	0.55	164	824	0	824	-	824	0.02
18	90	0.60	181	1,005	0	1,005	-	1,005	0.02
19	95	0.44	131	1,135	0	1,135	-	1,135	0.03
20	100	0.60	181	1,317	0	1,317	-	1,317	0.03
21	105	0.94	283	1,600	0	1,600	-	1,600	0.04
22	110	0.83	249	1,849	0	1,849	-	1,849	0.04
23	115	0.72	215	2,064	0	2,064	-	2,064	0.05
24	120	0.77	232	2,297	0	2,297	-	2,297	0.05
25	125	0.83	249	2,546	0	2,546	-	2,546	0.06
26	130	1.45	436	2,981	0	2,981	-	2,981	0.07
27	135	1.90	571	3,553	0	3,553	-	3,553	0.08
28	140	1.06	317	3,870	0	3,870	-	3,870	0.09
29	145	2.92	877	4,746	0	4,746	-	4,746	0.11
30	150	3.20	961	5,708	0	5,708	-	5,708	0.13
31	155	3.71	1,114	6,822	0	6,822	-	6,822	0.16
32	160	2.41	724	7,546	0	7,546	-	7,546	0.17
33	165	0.21	63	7,608	0	7,608	-	7,608	0.17
34	170	0.10	29	7,637	0	7,637	-	7,637	0.18
35	175	0.10	29	7,666	0	7,666	-	7,666	0.18
36	180	0.03	10	7,676	0	7,676	-	7,676	0.18

1

JOB # C2026

100 YEAR - 6 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
1	5	0.04	11	11	0	11	-	11	0.00
2	10	0.04	13	24	0	24	-	24	0.00
3	15	0.04	13	37	0	37	-	37	0.00
4	20	0.04	13	50	0	50	-	50	0.00
5	25	0.04	13	63	0	63	-	63	0.00
6	30	0.05	15	79	0	79	-	79	0.00
7	35	0.05	15	94	0	94	-	94	0.00
8	40	0.05	15	109	0	109	-	109	0.00
9	45	0.05	15	124	0	124	-	124	0.00
10	50	0.05	15	140	0	140	-	140	0.00
11	55	0.05	15	155	0	155	-	155	0.00
12	60	0.06	17	172	0	172	-	172	0.00
13	65	0.06	17	190	0	190	-	190	0.00
14	70	0.06	17	207	0	207	-	207	0.00
15	75	0.06	17	225	0	225	-	225	0.01
16	80	0.06	17	242	0	242	-	242	0.01
17	85	0.06	17	260	0	260	-	260	0.01
18	90	0.06	17	277	0	277	-	277	0.01
19	95	0.06	17	295	0	295	-	295	0.01
20	100	0.06	17	312	0	312	-	312	0.01
21	105	0.06	17	329	0	329	-	329	0.01
22	110	0.06	17	347	0	347	-	347	0.01
23	115	0.06	17	364	0	364	-	364	0.01
24	120	0.07	20	384	0	384	-	384	0.01
25	125	0.06	17	401	0	401	-	401	0.01
26	130	0.07	20	421	0	421	-	421	0.01
27	135	0.07	20	441	0	441	-	441	0.01
28	140	0.07	20	460	0	460	-	460	0.01
29	145	0.07	20	480	0	480	-	480	0.01
30	150	0.07	20	500	0	500	-	500	0.01
31	155	0.07	20	519	0	519	-	519	0.01
32	160	0.07	20	539	0	539	-	539	0.01
33	165	0.07	22	561	0	561	-	561	0.01
34	170	0.07	22	583	0	583	-	583	0.01
35	175	0.07	22	604	0	604	-	604	0.01
36	180	0.07	22	626	0	626	-	626	0.01
37	185	0.07	22	648	0	648	-	648	0.01
38	190	0.08	24	672	0	672	-	672	0.02
39	195	0.08	24	696	0	696	-	696	0.02
40	200	0.08	24	720	0	720	-	720	0.02
41	205	0.09	26	746	0	746	-	746	0.02
42	210	0.02	7	753	0	753	-	753	0.02
43	215	0.10	29	782	0	782	-	782	0.02
44	220	0.10	29	811	0	811	-	811	0.02
45	225	0.17	51	862	0	862	-	862	0.02
46	230	0.17	51	913	0	913	-	913	0.02
47	235	0.24	73	986	0	986	-	986	0.02
48	240	0.24	73	1,058	0	1,058	-	1,058	0.02
49	245	0.31	94	1,153	0	1,153	-	1,153	0.03
50	250	0.39	116	1,269	0	1,269	-	1,269	0.03
51	255	0.46	138	1,407	0	1,407	-	1,407	0.03
52	260	0.53	160	1,567	0	1,567	-	1,567	0.04
53	265	0.61	182	1,749	0	1,749	-	1,749	0.04
54	270	0.61	182	1,930	0	1,930	-	1,930	0.04
55	275	0.68	204	2,134	0	2,134	-	2,134	0.05

1

JOB # C2026

100 YEAR - 6 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
56	280	0.75	225	2,359	0	2,359	-	2,359	0.05
57	285	0.82	247	2,606	0	2,606	-	2,606	0.06
58	290	0.82	247	2,853	0	2,853	-	2,853	0.07
59	295	0.90	269	3,122	0	3,122	-	3,122	0.07
60	300	0.97	291	3,413	0	3,413	-	3,413	0.08
61	305	1.33	400	3,813	0	3,813	-	3,813	0.09
62	310	1.70	509	4,322	0	4,322	-	4,322	0.10
63	315	1.91	574	4,896	0	4,896	-	4,896	0.11
64	320	2.13	640	5,536	0	5,536	-	5,536	0.13
65	325	2.50	749	6,285	0	6,285	-	6,285	0.14
66	330	3.15	945	7,231	0	7,231	-	7,231	0.17
67	335	0.46	138	7,369	0	7,369	-	7,369	0.17
68	340	0.07	20	7,388	0	7,388	-	7,388	0.17
69	345	0.04	13	7,401	0	7,401	-	7,401	0.17
70	350	0.04	11	7,412	0	7,412	-	7,412	0.17
71	355	0.02	7	7,419	0	7,419	-	7,419	0.17
72	360	0.01	4	7,423	0	7,423	-	7,423	0.17

1

JOB # C2026

100 YEAR - 24 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
1	15	0.01	6	6	0	6	-	6	0.00
2	30	0.01	9	15	0	15	-	15	0.00
3	45	0.01	9	24	0	24	-	24	0.00
4	60	0.01	12	36	0	36	-	36	0.00
5	75	0.01	9	45	0	45	-	45	0.00
6	90	0.01	9	54	0	54	-	54	0.00
7	105	0.01	9	63	0	63	-	63	0.00
8	120	0.01	12	75	0	75	-	75	0.00
9	135	0.01	12	87	0	87	-	87	0.00
10	150	0.01	12	99	0	99	-	99	0.00
11	165	0.02	15	114	0	114	-	114	0.00
12	180	0.02	15	129	0	129	-	129	0.00
13	195	0.02	15	144	0	144	-	144	0.00
14	210	0.02	15	159	0	159	-	159	0.00
15	225	0.02	15	174	0	174	-	174	0.00
16	240	0.02	18	192	0	192	-	192	0.00
17	255	0.02	18	210	0	210	-	210	0.00
18	270	0.02	21	232	0	232	-	232	0.01
19	285	0.02	21	253	0	253	-	253	0.01
20	300	0.03	24	277	0	277	-	277	0.01
21	315	0.02	18	295	0	295	-	295	0.01
22	330	0.02	21	316	0	316	-	316	0.01
23	345	0.03	24	340	0	340	-	340	0.01
24	360	0.03	24	364	0	364	-	364	0.01
25	375	0.03	27	391	0	391	-	391	0.01
26	390	0.03	27	418	0	418	-	418	0.01
27	405	0.03	30	448	0	448	-	448	0.01
28	420	0.03	30	478	0	478	-	478	0.01
29	435	0.03	30	508	0	508	-	508	0.01
30	450	0.04	33	541	0	541	-	541	0.01
31	465	0.04	36	577	0	577	-	577	0.01
32	480	0.04	39	616	0	616	-	616	0.01
33	495	0.05	45	662	0	662	-	662	0.02
34	510	0.05	45	707	0	707	-	707	0.02
35	525	0.05	48	755	0	755	-	755	0.02
36	540	0.06	51	806	0	806	-	806	0.02
37	555	0.06	57	863	0	863	-	863	0.02
38	570	0.07	60	923	0	923	-	923	0.02
39	585	0.07	63	986	0	986	-	986	0.02
40	600	0.07	66	1,052	0	1,052	-	1,052	0.02
41	615	0.05	45	1,098	0	1,098	-	1,098	0.03
42	630	0.05	45	1,143	0	1,143	-	1,143	0.03
43	645	0.07	60	1,203	0	1,203	-	1,203	0.03
44	660	0.07	60	1,263	0	1,263	-	1,263	0.03
45	675	0.06	57	1,320	0	1,320	-	1,320	0.03
46	690	0.06	57	1,377	0	1,377	-	1,377	0.03
47	705	0.06	51	1,428	0	1,428	-	1,428	0.03
48	720	0.06	54	1,482	0	1,482	-	1,482	0.03
49	735	0.08	75	1,558	0	1,558	-	1,558	0.04
50	750	0.03	23	1,581	0	1,581	-	1,581	0.04
51	765	0.11	95	1,675	0	1,675	-	1,675	0.04
52	780	0.15	136	1,811	0	1,811	-	1,811	0.04
53	795	0.33	297	2,108	0	2,108	-	2,108	0.05
54	810	0.34	308	2,417	0	2,417	-	2,417	0.06
55	825	0.08	69	2,486	0	2,486	-	2,486	0.06
56	840	0.08	69	2,555	0	2,555	-	2,555	0.06
57	855	0.14	130	2,685	0	2,685	-	2,685	0.06
58	870	0.12	110	2,795	0	2,795	-	2,795	0.06

1

JOB # C2026

100 YEAR - 24 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
59	885	0.13	121	2,916	0	2,916	-	2,916	0.07
60	900	0.11	101	3,017	0	3,017	-	3,017	0.07
61	915	0.09	81	3,097	0	3,097	-	3,097	0.07
62	930	0.07	60	3,158	0	3,158	-	3,158	0.07
63	945	0.06	57	3,215	0	3,215	-	3,215	0.07
64	960	0.06	57	3,272	0	3,272	-	3,272	0.08
65	975	0.01	12	3,284	0	3,284	-	3,284	0.08
66	990	0.01	12	3,296	0	3,296	-	3,296	0.08
67	1005	0.01	9	3,305	0	3,305	-	3,305	0.08
68	1020	0.01	9	3,314	0	3,314	-	3,314	0.08
69	1035	0.02	15	3,329	0	3,329	-	3,329	0.08
70	1050	0.02	15	3,344	0	3,344	-	3,344	0.08
71	1065	0.02	15	3,359	0	3,359	-	3,359	0.08
72	1080	0.01	12	3,371	0	3,371	-	3,371	0.08
73	1095	0.01	12	3,383	0	3,383	-	3,383	0.08
74	1110	0.01	12	3,395	0	3,395	-	3,395	0.08
75	1125	0.01	9	3,404	0	3,404	-	3,404	0.08
76	1140	0.01	6	3,410	0	3,410	-	3,410	0.08
77	1155	0.01	9	3,419	0	3,419	-	3,419	0.08
78	1170	0.01	12	3,431	0	3,431	-	3,431	0.08
79	1185	0.01	9	3,440	0	3,440	-	3,440	0.08
80	1200	0.01	6	3,446	0	3,446	-	3,446	0.08
81	1215	0.01	9	3,455	0	3,455	-	3,455	0.08
82	1230	0.01	9	3,464	0	3,464	-	3,464	0.08
83	1245	0.01	9	3,473	0	3,473	-	3,473	0.08
84	1260	0.01	6	3,479	0	3,479	-	3,479	0.08
85	1275	0.01	9	3,488	0	3,488	-	3,488	0.08
86	1290	0.01	6	3,494	0	3,494	-	3,494	0.08
87	1305	0.01	9	3,503	0	3,503	-	3,503	0.08
88	1320	0.01	6	3,509	0	3,509	-	3,509	0.08
89	1335	0.01	9	3,518	0	3,518	-	3,518	0.08
90	1350	0.01	6	3,524	0	3,524	-	3,524	0.08
91	1365	0.01	6	3,530	0	3,530	-	3,530	0.08
92	1380	0.01	6	3,536	0	3,536	-	3,536	0.08
93	1395	0.01	6	3,542	0	3,542	-	3,542	0.08
94	1410	0.01	6	3,548	0	3,548	-	3,548	0.08
95	1425	0.01	6	3,554	0	3,554	-	3,554	0.08
96	1440	0.01	6	3,560	0	3,560	-	3,560	0.08

	A	B	C	D
1	**RCFC&WCD SHORTCUT UNIT HYDROGRAPH METHOD**			
2	DATA INPUT SHEET			
3				
4	WORKSHEET PREPARED BY:	JAMES R. BAZUA, P.E.		
5				
6	PROJECT NAME	WORLD MUSEUM PROP 2 YR EVENT - NORTH		
7	JOB #	C2026		
8				
9	CONCENTRATION POINT DESIGNATION	1		
10	AREA DESIGNATION	ON-SITE		
11				
12	TRIBUTARY AREAS	ACRES		
13				
14	COMMERCIAL			
15	PAVING/HARDSCAPE	1.67		
16	SF - 1 ACRE			
17	SF - 1/2 ACRE			
18	SF - 1/4 ACRE			
19	MF - CONDOMINIUMS			
20	MF - APARTMENTS			
21	MOBILE HOME PARK			
22	LANDSCAPING	0.55		
23	RETENTION BASIN			
24	GOLF COURSE			
25	MOUNTAINOUS	0.92		
26	LOW LOSS RATE (PERCENT)	90%		
27				
28	LENGTH OF WATERCOURSE (L)	480		
29	LENGTH TO POINT OPPOSITE CENTROID (Lca)	75		
30				
31	ELEVATION OF HEADWATER	356		
32	ELEVATION OF CONCENTRATION POINT	264.5		
33				
34	AVERAGE MANNINGS 'N' VALUE	0.02		
35				
36	STORM FREQUENCY (YEAR)	100		
37				
38	POINT RAIN			
39	3-HOUR	0.721		
40	6-HOUR	0.953		
41	24-HOUR	1.36		
42				
43	BASIN CHARACTERISTICS:	ELEVATION	AREA	
44				
45				
46				
47				
48				
49				
50				
51				
52	PERCOLATION RATE (in/hr)			
53				
54	DRYWELL DATA			
55	NUMBER USED			
56	PERCOLATION RATE (cfs)			

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD — PROJECT: WORLD MUSEUM PROP 2 YR EVENT - NORTH
BASIC DATA CALCULATION FORM — JOB # C2026
SHORTCUT METHOD — BY ES R. BAZUA, P.E. — DATE 3/28/2025

PHYSICAL DATA

[1] CONCENTRATION POINT	1
[2] AREA DESIGNATION	ON-SITE
[3] AREA - ACRES	3.140
[4] L-FEET	480
[5] L-MILES	0.091
[6] La-FEET	75.00
[7] La-MILES	0.014
[8] ELEVATION OF HEADWATER	356
[9] ELEVATION OF CONCENTRATION POINT	264.5
[10] H-FEET	91.5
[11] S-FEET/MILE	1006.5
[12] S^0.5	31.73
[13] L*LCA/S^0.5	0.000
[14] AVERAGE MANNINGS 'N'	0.02
[15] LAG TIME-HOURS	0.01
[16] LAG TIME-MINUTES	0.6
[17] 100% OF LAG-MINUTES	0.6
[18] 200% OF LAG-MINUTES	1.2
[19] UNIT TIME-MINUTES (100%-200% OF LAG)	5
[24] TOTAL PERCOLATION RATE (cfs)	0.00

RAINFALL DATA

[1] SOURCE
[2] FREQUENCY-YEARS 100
[3] DURATION:

3-HOURS				6-HOURS				24-HOURS			
[4] POINT RAIN INCHES (Plate E-5.2)	[5] AREA	[6]	[7] AVERAGE POINT RAIN INCHES	[8] POINT RAIN INCHES (Plate E-5.4)	[9] AREA	[10]	[11] AVERAGE POINT RAIN INCHES	[12] POINT RAIN INCHES (Plate E-5.6)	[13] AREA	[14]	[15] AVERAGE POINT RAIN INCHES
0.72	3.140	1.00	0.72	0.95	3.140	1.00	0.95	1.36	3.140	1.00	1.36
		0.00	0.00			0.00	0.00			0.00	0.00
		0.00	0.00			0.00	0.00			0.00	0.00
		0.00	0.00			0.00	0.00			0.00	0.00
SUM [5]	3.14	SUM [7]	0.72	SUM [9]	3.14	SUM [11]	0.95	SUM [13]	3.14	SUM [15]	1.36
[16] AREA ADJ FACTOR			1.000				1.000				1.000
[17] ADJ AVG POINT RAIN			0.72				0.95				1.36

STORM EVENT SUMMARY

DURATION		3-HOUR	6-HOUR	24-HOUR
EFFECTIVE RAIN	(in)	0.21	0.21	0.14
FLOOD VOLUME	(cu-ft)	2,417	2,393	1,550
	(acre-ft)	0.06	0.05	0.04
REQUIRED STORAGE	(cu-ft)	2,397	2,373	1,537
	(acre-ft)	0.06	0.05	0.04
PEAK FLOW	(cfs)	1.53	1.31	0.06
MAXIMUM WSEL	(ft)	-	-	-

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD	PROJECT WORLD MUSEUM PROP 2 YR EVENT - NORTH
	CONCENTRATION POINT: 1
	BY MES R. BAZUA, P.E. DATE 3/28/2025

ADJUSTED LOSS RATE

SOIL GROUP [Plate C-1]	LAND USE	RI NUMBER [Plate E-6.1]	PERVIOUS AREA INFILTRATION RATE (in/hr) [Plate E-6.2]	DECIMAL PERCENT OF AREA IMPERVIOUS [Plate E-6.3]	ADJUSTED INFILTRATION RATE (in/hr)	AREA		AVERAGE ADJUSTED INFILTRATION RATE (in/hr)
A	COMMERCIAL	32	0.74	90%	0.14	0.00	0.000	0.0000
A	PAVING/HARDSCAPE	32	0.74	100%	0.07	1.67	0.532	0.0394
A	SF - 1 ACRE	32	0.74	20%	0.61	0.00	0.000	0.0000
A	SF - 1/2 ACRE	32	0.74	40%	0.47	0.00	0.000	0.0000
A	SF - 1/4 ACRE	32	0.74	50%	0.41	0.00	0.000	0.0000
A	MF - COND0MINIUMS	32	0.74	65%	0.31	0.00	0.000	0.0000
A	MF - APARTMENTS	32	0.74	80%	0.21	0.00	0.000	0.0000
A	MOBILE HOME PARKS	32	0.74	75%	0.24	0.00	0.000	0.0000
A	LANDSCAPING	32	0.74	0%	0.74	0.55	0.175	0.1296
A	RETENTION BASINS	32	0.74	0%	0.74	0.00	0.000	0.0000
A	GOLF COURSE	32	0.74	0%	0.74	0.00	0.000	0.0000
D	MOUNTAINOUS	93	0.95	90%	0.18	0.92	0.293	0.0529
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
						SUM 3.14	SUM	0.2219

VARIABLE LOSS RATE CURVE (24-HOUR STORM ONLY)

Fm= 0.110929936

C= 0.00205

Ft=C(24-(T/60))^1.55 = 0.00205 (24-(T/60))^1.55 + 0.11 in/hr

LOW LOSS RATE (80-90 PERCENT) = 90%

Where:

T=Time in minutes. To get an average value for each unit time period, Use T=1/2 the unit time for the first time period,
T=1 1/2 unit time for the second period, etc.

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
100 YEAR - 3 HOUR STORM EVENT

PROJECT: WORLD MUSEUM PROP 2 YR EVENT - NORTH
CONCENTRATION POINT: 1

BY: IES R. BAZUA, DATE 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	3.14
UNIT TIME-MINUTES	5
LAG TIME - MINUTES	0.62
UNIT TIME-PERCENT OF LAG	808.9
TOTAL ADJUSTED STORM RAIN-INCHES	0.72
CONSTANT LOSS RATE-in/hr	0.22
LOW LOSS RATE - PERCENT	90%

TOTAL PERCOLATION RATE (cfs) 0.00 cfs

Unit Time Period	Time Minutes	Time Hours	Pattern Percent (Plate E-5.9)	Storm Rain in/hr	Loss Rate in/hr Max	Loss Rate in/hr Low	Effective Rain in/hr	Flood Hydrograph Flow cfs	Required Storage cf
1	5	0.08	1.3	0.112	0.22	0.10	0.01	0.04	10.60
2	10	0.17	1.3	0.112	0.22	0.10	0.01	0.04	10.60
3	15	0.25	1.1	0.095	0.22	0.09	0.01	0.03	8.97
4	20	0.33	1.5	0.130	0.22	0.12	0.01	0.04	12.23
5	25	0.42	1.5	0.130	0.22	0.12	0.01	0.04	12.23
6	30	0.50	1.8	0.156	0.22	0.14	0.02	0.05	14.67
7	35	0.58	1.5	0.130	0.22	0.12	0.01	0.04	12.23
8	40	0.67	1.8	0.156	0.22	0.14	0.02	0.05	14.67
9	45	0.75	1.8	0.156	0.22	0.14	0.02	0.05	14.67
10	50	0.83	1.5	0.130	0.22	0.12	0.01	0.04	12.23
11	55	0.92	1.6	0.138	0.22	0.12	0.01	0.04	13.04
12	60	1.00	1.8	0.156	0.22	0.14	0.02	0.05	14.67
13	65	1.08	2.2	0.190	0.22	0.17	0.02	0.06	17.93
14	70	1.17	2.2	0.190	0.22	0.17	0.02	0.06	17.93
15	75	1.25	2.2	0.190	0.22	0.17	0.02	0.06	17.93
16	80	1.33	2.0	0.173	0.22	0.16	0.02	0.05	16.30
17	85	1.42	2.6	0.225	0.22	0.20	0.00	0.01	2.91
18	90	1.50	2.7	0.234	0.22	0.21	0.01	0.04	11.06
19	95	1.58	2.4	0.208	0.22	0.19	0.02	0.07	19.56
20	100	1.67	2.7	0.234	0.22	0.21	0.01	0.04	11.06
21	105	1.75	3.3	0.286	0.22	0.26	0.06	0.20	59.96
22	110	1.83	3.1	0.268	0.22	0.24	0.05	0.15	43.66
23	115	1.92	2.9	0.251	0.22	0.23	0.03	0.09	27.36
24	120	2.00	3.0	0.260	0.22	0.23	0.04	0.12	35.51
25	125	2.08	3.1	0.268	0.22	0.24	0.05	0.15	43.66
26	130	2.17	4.2	0.363	0.22	0.33	0.14	0.44	133.32
27	135	2.25	5.0	0.433	0.22	0.39	0.21	0.66	198.52
28	140	2.33	3.5	0.303	0.22	0.27	0.08	0.25	76.26
29	145	2.42	6.8	0.588	0.22	0.53	0.37	1.15	345.22
30	150	2.50	7.3	0.632	0.22	0.57	0.41	1.29	385.97
31	155	2.58	8.2	0.709	0.22	0.64	0.49	1.53	459.32
32	160	2.67	5.9	0.510	0.22	0.46	0.29	0.91	271.87
33	165	2.75	2.0	0.173	0.22	0.16	0.02	0.05	16.30
34	170	2.83	1.8	0.156	0.22	0.14	0.02	0.05	14.67
35	175	2.92	1.8	0.156	0.22	0.14	0.02	0.05	14.67
36	180	3.00	0.6	0.052	0.22	0.05	0.01	0.02	4.89

EFFECTIVE RAIN & FLOOD VOLUMES SUMMARY

EFFECTIVE RAIN (in)	0.21
FLOOD VOLUME (acft)	0.06
FLOOD VOLUME (cuft)	2416.63
REQUIRED STORAGE (acft)	0.06
REQUIRED STORAGE (cuft)	2396.65
PEAK FLOW RATE (cfs)	1.53

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
100 YEAR - 6 HOUR STORM EVENT

PROJECT: WORLD MUSEUM PROP 2 YR EVENT - NOR
CONCENTRATION POINT: 1

BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	3.14
UNIT TIME-MINUTES	5
LAG TIME - MINUTES	0.62
UNIT TIME-PERCENT OF LAG	808.9
TOTAL ADJUSTED STORM RAIN-INCHES	0.95
CONSTANT LOSS RATE-in/hr	0.222
LOW LOSS RATE - PERCENT	90%

TOTAL PERCOLATION RATE (cfs) 0.00 cfs

Unit Time Period	Time		Pattern	Storm Rain	Loss Rate in/hr		Effective Rain	Flood Hydrograph Flow	Required Storage
	Minutes	Hours	Percent (Plate E-5.9)	in/hr	Max	Low	in/hr	cfs	cf
1	5	0.08	0.5	0.057	0.22	0.05	0.01	0.02	5.39
2	10	0.17	0.6	0.069	0.22	0.06	0.01	0.02	6.46
3	15	0.25	0.6	0.069	0.22	0.06	0.01	0.02	6.46
4	20	0.33	0.6	0.069	0.22	0.06	0.01	0.02	6.46
5	25	0.42	0.6	0.069	0.22	0.06	0.01	0.02	6.46
6	30	0.50	0.7	0.080	0.22	0.07	0.01	0.03	7.54
7	35	0.58	0.7	0.080	0.22	0.07	0.01	0.03	7.54
8	40	0.67	0.7	0.080	0.22	0.07	0.01	0.03	7.54
9	45	0.75	0.7	0.080	0.22	0.07	0.01	0.03	7.54
10	50	0.83	0.7	0.080	0.22	0.07	0.01	0.03	7.54
11	55	0.92	0.7	0.080	0.22	0.07	0.01	0.03	7.54
12	60	1.00	0.8	0.091	0.22	0.08	0.01	0.03	8.62
13	65	1.08	0.8	0.091	0.22	0.08	0.01	0.03	8.62
14	70	1.17	0.8	0.091	0.22	0.08	0.01	0.03	8.62
15	75	1.25	0.8	0.091	0.22	0.08	0.01	0.03	8.62
16	80	1.33	0.8	0.091	0.22	0.08	0.01	0.03	8.62
17	85	1.42	0.8	0.091	0.22	0.08	0.01	0.03	8.62
18	90	1.50	0.8	0.091	0.22	0.08	0.01	0.03	8.62
19	95	1.58	0.8	0.091	0.22	0.08	0.01	0.03	8.62
20	100	1.67	0.8	0.091	0.22	0.08	0.01	0.03	8.62
21	105	1.75	0.8	0.091	0.22	0.08	0.01	0.03	8.62
22	110	1.83	0.8	0.091	0.22	0.08	0.01	0.03	8.62
23	115	1.92	0.8	0.091	0.22	0.08	0.01	0.03	8.62
24	120	2.00	0.9	0.103	0.22	0.09	0.01	0.03	9.70
25	125	2.08	0.8	0.091	0.22	0.08	0.01	0.03	8.62
26	130	2.17	0.9	0.103	0.22	0.09	0.01	0.03	9.70
27	135	2.25	0.9	0.103	0.22	0.09	0.01	0.03	9.70
28	140	2.33	0.9	0.103	0.22	0.09	0.01	0.03	9.70
29	145	2.42	0.9	0.103	0.22	0.09	0.01	0.03	9.70
30	150	2.50	0.9	0.103	0.22	0.09	0.01	0.03	9.70
31	155	2.58	0.9	0.103	0.22	0.09	0.01	0.03	9.70
32	160	2.67	0.9	0.103	0.22	0.09	0.01	0.03	9.70
33	165	2.75	1.0	0.114	0.22	0.10	0.01	0.04	10.77
34	170	2.83	1.0	0.114	0.22	0.10	0.01	0.04	10.77
35	175	2.92	1.0	0.114	0.22	0.10	0.01	0.04	10.77
36	180	3.00	1.0	0.114	0.22	0.10	0.01	0.04	10.77
37	185	3.08	1.0	0.114	0.22	0.10	0.01	0.04	10.77
38	190	3.17	1.1	0.126	0.22	0.11	0.01	0.04	11.85
39	195	3.25	1.1	0.126	0.22	0.11	0.01	0.04	11.85
40	200	3.33	1.1	0.126	0.22	0.11	0.01	0.04	11.85
41	205	3.42	1.2	0.137	0.22	0.12	0.01	0.04	12.93
42	210	3.50	1.3	0.149	0.22	0.13	0.01	0.05	14.00
43	215	3.58	1.4	0.160	0.22	0.14	0.02	0.05	15.08
44	220	3.67	1.4	0.160	0.22	0.14	0.02	0.05	15.08
45	225	3.75	1.5	0.172	0.22	0.15	0.02	0.05	16.16
46	230	3.83	1.5	0.172	0.22	0.15	0.02	0.05	16.16
47	235	3.92	1.6	0.183	0.22	0.16	0.02	0.06	17.24
48	240	4.00	1.6	0.183	0.22	0.16	0.02	0.06	17.24
49	245	4.08	1.7	0.194	0.22	0.17	0.02	0.06	18.31
50	250	4.17	1.8	0.206	0.22	0.19	0.02	0.06	19.39
51	255	4.25	1.9	0.217	0.22	0.20	0.02	0.07	20.47
52	260	4.33	2.0	0.229	0.22	0.21	0.01	0.02	6.46
53	265	4.42	2.1	0.240	0.22	0.22	0.02	0.06	17.23
54	270	4.50	2.1	0.240	0.22	0.22	0.02	0.06	17.23
55	275	4.58	2.2	0.252	0.22	0.23	0.03	0.09	28.01
56	280	4.67	2.3	0.263	0.22	0.24	0.04	0.13	38.78

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD 100 YEAR - 6 HOUR STORM EVENT	PROJECT: WORLD MUSEUM PROP 2 YR EVENT - NOR CONCENTRATION POINT: 1 BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	3.14		
UNIT TIME-MINUTES	5		
LAG TIME - MINUTES	0.62		
UNIT TIME-PERCENT OF LAG	808.9		
TOTAL ADJUSTED STORM RAIN-INCHES	0.95		
CONSTANT LOSS RATE-in/hr	0.222		
LOW LOSS RATE - PERCENT	90%	TOTAL PERCOLATION RATE (cfs)	0.00 cfs

Unit Time Period	Time		Pattern	Storm	Loss Rate		Effective	Flood	Required
	Minutes	Hours	Percent	Rain in/hr	in/hr		Rain	Hydrograph Flow	Storage
			(Plate E-5.9)		Max	Low	in/hr	cfs	cf
57	285	4.75	2.4	0.274	0.22	0.25	0.05	0.17	49.55
58	290	4.83	2.4	0.274	0.22	0.25	0.05	0.17	49.55
59	295	4.92	2.5	0.286	0.22	0.26	0.06	0.20	60.33
60	300	5.00	2.6	0.297	0.22	0.27	0.08	0.24	71.10
61	305	5.08	3.1	0.355	0.22	0.32	0.13	0.42	124.96
62	310	5.17	3.6	0.412	0.22	0.37	0.19	0.60	178.83
63	315	5.25	3.9	0.446	0.22	0.40	0.22	0.70	211.14
64	320	5.33	4.2	0.480	0.22	0.43	0.26	0.81	243.46
65	325	5.42	4.7	0.537	0.22	0.48	0.32	0.99	297.33
66	330	5.50	5.6	0.640	0.22	0.58	0.42	1.31	394.28
67	335	5.58	1.9	0.217	0.22	0.20	0.02	0.07	20.47
68	340	5.67	0.9	0.103	0.22	0.09	0.01	0.03	9.70
69	345	5.75	0.6	0.069	0.22	0.06	0.01	0.02	6.46
70	350	5.83	0.5	0.057	0.22	0.05	0.01	0.02	5.39
71	355	5.92	0.3	0.034	0.22	0.03	0.00	0.01	3.23
72	360	6.00	0.2	0.023	0.22	0.02	0.00	0.01	2.15

EFFECTIVE RAIN & FLOOD VOLUMES SUMMARY

EFFECTIVE RAIN (in)	0.21
FLOOD VOLUME (acft)	0.05
FLOOD VOLUME (cuft)	2392.99
REQUIRED STORAGE (acft)	0.05
REQUIRED STORAGE (cuft)	2373.21
PEAK FLOW RATE (cfs)	1.31

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
100 YEAR - 24 HOUR STORM EVENT

PROJECT: WORLD MUSEUM PROP 2 YR EVENT - NORTH
CONCENTRATION POINT: 1

BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	3.140	CONSTANT LOSS RATE-in/hr	n/a
UNIT TIME-MINUTES	15	VARIABLE LOSS RATE (AVG) in/hr	0.2219
LAG TIME - MINUTES	0.62	MINIMUM LOSS RATE (for var. loss) - in/hr	0.111
UNIT TIME-PERCENT OF LAG	2426.8	LOW LOSS RATE - DECIMAL	0.90
TOTAL ADJUSTED STORM RAIN-INCHES	1.36	C	0.00205
		PERCOLATION RATE (cfs)	0.00

Unit Time Period	Time		Pattern Percent	Storm Rain in/hr	Loss Rate in/hr		Effective Rain in/hr	Flood Hydrograph Flow cfs	Required Storage cf
	Minutes	Hours	(Plate E-5.9)		Max	Low			
1	15	0.25	0.2	0.011	0.392	0.010	0.001	0.00	3.07
2	30	0.50	0.3	0.016	0.387	0.015	0.002	0.01	4.61
3	45	0.75	0.3	0.016	0.383	0.015	0.002	0.01	4.61
4	60	1.00	0.4	0.022	0.378	0.020	0.002	0.01	6.15
5	75	1.25	0.3	0.016	0.374	0.015	0.002	0.01	4.61
6	90	1.50	0.3	0.016	0.369	0.015	0.002	0.01	4.61
7	105	1.75	0.3	0.016	0.365	0.015	0.002	0.01	4.61
8	120	2.00	0.4	0.022	0.361	0.020	0.002	0.01	6.15
9	135	2.25	0.4	0.022	0.356	0.020	0.002	0.01	6.15
10	150	2.50	0.4	0.022	0.352	0.020	0.002	0.01	6.15
11	165	2.75	0.5	0.027	0.348	0.024	0.003	0.01	7.69
12	180	3.00	0.5	0.027	0.343	0.024	0.003	0.01	7.69
13	195	3.25	0.5	0.027	0.339	0.024	0.003	0.01	7.69
14	210	3.50	0.5	0.027	0.335	0.024	0.003	0.01	7.69
15	225	3.75	0.5	0.027	0.331	0.024	0.003	0.01	7.69
16	240	4.00	0.6	0.033	0.326	0.029	0.003	0.01	9.22
17	255	4.25	0.6	0.033	0.322	0.029	0.003	0.01	9.22
18	270	4.50	0.7	0.038	0.318	0.034	0.004	0.01	10.76
19	285	4.75	0.7	0.038	0.314	0.034	0.004	0.01	10.76
20	300	5.00	0.8	0.044	0.310	0.039	0.004	0.01	12.30
21	315	5.25	0.6	0.033	0.306	0.029	0.003	0.01	9.22
22	330	5.50	0.7	0.038	0.302	0.034	0.004	0.01	10.76
23	345	5.75	0.8	0.044	0.298	0.039	0.004	0.01	12.30
24	360	6.00	0.8	0.044	0.294	0.039	0.004	0.01	12.30
25	375	6.25	0.9	0.049	0.290	0.044	0.005	0.02	13.84
26	390	6.50	0.9	0.049	0.286	0.044	0.005	0.02	13.84
27	405	6.75	1.0	0.054	0.283	0.049	0.005	0.02	15.37
28	420	7.00	1.0	0.054	0.279	0.049	0.005	0.02	15.37
29	435	7.25	1.0	0.054	0.275	0.049	0.005	0.02	15.37
30	450	7.50	1.1	0.060	0.271	0.054	0.006	0.02	16.91
31	465	7.75	1.2	0.065	0.267	0.059	0.007	0.02	18.45
32	480	8.00	1.3	0.071	0.264	0.064	0.007	0.02	19.99
33	495	8.25	1.5	0.082	0.260	0.073	0.008	0.03	23.06
34	510	8.50	1.5	0.082	0.257	0.073	0.008	0.03	23.06
35	525	8.75	1.6	0.087	0.253	0.078	0.009	0.03	24.60
36	540	9.00	1.7	0.092	0.249	0.083	0.009	0.03	26.13
37	555	9.25	1.9	0.103	0.246	0.093	0.010	0.03	29.21
38	570	9.50	2.0	0.109	0.242	0.098	0.011	0.03	30.75
39	585	9.75	2.1	0.114	0.239	0.103	0.011	0.04	32.28
40	600	10.00	2.2	0.120	0.235	0.108	0.012	0.04	33.82
41	615	10.25	1.5	0.082	0.232	0.073	0.008	0.03	23.06
42	630	10.50	1.5	0.082	0.229	0.073	0.008	0.03	23.06
43	645	10.75	2.0	0.109	0.225	0.098	0.011	0.03	30.75
44	660	11.00	2.0	0.109	0.222	0.098	0.011	0.03	30.75
45	675	11.25	1.9	0.103	0.219	0.093	0.010	0.03	29.21
46	690	11.50	1.9	0.103	0.216	0.093	0.010	0.03	29.21
47	705	11.75	1.7	0.092	0.212	0.083	0.009	0.03	26.13
48	720	12.00	1.8	0.098	0.209	0.088	0.010	0.03	27.67
49	735	12.25	2.5	0.136	0.206	0.122	0.014	0.04	38.43
50	750	12.50	2.6	0.141	0.203	0.127	0.014	0.04	39.97
51	765	12.75	2.8	0.152	0.200	0.137	0.015	0.05	43.05
52	780	13.00	2.9	0.158	0.197	0.142	0.016	0.05	44.58
53	795	13.25	3.4	0.185	0.194	0.166	0.018	0.06	52.27
54	810	13.50	3.4	0.185	0.191	0.166	0.018	0.06	52.27
55	825	13.75	2.3	0.125	0.188	0.113	0.013	0.04	35.36
56	840	14.00	2.3	0.125	0.185	0.113	0.013	0.04	35.36
57	855	14.25	2.7	0.147	0.182	0.132	0.015	0.05	41.51
58	870	14.50	2.6	0.141	0.180	0.127	0.014	0.04	39.97
59	885	14.75	2.6	0.141	0.177	0.127	0.014	0.04	39.97
60	900	15.00	2.5	0.136	0.174	0.122	0.014	0.04	38.43
61	915	15.25	2.4	0.131	0.172	0.118	0.013	0.04	36.90
62	930	15.50	2.3	0.125	0.169	0.113	0.013	0.04	35.36
63	945	15.75	1.9	0.103	0.166	0.093	0.010	0.03	29.21
64	960	16.00	1.9	0.103	0.164	0.093	0.010	0.03	29.21
65	975	16.25	0.4	0.022	0.161	0.020	0.002	0.01	6.15
66	990	16.50	0.4	0.022	0.159	0.020	0.002	0.01	6.15
67	1005	16.75	0.3	0.016	0.156	0.015	0.002	0.01	4.61

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD 100 YEAR - 24 HOUR STORM EVENT	PROJECT: WORLD MUSEUM PROP 2 YR EVENT - NORTH CONCENTRATION POINT: 1 BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	3.140	CONSTANT LOSS RATE-in/hr	n/a
UNIT TIME-MINUTES	15	VARIABLE LOSS RATE (AVG) in/hr	0.2219
LAG TIME - MINUTES	0.62	MINIMUM LOSS RATE (for var. loss) - in/hr	0.111
UNIT TIME-PERCENT OF LAG	2426.8	LOW LOSS RATE - DECIMAL	0.90
TOTAL ADJUSTED STORM RAIN-INCHES	1.36	C	0.00205
		PERCOLATION RATE (cfs)	0.00

Unit Time Period	Time Minutes	Time Hours	Pattern Percent (Plate E-5.9)	Storm Rain in/hr	Loss Rate in/hr Max	Loss Rate in/hr Low	Effective Rain in/hr	Flood Hydrograph Flow cfs	Required Storage cf
68	1020	17.00	0.3	0.016	0.154	0.015	0.002	0.01	4.61
69	1035	17.25	0.5	0.027	0.152	0.024	0.003	0.01	7.69
70	1050	17.50	0.5	0.027	0.149	0.024	0.003	0.01	7.69
71	1065	17.75	0.5	0.027	0.147	0.024	0.003	0.01	7.69
72	1080	18.00	0.4	0.022	0.145	0.020	0.002	0.01	6.15
73	1095	18.25	0.4	0.022	0.143	0.020	0.002	0.01	6.15
74	1110	18.50	0.4	0.022	0.141	0.020	0.002	0.01	6.15
75	1125	18.75	0.3	0.016	0.139	0.015	0.002	0.01	4.61
76	1140	19.00	0.2	0.011	0.137	0.010	0.001	0.00	3.07
77	1155	19.25	0.3	0.016	0.135	0.015	0.002	0.01	4.61
78	1170	19.50	0.4	0.022	0.133	0.020	0.002	0.01	6.15
79	1185	19.75	0.3	0.016	0.131	0.015	0.002	0.01	4.61
80	1200	20.00	0.2	0.011	0.129	0.010	0.001	0.00	3.07
81	1215	20.25	0.3	0.016	0.128	0.015	0.002	0.01	4.61
82	1230	20.50	0.3	0.016	0.126	0.015	0.002	0.01	4.61
83	1245	20.75	0.3	0.016	0.124	0.015	0.002	0.01	4.61
84	1260	21.00	0.2	0.011	0.123	0.010	0.001	0.00	3.07
85	1275	21.25	0.3	0.016	0.121	0.015	0.002	0.01	4.61
86	1290	21.50	0.2	0.011	0.120	0.010	0.001	0.00	3.07
87	1305	21.75	0.3	0.016	0.119	0.015	0.002	0.01	4.61
88	1320	22.00	0.2	0.011	0.118	0.010	0.001	0.00	3.07
89	1335	22.25	0.3	0.016	0.116	0.015	0.002	0.01	4.61
90	1350	22.50	0.2	0.011	0.115	0.010	0.001	0.00	3.07
91	1365	22.75	0.2	0.011	0.114	0.010	0.001	0.00	3.07
92	1380	23.00	0.2	0.011	0.113	0.010	0.001	0.00	3.07
93	1395	23.25	0.2	0.011	0.113	0.010	0.001	0.00	3.07
94	1410	23.50	0.2	0.011	0.112	0.010	0.001	0.00	3.07
95	1425	23.75	0.2	0.011	0.111	0.010	0.001	0.00	3.07
96	1440	24.00	0.2	0.011	0.111	0.010	0.001	0.00	3.07

EFFECTIVE RAIN & FLOOD VOLUMES SUMMARY	
EFFECTIVE RAIN (in)	0.14
FLOOD VOLUME (acft)	0.04
FLOOD VOLUME (cuft)	1550.16
REQUIRED STORAGE (acft)	0.04
REQUIRED STORAGE (cuft)	1537.34
PEAK FLOW (cfs)	0.06

PROJECT: WORLD MUSEUM PROP 2 YR EVENT - NORTH
JOB # C2026
1

BASIN CHARACTERISTICS

CONTOUR	DEPTH		AREA		VOLUME		
	INCR (ft)	TOTAL (ft)	INCR (sf)	TOTAL (sf)	INCR (cuft)	TOTAL (cuft)	(acre-ft)
0	0	0		0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00

PERCOLATION CALCULATIONS
PERCOLATION RATE 0 in/hr 0.00 cfs

MAXWELL IV DRYWELLS
NUMBER USED 0
RATE/DRYWELL 0 cfs
TOTAL DISSIPATED 0 cfs

TOTAL PERCOLATION RATE 0.00 cfs

1

JOB # C2026

100 YEAR - 3 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
1	5	0.04	11	11	0	11	-	11	0.00
2	10	0.04	11	21	0	21	-	21	0.00
3	15	0.03	9	30	0	30	-	30	0.00
4	20	0.04	12	42	0	42	-	42	0.00
5	25	0.04	12	55	0	55	-	55	0.00
6	30	0.05	15	69	0	69	-	69	0.00
7	35	0.04	12	82	0	82	-	82	0.00
8	40	0.05	15	96	0	96	-	96	0.00
9	45	0.05	15	111	0	111	-	111	0.00
10	50	0.04	12	123	0	123	-	123	0.00
11	55	0.04	13	136	0	136	-	136	0.00
12	60	0.05	15	151	0	151	-	151	0.00
13	65	0.06	18	169	0	169	-	169	0.00
14	70	0.06	18	187	0	187	-	187	0.00
15	75	0.06	18	205	0	205	-	205	0.00
16	80	0.05	16	221	0	221	-	221	0.01
17	85	0.01	3	224	0	224	-	224	0.01
18	90	0.04	11	235	0	235	-	235	0.01
19	95	0.07	20	254	0	254	-	254	0.01
20	100	0.04	11	265	0	265	-	265	0.01
21	105	0.20	60	325	0	325	-	325	0.01
22	110	0.15	44	369	0	369	-	369	0.01
23	115	0.09	27	396	0	396	-	396	0.01
24	120	0.12	36	432	0	432	-	432	0.01
25	125	0.15	44	476	0	476	-	476	0.01
26	130	0.44	133	609	0	609	-	609	0.01
27	135	0.66	199	807	0	807	-	807	0.02
28	140	0.25	76	884	0	884	-	884	0.02
29	145	1.15	345	1,229	0	1,229	-	1,229	0.03
30	150	1.29	386	1,615	0	1,615	-	1,615	0.04
31	155	1.53	459	2,074	0	2,074	-	2,074	0.05
32	160	0.91	272	2,346	0	2,346	-	2,346	0.05
33	165	0.05	16	2,362	0	2,362	-	2,362	0.05
34	170	0.05	15	2,377	0	2,377	-	2,377	0.05
35	175	0.05	15	2,392	0	2,392	-	2,392	0.05
36	180	0.02	5	2,397	0	2,397	-	2,397	0.06

1

JOB # C2026

100 YEAR - 6 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
1	5	0.02	5	5	0	5	-	5	0.00
2	10	0.02	6	12	0	12	-	12	0.00
3	15	0.02	6	18	0	18	-	18	0.00
4	20	0.02	6	25	0	25	-	25	0.00
5	25	0.02	6	31	0	31	-	31	0.00
6	30	0.03	8	39	0	39	-	39	0.00
7	35	0.03	8	46	0	46	-	46	0.00
8	40	0.03	8	54	0	54	-	54	0.00
9	45	0.03	8	61	0	61	-	61	0.00
10	50	0.03	8	69	0	69	-	69	0.00
11	55	0.03	8	76	0	76	-	76	0.00
12	60	0.03	9	85	0	85	-	85	0.00
13	65	0.03	9	94	0	94	-	94	0.00
14	70	0.03	9	102	0	102	-	102	0.00
15	75	0.03	9	111	0	111	-	111	0.00
16	80	0.03	9	120	0	120	-	120	0.00
17	85	0.03	9	128	0	128	-	128	0.00
18	90	0.03	9	137	0	137	-	137	0.00
19	95	0.03	9	145	0	145	-	145	0.00
20	100	0.03	9	154	0	154	-	154	0.00
21	105	0.03	9	163	0	163	-	163	0.00
22	110	0.03	9	171	0	171	-	171	0.00
23	115	0.03	9	180	0	180	-	180	0.00
24	120	0.03	10	190	0	190	-	190	0.00
25	125	0.03	9	198	0	198	-	198	0.00
26	130	0.03	10	208	0	208	-	208	0.00
27	135	0.03	10	218	0	218	-	218	0.00
28	140	0.03	10	227	0	227	-	227	0.01
29	145	0.03	10	237	0	237	-	237	0.01
30	150	0.03	10	247	0	247	-	247	0.01
31	155	0.03	10	256	0	256	-	256	0.01
32	160	0.03	10	266	0	266	-	266	0.01
33	165	0.04	11	277	0	277	-	277	0.01
34	170	0.04	11	288	0	288	-	288	0.01
35	175	0.04	11	298	0	298	-	298	0.01
36	180	0.04	11	309	0	309	-	309	0.01
37	185	0.04	11	320	0	320	-	320	0.01
38	190	0.04	12	332	0	332	-	332	0.01
39	195	0.04	12	344	0	344	-	344	0.01
40	200	0.04	12	355	0	355	-	355	0.01
41	205	0.04	13	368	0	368	-	368	0.01
42	210	0.05	14	382	0	382	-	382	0.01
43	215	0.05	15	398	0	398	-	398	0.01
44	220	0.05	15	413	0	413	-	413	0.01
45	225	0.05	16	429	0	429	-	429	0.01
46	230	0.05	16	445	0	445	-	445	0.01
47	235	0.06	17	462	0	462	-	462	0.01
48	240	0.06	17	479	0	479	-	479	0.01
49	245	0.06	18	498	0	498	-	498	0.01
50	250	0.06	19	517	0	517	-	517	0.01
51	255	0.07	20	538	0	538	-	538	0.01
52	260	0.02	6	544	0	544	-	544	0.01
53	265	0.06	17	561	0	561	-	561	0.01
54	270	0.06	17	578	0	578	-	578	0.01
55	275	0.09	28	606	0	606	-	606	0.01

1

JOB # C2026

100 YEAR - 6 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
56	280	0.13	39	645	0	645	-	645	0.01
57	285	0.17	50	695	0	695	-	695	0.02
58	290	0.17	50	744	0	744	-	744	0.02
59	295	0.20	60	805	0	805	-	805	0.02
60	300	0.24	71	876	0	876	-	876	0.02
61	305	0.42	125	1,001	0	1,001	-	1,001	0.02
62	310	0.60	179	1,180	0	1,180	-	1,180	0.03
63	315	0.70	211	1,391	0	1,391	-	1,391	0.03
64	320	0.81	243	1,634	0	1,634	-	1,634	0.04
65	325	0.99	297	1,932	0	1,932	-	1,932	0.04
66	330	1.31	394	2,326	0	2,326	-	2,326	0.05
67	335	0.07	20	2,346	0	2,346	-	2,346	0.05
68	340	0.03	10	2,356	0	2,356	-	2,356	0.05
69	345	0.02	6	2,362	0	2,362	-	2,362	0.05
70	350	0.02	5	2,368	0	2,368	-	2,368	0.05
71	355	0.01	3	2,371	0	2,371	-	2,371	0.05
72	360	0.01	2	2,373	0	2,373	-	2,373	0.05

1

JOB # C2026

100 YEAR - 24 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
1	15	0.00	3	3	0	3	-	3	0.00
2	30	0.01	5	8	0	8	-	8	0.00
3	45	0.01	5	12	0	12	-	12	0.00
4	60	0.01	6	18	0	18	-	18	0.00
5	75	0.01	5	23	0	23	-	23	0.00
6	90	0.01	5	28	0	28	-	28	0.00
7	105	0.01	5	32	0	32	-	32	0.00
8	120	0.01	6	38	0	38	-	38	0.00
9	135	0.01	6	45	0	45	-	45	0.00
10	150	0.01	6	51	0	51	-	51	0.00
11	165	0.01	8	58	0	58	-	58	0.00
12	180	0.01	8	66	0	66	-	66	0.00
13	195	0.01	8	74	0	74	-	74	0.00
14	210	0.01	8	81	0	81	-	81	0.00
15	225	0.01	8	89	0	89	-	89	0.00
16	240	0.01	9	98	0	98	-	98	0.00
17	255	0.01	9	108	0	108	-	108	0.00
18	270	0.01	11	118	0	118	-	118	0.00
19	285	0.01	11	129	0	129	-	129	0.00
20	300	0.01	12	141	0	141	-	141	0.00
21	315	0.01	9	151	0	151	-	151	0.00
22	330	0.01	11	161	0	161	-	161	0.00
23	345	0.01	12	174	0	174	-	174	0.00
24	360	0.01	12	186	0	186	-	186	0.00
25	375	0.02	14	200	0	200	-	200	0.00
26	390	0.02	14	214	0	214	-	214	0.00
27	405	0.02	15	229	0	229	-	229	0.01
28	420	0.02	15	244	0	244	-	244	0.01
29	435	0.02	15	260	0	260	-	260	0.01
30	450	0.02	17	277	0	277	-	277	0.01
31	465	0.02	18	295	0	295	-	295	0.01
32	480	0.02	20	315	0	315	-	315	0.01
33	495	0.03	23	338	0	338	-	338	0.01
34	510	0.03	23	361	0	361	-	361	0.01
35	525	0.03	25	386	0	386	-	386	0.01
36	540	0.03	26	412	0	412	-	412	0.01
37	555	0.03	29	441	0	441	-	441	0.01
38	570	0.03	31	472	0	472	-	472	0.01
39	585	0.04	32	504	0	504	-	504	0.01
40	600	0.04	34	538	0	538	-	538	0.01
41	615	0.03	23	561	0	561	-	561	0.01
42	630	0.03	23	584	0	584	-	584	0.01
43	645	0.03	31	615	0	615	-	615	0.01
44	660	0.03	31	646	0	646	-	646	0.01
45	675	0.03	29	675	0	675	-	675	0.02
46	690	0.03	29	704	0	704	-	704	0.02
47	705	0.03	26	730	0	730	-	730	0.02
48	720	0.03	28	758	0	758	-	758	0.02
49	735	0.04	38	796	0	796	-	796	0.02
50	750	0.04	40	836	0	836	-	836	0.02
51	765	0.05	43	879	0	879	-	879	0.02
52	780	0.05	45	924	0	924	-	924	0.02
53	795	0.06	52	976	0	976	-	976	0.02
54	810	0.06	52	1,028	0	1,028	-	1,028	0.02
55	825	0.04	35	1,064	0	1,064	-	1,064	0.02
56	840	0.04	35	1,099	0	1,099	-	1,099	0.03
57	855	0.05	42	1,141	0	1,141	-	1,141	0.03
58	870	0.04	40	1,181	0	1,181	-	1,181	0.03

1

JOB # C2026

100 YEAR - 24 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
59	885	0.04	40	1,221	0	1,221	-	1,221	0.03
60	900	0.04	38	1,259	0	1,259	-	1,259	0.03
61	915	0.04	37	1,296	0	1,296	-	1,296	0.03
62	930	0.04	35	1,331	0	1,331	-	1,331	0.03
63	945	0.03	29	1,361	0	1,361	-	1,361	0.03
64	960	0.03	29	1,390	0	1,390	-	1,390	0.03
65	975	0.01	6	1,396	0	1,396	-	1,396	0.03
66	990	0.01	6	1,402	0	1,402	-	1,402	0.03
67	1005	0.01	5	1,407	0	1,407	-	1,407	0.03
68	1020	0.01	5	1,411	0	1,411	-	1,411	0.03
69	1035	0.01	8	1,419	0	1,419	-	1,419	0.03
70	1050	0.01	8	1,427	0	1,427	-	1,427	0.03
71	1065	0.01	8	1,434	0	1,434	-	1,434	0.03
72	1080	0.01	6	1,440	0	1,440	-	1,440	0.03
73	1095	0.01	6	1,447	0	1,447	-	1,447	0.03
74	1110	0.01	6	1,453	0	1,453	-	1,453	0.03
75	1125	0.01	5	1,457	0	1,457	-	1,457	0.03
76	1140	0.00	3	1,460	0	1,460	-	1,460	0.03
77	1155	0.01	5	1,465	0	1,465	-	1,465	0.03
78	1170	0.01	6	1,471	0	1,471	-	1,471	0.03
79	1185	0.01	5	1,476	0	1,476	-	1,476	0.03
80	1200	0.00	3	1,479	0	1,479	-	1,479	0.03
81	1215	0.01	5	1,484	0	1,484	-	1,484	0.03
82	1230	0.01	5	1,488	0	1,488	-	1,488	0.03
83	1245	0.01	5	1,493	0	1,493	-	1,493	0.03
84	1260	0.00	3	1,496	0	1,496	-	1,496	0.03
85	1275	0.01	5	1,500	0	1,500	-	1,500	0.03
86	1290	0.00	3	1,504	0	1,504	-	1,504	0.03
87	1305	0.01	5	1,508	0	1,508	-	1,508	0.03
88	1320	0.00	3	1,511	0	1,511	-	1,511	0.03
89	1335	0.01	5	1,516	0	1,516	-	1,516	0.03
90	1350	0.00	3	1,519	0	1,519	-	1,519	0.03
91	1365	0.00	3	1,522	0	1,522	-	1,522	0.03
92	1380	0.00	3	1,525	0	1,525	-	1,525	0.04
93	1395	0.00	3	1,528	0	1,528	-	1,528	0.04
94	1410	0.00	3	1,531	0	1,531	-	1,531	0.04
95	1425	0.00	3	1,534	0	1,534	-	1,534	0.04
96	1440	0.00	3	1,537	0	1,537	-	1,537	0.04

	A	B	C	D
1	**RCFC&WCD SHORTCUT UNIT HYDROGRAPH METHOD**			
2	DATA INPUT SHEET			
3				
4	WORKSHEET PREPARED BY:	JAMES R. BAZUA, P.E.		
5				
6	PROJECT NAME	WORLD MUSEUM PROP 10 YR EVENT - NORTH		
7	JOB #	C2026		
8				
9	CONCENTRATION POINT DESIGNATION	1		
10	AREA DESIGNATION	ON-SITE		
11				
12	TRIBUTARY AREAS	ACRES		
13				
14	COMMERCIAL			
15	PAVING/HARDSCAPE	1.67		
16	SF - 1 ACRE			
17	SF - 1/2 ACRE			
18	SF - 1/4 ACRE			
19	MF - CONDOMINIUMS			
20	MF - APARTMENTS			
21	MOBILE HOME PARK			
22	LANDSCAPING	0.55		
23	RETENTION BASIN			
24	GOLF COURSE			
25	MOUNTAINOUS	0.92		
26	LOW LOSS RATE (PERCENT)	90%		
27				
28	LENGTH OF WATERCOURSE (L)	480		
29	LENGTH TO POINT OPPOSITE CENTROID (Lca)	75		
30				
31	ELEVATION OF HEADWATER	356		
32	ELEVATION OF CONCENTRATION POINT	264.5		
33				
34	AVERAGE MANNINGS 'N' VALUE	0.02		
35				
36	STORM FREQUENCY (YEAR)	100		
37				
38	POINT RAIN			
39	3-HOUR	1.5		
40	6-HOUR	1.93		
41	24-HOUR	2.66		
42				
43	BASIN CHARACTERISTICS:	ELEVATION	AREA	
44				
45				
46				
47				
48				
49				
50				
51				
52	PERCOLATION RATE (in/hr)			
53				
54	DRYWELL DATA			
55	NUMBER USED			
56	PERCOLATION RATE (cfs)			

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
BASIC DATA CALCULATION FORM
SHORTCUT METHOD

PROJECT: WORLD MUSEUM PROP 10 YR EVENT - NORTH
JOB # C2026
BY ES R. BAZUA, P.E. DATE 3/28/2025

PHYSICAL DATA

[1] CONCENTRATION POINT	1
[2] AREA DESIGNATION	ON-SITE
[3] AREA - ACRES	3.140
[4] L-FEET	480
[5] L-MILES	0.091
[6] La-FEET	75.00
[7] La-MILES	0.014
[8] ELEVATION OF HEADWATER	356
[9] ELEVATION OF CONCENTRATION POINT	264.5
[10] H-FEET	91.5
[11] S-FEET/MILE	1006.5
[12] S^0.5	31.73
[13] L*LCA/S^0.5	0.000
[14] AVERAGE MANNINGS 'N'	0.02
[15] LAG TIME-HOURS	0.01
[16] LAG TIME-MINUTES	0.6
[17] 100% OF LAG-MINUTES	0.6
[18] 200% OF LAG-MINUTES	1.2
[19] UNIT TIME-MINUTES (100%-200% OF LAG)	5
[24] TOTAL PERCOLATION RATE (cfs)	0.00

RAINFALL DATA

[1] SOURCE
[2] FREQUENCY-YEARS 100
[3] DURATION:

3-HOURS				6-HOURS				24-HOURS			
[4] POINT RAIN INCHES (Plate E-5.2)	[5] AREA	[6]	[7] AVERAGE POINT RAIN INCHES	[8] POINT RAIN INCHES (Plate E-5.4)	[9] AREA	[10]	[11] AVERAGE POINT RAIN INCHES	[12] POINT RAIN INCHES (Plate E-5.6)	[13] AREA	[14]	[15] AVERAGE POINT RAIN INCHES
1.50	3.140	1.00	1.50	1.93	3.140	1.00	1.93	2.66	3.140	1.00	2.66
		0.00	0.00			0.00	0.00			0.00	0.00
		0.00	0.00			0.00	0.00			0.00	0.00
		0.00	0.00			0.00	0.00			0.00	0.00
SUM [5]	3.14	SUM [7]	1.50	SUM [9]	3.14	SUM [11]	1.93	SUM [13]	3.14	SUM [15]	2.66
[16] AREA ADJ FACTOR			1.000				1.000				1.000
[17] ADJ AVG POINT RAIN			1.50				1.93				2.66

STORM EVENT SUMMARY

DURATION		3-HOUR	6-HOUR	24-HOUR
EFFECTIVE RAIN	(in)	0.85	0.81	0.51
FLOOD VOLUME	(cu-ft)	9,671	9,238	5,847
	(acre-ft)	0.22	0.21	0.13
REQUIRED STORAGE	(cu-ft)	9,591	9,161	5,799
	(acre-ft)	0.22	0.21	0.13
PEAK FLOW	(cfs)	3.94	3.38	0.54
MAXIMUM WSEL	(ft)	-	-	-

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD	PROJECT WORLD MUSEUM PROP 10 YR EVENT - NORTH
	CONCENTRATION POINT: 1
	BY MES R. BAZUA, P.E. DATE 3/28/2025

ADJUSTED LOSS RATE

SOIL GROUP [Plate C-1]	LAND USE	RI NUMBER [Plate E-6.1]	PERVIOUS AREA INFILTRATION RATE (in/hr) [Plate E-6.2]	DECIMAL PERCENT OF AREA IMPERVIOUS [Plate E-6.3]	ADJUSTED INFILTRATION RATE (in/hr)	AREA		AVERAGE ADJUSTED INFILTRATION RATE (in/hr)
A	COMMERCIAL	32	0.74	90%	0.14	0.00	0.000	0.0000
A	PAVING/HARDSCAPE	32	0.74	100%	0.07	1.67	0.532	0.0394
A	SF - 1 ACRE	32	0.74	20%	0.61	0.00	0.000	0.0000
A	SF - 1/2 ACRE	32	0.74	40%	0.47	0.00	0.000	0.0000
A	SF - 1/4 ACRE	32	0.74	50%	0.41	0.00	0.000	0.0000
A	MF - COND0MINIUMS	32	0.74	65%	0.31	0.00	0.000	0.0000
A	MF - APARTMENTS	32	0.74	80%	0.21	0.00	0.000	0.0000
A	MOBILE HOME PARKS	32	0.74	75%	0.24	0.00	0.000	0.0000
A	LANDSCAPING	32	0.74	0%	0.74	0.55	0.175	0.1296
A	RETENTION BASINS	32	0.74	0%	0.74	0.00	0.000	0.0000
A	GOLF COURSE	32	0.74	0%	0.74	0.00	0.000	0.0000
D	MOUNTAINOUS	93	0.95	90%	0.18	0.92	0.293	0.0529
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					SUM	3.14	SUM	0.2219

VARIABLE LOSS RATE CURVE (24-HOUR STORM ONLY)

Fm= 0.110929936

C= 0.00205

Ft=C(24-(T/60))^1.55 = 0.00205 (24-(T/60))^1.55 + 0.11 in/hr

LOW LOSS RATE (80-90 PERCENT) = 90%

Where:

T=Time in minutes. To get an average value for each unit time period, Use T=1/2 the unit time for the first time period,
T=1 1/2 unit time for the second period, etc.

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
100 YEAR - 3 HOUR STORM EVENT

PROJECT: WORLD MUSEUM PROP 10 YR EVENT - NORTH
CONCENTRATION POINT: 1

BY: IES R. BAZUA, DATE 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	3.14
UNIT TIME-MINUTES	5
LAG TIME - MINUTES	0.62
UNIT TIME-PERCENT OF LAG	808.9
TOTAL ADJUSTED STORM RAIN-INCHES	1.50
CONSTANT LOSS RATE-in/hr	0.22
LOW LOSS RATE - PERCENT	90%

TOTAL PERCOLATION RATE (cfs) 0.00 cfs

Unit Time Period	Time Minutes	Time Hours	Pattern Percent (Plate E-5.9)	Storm Rain in/hr	Loss Rate in/hr Max	Loss Rate in/hr Low	Effective Rain in/hr	Flood Hydrograph Flow cfs	Required Storage cf
1	5	0.08	1.3	0.234	0.22	0.21	0.01	0.04	11.44
2	10	0.17	1.3	0.234	0.22	0.21	0.01	0.04	11.44
3	15	0.25	1.1	0.198	0.22	0.18	0.02	0.06	18.65
4	20	0.33	1.5	0.270	0.22	0.24	0.05	0.15	45.35
5	25	0.42	1.5	0.270	0.22	0.24	0.05	0.15	45.35
6	30	0.50	1.8	0.324	0.22	0.29	0.10	0.32	96.22
7	35	0.58	1.5	0.270	0.22	0.24	0.05	0.15	45.35
8	40	0.67	1.8	0.324	0.22	0.29	0.10	0.32	96.22
9	45	0.75	1.8	0.324	0.22	0.29	0.10	0.32	96.22
10	50	0.83	1.5	0.270	0.22	0.24	0.05	0.15	45.35
11	55	0.92	1.6	0.288	0.22	0.26	0.07	0.21	62.30
12	60	1.00	1.8	0.324	0.22	0.29	0.10	0.32	96.22
13	65	1.08	2.2	0.396	0.22	0.36	0.17	0.55	164.04
14	70	1.17	2.2	0.396	0.22	0.36	0.17	0.55	164.04
15	75	1.25	2.2	0.396	0.22	0.36	0.17	0.55	164.04
16	80	1.33	2.0	0.360	0.22	0.32	0.14	0.43	130.13
17	85	1.42	2.6	0.468	0.22	0.42	0.25	0.77	231.86
18	90	1.50	2.7	0.486	0.22	0.44	0.26	0.83	248.82
19	95	1.58	2.4	0.432	0.22	0.39	0.21	0.66	197.95
20	100	1.67	2.7	0.486	0.22	0.44	0.26	0.83	248.82
21	105	1.75	3.3	0.594	0.22	0.53	0.37	1.17	350.56
22	110	1.83	3.1	0.558	0.22	0.50	0.34	1.06	316.64
23	115	1.92	2.9	0.522	0.22	0.47	0.30	0.94	282.73
24	120	2.00	3.0	0.540	0.22	0.49	0.32	1.00	299.69
25	125	2.08	3.1	0.558	0.22	0.50	0.34	1.06	316.64
26	130	2.17	4.2	0.756	0.22	0.68	0.53	1.68	503.16
27	135	2.25	5.0	0.900	0.22	0.81	0.68	2.13	638.81
28	140	2.33	3.5	0.630	0.22	0.57	0.41	1.28	384.47
29	145	2.42	6.8	1.224	0.22	1.10	1.00	3.15	944.02
30	150	2.50	7.3	1.314	0.22	1.18	1.09	3.43	1028.80
31	155	2.58	8.2	1.476	0.22	1.33	1.25	3.94	1181.40
32	160	2.67	5.9	1.062	0.22	0.96	0.84	2.64	791.41
33	165	2.75	2.0	0.360	0.22	0.32	0.14	0.43	130.13
34	170	2.83	1.8	0.324	0.22	0.29	0.10	0.32	96.22
35	175	2.92	1.8	0.324	0.22	0.29	0.10	0.32	96.22
36	180	3.00	0.6	0.108	0.22	0.10	0.01	0.03	10.17

EFFECTIVE RAIN & FLOOD VOLUMES SUMMARY

EFFECTIVE RAIN (in)	0.85
FLOOD VOLUME (acft)	0.22
FLOOD VOLUME (cuft)	9670.81
REQUIRED STORAGE (acft)	0.22
REQUIRED STORAGE (cuft)	9590.85
PEAK FLOW RATE (cfs)	3.94

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
100 YEAR - 6 HOUR STORM EVENT

PROJECT: WORLD MUSEUM PROP 10 YR EVENT - NOF
CONCENTRATION POINT: 1

BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	3.14
UNIT TIME-MINUTES	5
LAG TIME - MINUTES	0.62
UNIT TIME-PERCENT OF LAG	808.9
TOTAL ADJUSTED STORM RAIN-INCHES	1.93
CONSTANT LOSS RATE-in/hr	0.222
LOW LOSS RATE - PERCENT	90%

TOTAL PERCOLATION RATE (cfs) 0.00 cfs

Unit Time Period	Time		Pattern	Storm Rain	Loss Rate in/hr		Effective Rain	Flood Hydrograph Flow	Required Storage
	Minutes	Hours	Percent (Plate E-5.9)	in/hr	Max	Low	in/hr	cfs	cf
1	5	0.08	0.5	0.116	0.22	0.10	0.01	0.04	10.91
2	10	0.17	0.6	0.139	0.22	0.13	0.01	0.04	13.09
3	15	0.25	0.6	0.139	0.22	0.13	0.01	0.04	13.09
4	20	0.33	0.6	0.139	0.22	0.13	0.01	0.04	13.09
5	25	0.42	0.6	0.139	0.22	0.13	0.01	0.04	13.09
6	30	0.50	0.7	0.162	0.22	0.15	0.02	0.05	15.27
7	35	0.58	0.7	0.162	0.22	0.15	0.02	0.05	15.27
8	40	0.67	0.7	0.162	0.22	0.15	0.02	0.05	15.27
9	45	0.75	0.7	0.162	0.22	0.15	0.02	0.05	15.27
10	50	0.83	0.7	0.162	0.22	0.15	0.02	0.05	15.27
11	55	0.92	0.7	0.162	0.22	0.15	0.02	0.05	15.27
12	60	1.00	0.8	0.185	0.22	0.17	0.02	0.06	17.45
13	65	1.08	0.8	0.185	0.22	0.17	0.02	0.06	17.45
14	70	1.17	0.8	0.185	0.22	0.17	0.02	0.06	17.45
15	75	1.25	0.8	0.185	0.22	0.17	0.02	0.06	17.45
16	80	1.33	0.8	0.185	0.22	0.17	0.02	0.06	17.45
17	85	1.42	0.8	0.185	0.22	0.17	0.02	0.06	17.45
18	90	1.50	0.8	0.185	0.22	0.17	0.02	0.06	17.45
19	95	1.58	0.8	0.185	0.22	0.17	0.02	0.06	17.45
20	100	1.67	0.8	0.185	0.22	0.17	0.02	0.06	17.45
21	105	1.75	0.8	0.185	0.22	0.17	0.02	0.06	17.45
22	110	1.83	0.8	0.185	0.22	0.17	0.02	0.06	17.45
23	115	1.92	0.8	0.185	0.22	0.17	0.02	0.06	17.45
24	120	2.00	0.9	0.208	0.22	0.19	0.02	0.07	19.64
25	125	2.08	0.8	0.185	0.22	0.17	0.02	0.06	17.45
26	130	2.17	0.9	0.208	0.22	0.19	0.02	0.07	19.64
27	135	2.25	0.9	0.208	0.22	0.19	0.02	0.07	19.64
28	140	2.33	0.9	0.208	0.22	0.19	0.02	0.07	19.64
29	145	2.42	0.9	0.208	0.22	0.19	0.02	0.07	19.64
30	150	2.50	0.9	0.208	0.22	0.19	0.02	0.07	19.64
31	155	2.58	0.9	0.208	0.22	0.19	0.02	0.07	19.64
32	160	2.67	0.9	0.208	0.22	0.19	0.02	0.07	19.64
33	165	2.75	1.0	0.232	0.22	0.21	0.01	0.03	9.18
34	170	2.83	1.0	0.232	0.22	0.21	0.01	0.03	9.18
35	175	2.92	1.0	0.232	0.22	0.21	0.01	0.03	9.18
36	180	3.00	1.0	0.232	0.22	0.21	0.01	0.03	9.18
37	185	3.08	1.0	0.232	0.22	0.21	0.01	0.03	9.18
38	190	3.17	1.1	0.255	0.22	0.23	0.03	0.10	30.99
39	195	3.25	1.1	0.255	0.22	0.23	0.03	0.10	30.99
40	200	3.33	1.1	0.255	0.22	0.23	0.03	0.10	30.99
41	205	3.42	1.2	0.278	0.22	0.25	0.06	0.18	52.81
42	210	3.50	1.3	0.301	0.22	0.27	0.08	0.25	74.63
43	215	3.58	1.4	0.324	0.22	0.29	0.10	0.32	96.44
44	220	3.67	1.4	0.324	0.22	0.29	0.10	0.32	96.44
45	225	3.75	1.5	0.347	0.22	0.31	0.13	0.39	118.26
46	230	3.83	1.5	0.347	0.22	0.31	0.13	0.39	118.26
47	235	3.92	1.6	0.371	0.22	0.33	0.15	0.47	140.08
48	240	4.00	1.6	0.371	0.22	0.33	0.15	0.47	140.08
49	245	4.08	1.7	0.394	0.22	0.35	0.17	0.54	161.89
50	250	4.17	1.8	0.417	0.22	0.38	0.20	0.61	183.71
51	255	4.25	1.9	0.440	0.22	0.40	0.22	0.69	205.53
52	260	4.33	2.0	0.463	0.22	0.42	0.24	0.76	227.34
53	265	4.42	2.1	0.486	0.22	0.44	0.26	0.83	249.16
54	270	4.50	2.1	0.486	0.22	0.44	0.26	0.83	249.16
55	275	4.58	2.2	0.510	0.22	0.46	0.29	0.90	270.98
56	280	4.67	2.3	0.533	0.22	0.48	0.31	0.98	292.79

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD 100 YEAR - 6 HOUR STORM EVENT	PROJECT: WORLD MUSEUM PROP 10 YR EVENT - NOF CONCENTRATION POINT: 1 BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	3.14		
UNIT TIME-MINUTES	5		
LAG TIME - MINUTES	0.62		
UNIT TIME-PERCENT OF LAG	808.9		
TOTAL ADJUSTED STORM RAIN-INCHES	1.93		
CONSTANT LOSS RATE-in/hr	0.222		
LOW LOSS RATE - PERCENT	90%	TOTAL PERCOLATION RATE (cfs)	0.00 cfs

Unit Time Period	Time		Pattern	Storm Rain	Loss Rate in/hr		Effective Rain	Flood Hydrograph Flow	Required Storage
	Minutes	Hours	Percent (Plate E-5.9)	in/hr	Max	Low	in/hr	cfs	cf
57	285	4.75	2.4	0.556	0.22	0.50	0.33	1.05	314.61
58	290	4.83	2.4	0.556	0.22	0.50	0.33	1.05	314.61
59	295	4.92	2.5	0.579	0.22	0.52	0.36	1.12	336.43
60	300	5.00	2.6	0.602	0.22	0.54	0.38	1.19	358.24
61	305	5.08	3.1	0.718	0.22	0.65	0.50	1.56	467.33
62	310	5.17	3.6	0.834	0.22	0.75	0.61	1.92	576.41
63	315	5.25	3.9	0.903	0.22	0.81	0.68	2.14	641.86
64	320	5.33	4.2	0.973	0.22	0.88	0.75	2.36	707.31
65	325	5.42	4.7	1.089	0.22	0.98	0.87	2.72	816.39
66	330	5.50	5.6	1.297	0.22	1.17	1.08	3.38	1012.74
67	335	5.58	1.9	0.440	0.22	0.40	0.22	0.69	205.53
68	340	5.67	0.9	0.208	0.22	0.19	0.02	0.07	19.64
69	345	5.75	0.6	0.139	0.22	0.13	0.01	0.04	13.09
70	350	5.83	0.5	0.116	0.22	0.10	0.01	0.04	10.91
71	355	5.92	0.3	0.069	0.22	0.06	0.01	0.02	6.55
72	360	6.00	0.2	0.046	0.22	0.04	0.00	0.01	4.36

EFFECTIVE RAIN & FLOOD VOLUMES SUMMARY

EFFECTIVE RAIN (in)	0.81
FLOOD VOLUME (acft)	0.21
FLOOD VOLUME (cuft)	9237.65
REQUIRED STORAGE (acft)	0.21
REQUIRED STORAGE (cuft)	9161.27
PEAK FLOW RATE (cfs)	3.38

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
100 YEAR - 24 HOUR STORM EVENT

PROJECT: WORLD MUSEUM PROP 10 YR EVENT - NORTH
CONCENTRATION POINT: 1

BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	3.140	CONSTANT LOSS RATE-in/hr	n/a
UNIT TIME-MINUTES	15	VARIABLE LOSS RATE (AVG) in/hr	0.2219
LAG TIME - MINUTES	0.62	MINIMUM LOSS RATE (for var. loss) - in/hr	0.111
UNIT TIME-PERCENT OF LAG	2426.8	LOW LOSS RATE - DECIMAL	0.90
TOTAL ADJUSTED STORM RAIN-INCHES	2.66	C	0.00205
		PERCOLATION RATE (cfs)	0.00

Unit Time Period	Time		Pattern Percent	Storm Rain in/hr	Loss Rate in/hr		Effective Rain in/hr	Flood Hydrograph Flow cfs	Required Storage cf
	Minutes	Hours	(Plate E-5.9)		Max	Low			
1	15	0.25	0.2	0.021	0.392	0.019	0.002	0.01	6.01
2	30	0.50	0.3	0.032	0.387	0.029	0.003	0.01	9.02
3	45	0.75	0.3	0.032	0.383	0.029	0.003	0.01	9.02
4	60	1.00	0.4	0.043	0.378	0.038	0.004	0.01	12.03
5	75	1.25	0.3	0.032	0.374	0.029	0.003	0.01	9.02
6	90	1.50	0.3	0.032	0.369	0.029	0.003	0.01	9.02
7	105	1.75	0.3	0.032	0.365	0.029	0.003	0.01	9.02
8	120	2.00	0.4	0.043	0.361	0.038	0.004	0.01	12.03
9	135	2.25	0.4	0.043	0.356	0.038	0.004	0.01	12.03
10	150	2.50	0.4	0.043	0.352	0.038	0.004	0.01	12.03
11	165	2.75	0.5	0.053	0.348	0.048	0.005	0.02	15.03
12	180	3.00	0.5	0.053	0.343	0.048	0.005	0.02	15.03
13	195	3.25	0.5	0.053	0.339	0.048	0.005	0.02	15.03
14	210	3.50	0.5	0.053	0.335	0.048	0.005	0.02	15.03
15	225	3.75	0.5	0.053	0.331	0.048	0.005	0.02	15.03
16	240	4.00	0.6	0.064	0.326	0.057	0.006	0.02	18.04
17	255	4.25	0.6	0.064	0.322	0.057	0.006	0.02	18.04
18	270	4.50	0.7	0.074	0.318	0.067	0.007	0.02	21.05
19	285	4.75	0.7	0.074	0.314	0.067	0.007	0.02	21.05
20	300	5.00	0.8	0.085	0.310	0.077	0.009	0.03	24.05
21	315	5.25	0.6	0.064	0.306	0.057	0.006	0.02	18.04
22	330	5.50	0.7	0.074	0.302	0.067	0.007	0.02	21.05
23	345	5.75	0.8	0.085	0.298	0.077	0.009	0.03	24.05
24	360	6.00	0.8	0.085	0.294	0.077	0.009	0.03	24.05
25	375	6.25	0.9	0.096	0.290	0.086	0.010	0.03	27.06
26	390	6.50	0.9	0.096	0.286	0.086	0.010	0.03	27.06
27	405	6.75	1.0	0.106	0.283	0.096	0.011	0.03	30.07
28	420	7.00	1.0	0.106	0.279	0.096	0.011	0.03	30.07
29	435	7.25	1.0	0.106	0.275	0.096	0.011	0.03	30.07
30	450	7.50	1.1	0.117	0.271	0.105	0.012	0.04	33.08
31	465	7.75	1.2	0.128	0.267	0.115	0.013	0.04	36.08
32	480	8.00	1.3	0.138	0.264	0.124	0.014	0.04	39.09
33	495	8.25	1.5	0.160	0.260	0.144	0.016	0.05	45.10
34	510	8.50	1.5	0.160	0.257	0.144	0.016	0.05	45.10
35	525	8.75	1.6	0.170	0.253	0.153	0.017	0.05	48.11
36	540	9.00	1.7	0.181	0.249	0.163	0.018	0.06	51.12
37	555	9.25	1.9	0.202	0.246	0.182	0.020	0.06	57.13
38	570	9.50	2.0	0.213	0.242	0.192	0.021	0.07	60.14
39	585	9.75	2.1	0.223	0.239	0.201	0.022	0.07	63.14
40	600	10.00	2.2	0.234	0.235	0.211	0.023	0.07	66.15
41	615	10.25	1.5	0.160	0.232	0.144	0.016	0.05	45.10
42	630	10.50	1.5	0.160	0.229	0.144	0.016	0.05	45.10
43	645	10.75	2.0	0.213	0.225	0.192	0.021	0.07	60.14
44	660	11.00	2.0	0.213	0.222	0.192	0.021	0.07	60.14
45	675	11.25	1.9	0.202	0.219	0.182	0.020	0.06	57.13
46	690	11.50	1.9	0.202	0.216	0.182	0.020	0.06	57.13
47	705	11.75	1.7	0.181	0.212	0.163	0.018	0.06	51.12
48	720	12.00	1.8	0.192	0.209	0.172	0.019	0.06	54.12
49	735	12.25	2.5	0.266	0.206	0.239	0.060	0.19	169.38
50	750	12.50	2.6	0.277	0.203	0.249	0.074	0.23	208.17
51	765	12.75	2.8	0.298	0.200	0.268	0.098	0.31	276.93
52	780	13.00	2.9	0.309	0.197	0.278	0.112	0.35	315.51
53	795	13.25	3.4	0.362	0.194	0.326	0.168	0.53	474.26
54	810	13.50	3.4	0.362	0.191	0.326	0.171	0.54	482.57
55	825	13.75	2.3	0.245	0.188	0.220	0.057	0.18	160.01
56	840	14.00	2.3	0.245	0.185	0.220	0.059	0.19	168.11
57	855	14.25	2.7	0.287	0.182	0.259	0.105	0.33	296.36
58	870	14.50	2.6	0.277	0.180	0.249	0.097	0.30	274.16
59	885	14.75	2.6	0.277	0.177	0.249	0.100	0.31	281.92
60	900	15.00	2.5	0.266	0.174	0.239	0.092	0.29	259.50
61	915	15.25	2.4	0.255	0.172	0.230	0.084	0.26	236.97
62	930	15.50	2.3	0.245	0.169	0.220	0.076	0.24	214.31
63	945	15.75	1.9	0.202	0.166	0.182	0.036	0.11	101.34
64	960	16.00	1.9	0.202	0.164	0.182	0.038	0.12	108.52
65	975	16.25	0.4	0.043	0.161	0.038	0.004	0.01	12.03
66	990	16.50	0.4	0.043	0.159	0.038	0.004	0.01	12.03
67	1005	16.75	0.3	0.032	0.156	0.029	0.003	0.01	9.02

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD 100 YEAR - 24 HOUR STORM EVENT	PROJECT: WORLD MUSEUM PROP 10 YR EVENT - NORTH CONCENTRATION POINT: 1 BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	3.140	CONSTANT LOSS RATE-in/hr	n/a
UNIT TIME-MINUTES	15	VARIABLE LOSS RATE (AVG) in/hr	0.2219
LAG TIME - MINUTES	0.62	MINIMUM LOSS RATE (for var. loss) - in/hr	0.111
UNIT TIME-PERCENT OF LAG	2426.8	LOW LOSS RATE - DECIMAL	0.90
TOTAL ADJUSTED STORM RAIN-INCHES	2.66	C	0.00205
		PERCOLATION RATE (cfs)	0.00

Unit Time Period	Time Minutes	Time Hours	Pattern Percent (Plate E-5.9)	Storm Rain in/hr	Loss Rate in/hr Max	Loss Rate in/hr Low	Effective Rain in/hr	Flood Hydrograph Flow cfs	Required Storage cf
68	1020	17.00	0.3	0.032	0.154	0.029	0.003	0.01	9.02
69	1035	17.25	0.5	0.053	0.152	0.048	0.005	0.02	15.03
70	1050	17.50	0.5	0.053	0.149	0.048	0.005	0.02	15.03
71	1065	17.75	0.5	0.053	0.147	0.048	0.005	0.02	15.03
72	1080	18.00	0.4	0.043	0.145	0.038	0.004	0.01	12.03
73	1095	18.25	0.4	0.043	0.143	0.038	0.004	0.01	12.03
74	1110	18.50	0.4	0.043	0.141	0.038	0.004	0.01	12.03
75	1125	18.75	0.3	0.032	0.139	0.029	0.003	0.01	9.02
76	1140	19.00	0.2	0.021	0.137	0.019	0.002	0.01	6.01
77	1155	19.25	0.3	0.032	0.135	0.029	0.003	0.01	9.02
78	1170	19.50	0.4	0.043	0.133	0.038	0.004	0.01	12.03
79	1185	19.75	0.3	0.032	0.131	0.029	0.003	0.01	9.02
80	1200	20.00	0.2	0.021	0.129	0.019	0.002	0.01	6.01
81	1215	20.25	0.3	0.032	0.128	0.029	0.003	0.01	9.02
82	1230	20.50	0.3	0.032	0.126	0.029	0.003	0.01	9.02
83	1245	20.75	0.3	0.032	0.124	0.029	0.003	0.01	9.02
84	1260	21.00	0.2	0.021	0.123	0.019	0.002	0.01	6.01
85	1275	21.25	0.3	0.032	0.121	0.029	0.003	0.01	9.02
86	1290	21.50	0.2	0.021	0.120	0.019	0.002	0.01	6.01
87	1305	21.75	0.3	0.032	0.119	0.029	0.003	0.01	9.02
88	1320	22.00	0.2	0.021	0.118	0.019	0.002	0.01	6.01
89	1335	22.25	0.3	0.032	0.116	0.029	0.003	0.01	9.02
90	1350	22.50	0.2	0.021	0.115	0.019	0.002	0.01	6.01
91	1365	22.75	0.2	0.021	0.114	0.019	0.002	0.01	6.01
92	1380	23.00	0.2	0.021	0.113	0.019	0.002	0.01	6.01
93	1395	23.25	0.2	0.021	0.113	0.019	0.002	0.01	6.01
94	1410	23.50	0.2	0.021	0.112	0.019	0.002	0.01	6.01
95	1425	23.75	0.2	0.021	0.111	0.019	0.002	0.01	6.01
96	1440	24.00	0.2	0.021	0.111	0.019	0.002	0.01	6.01

EFFECTIVE RAIN & FLOOD VOLUMES SUMMARY	
EFFECTIVE RAIN (in)	0.51
FLOOD VOLUME (acft)	0.13
FLOOD VOLUME (cuft)	5847.42
REQUIRED STORAGE (acft)	0.13
REQUIRED STORAGE (cuft)	5799.07
PEAK FLOW (cfs)	0.54

PROJECT: WORLD MUSEUM PROP 10 YR EVENT - NORTH
JOB # C2026
1

BASIN CHARACTERISTICS

CONTOUR	DEPTH		AREA		VOLUME		
	INCR (ft)	TOTAL (ft)	INCR (sf)	TOTAL (sf)	INCR (cuft)	TOTAL (cuft)	(acre-ft)
0	0	0		0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00

PERCOLATION CALCULATIONS

PERCOLATION RATE	0 in/hr	0.00 cfs

MAXWELL IV DRYWELLS

NUMBER USED	0	
RATE/DRYWELL	0 cfs	
TOTAL DISSIPATED		0 cfs

TOTAL PERCOLATION RATE 0.00 cfs

1

JOB # C2026

100 YEAR - 3 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
1	5	0.04	11	11	0	11	-	11	0.00
2	10	0.04	11	23	0	23	-	23	0.00
3	15	0.06	19	42	0	42	-	42	0.00
4	20	0.15	45	87	0	87	-	87	0.00
5	25	0.15	45	132	0	132	-	132	0.00
6	30	0.32	96	228	0	228	-	228	0.01
7	35	0.15	45	274	0	274	-	274	0.01
8	40	0.32	96	370	0	370	-	370	0.01
9	45	0.32	96	466	0	466	-	466	0.01
10	50	0.15	45	512	0	512	-	512	0.01
11	55	0.21	62	574	0	574	-	574	0.01
12	60	0.32	96	670	0	670	-	670	0.02
13	65	0.55	164	834	0	834	-	834	0.02
14	70	0.55	164	998	0	998	-	998	0.02
15	75	0.55	164	1,162	0	1,162	-	1,162	0.03
16	80	0.43	130	1,292	0	1,292	-	1,292	0.03
17	85	0.77	232	1,524	0	1,524	-	1,524	0.03
18	90	0.83	249	1,773	0	1,773	-	1,773	0.04
19	95	0.66	198	1,971	0	1,971	-	1,971	0.05
20	100	0.83	249	2,220	0	2,220	-	2,220	0.05
21	105	1.17	351	2,570	0	2,570	-	2,570	0.06
22	110	1.06	317	2,887	0	2,887	-	2,887	0.07
23	115	0.94	283	3,170	0	3,170	-	3,170	0.07
24	120	1.00	300	3,469	0	3,469	-	3,469	0.08
25	125	1.06	317	3,786	0	3,786	-	3,786	0.09
26	130	1.68	503	4,289	0	4,289	-	4,289	0.10
27	135	2.13	639	4,928	0	4,928	-	4,928	0.11
28	140	1.28	384	5,312	0	5,312	-	5,312	0.12
29	145	3.15	944	6,257	0	6,257	-	6,257	0.14
30	150	3.43	1,029	7,285	0	7,285	-	7,285	0.17
31	155	3.94	1,181	8,467	0	8,467	-	8,467	0.19
32	160	2.64	791	9,258	0	9,258	-	9,258	0.21
33	165	0.43	130	9,388	0	9,388	-	9,388	0.22
34	170	0.32	96	9,484	0	9,484	-	9,484	0.22
35	175	0.32	96	9,581	0	9,581	-	9,581	0.22
36	180	0.03	10	9,591	0	9,591	-	9,591	0.22

1

JOB # C2026

100 YEAR - 6 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
1	5	0.04	11	11	0	11	-	11	0.00
2	10	0.04	13	24	0	24	-	24	0.00
3	15	0.04	13	37	0	37	-	37	0.00
4	20	0.04	13	50	0	50	-	50	0.00
5	25	0.04	13	63	0	63	-	63	0.00
6	30	0.05	15	79	0	79	-	79	0.00
7	35	0.05	15	94	0	94	-	94	0.00
8	40	0.05	15	109	0	109	-	109	0.00
9	45	0.05	15	124	0	124	-	124	0.00
10	50	0.05	15	140	0	140	-	140	0.00
11	55	0.05	15	155	0	155	-	155	0.00
12	60	0.06	17	172	0	172	-	172	0.00
13	65	0.06	17	190	0	190	-	190	0.00
14	70	0.06	17	207	0	207	-	207	0.00
15	75	0.06	17	225	0	225	-	225	0.01
16	80	0.06	17	242	0	242	-	242	0.01
17	85	0.06	17	260	0	260	-	260	0.01
18	90	0.06	17	277	0	277	-	277	0.01
19	95	0.06	17	295	0	295	-	295	0.01
20	100	0.06	17	312	0	312	-	312	0.01
21	105	0.06	17	329	0	329	-	329	0.01
22	110	0.06	17	347	0	347	-	347	0.01
23	115	0.06	17	364	0	364	-	364	0.01
24	120	0.07	20	384	0	384	-	384	0.01
25	125	0.06	17	401	0	401	-	401	0.01
26	130	0.07	20	421	0	421	-	421	0.01
27	135	0.07	20	441	0	441	-	441	0.01
28	140	0.07	20	460	0	460	-	460	0.01
29	145	0.07	20	480	0	480	-	480	0.01
30	150	0.07	20	500	0	500	-	500	0.01
31	155	0.07	20	519	0	519	-	519	0.01
32	160	0.07	20	539	0	539	-	539	0.01
33	165	0.03	9	548	0	548	-	548	0.01
34	170	0.03	9	557	0	557	-	557	0.01
35	175	0.03	9	566	0	566	-	566	0.01
36	180	0.03	9	576	0	576	-	576	0.01
37	185	0.03	9	585	0	585	-	585	0.01
38	190	0.10	31	616	0	616	-	616	0.01
39	195	0.10	31	647	0	647	-	647	0.01
40	200	0.10	31	678	0	678	-	678	0.02
41	205	0.18	53	731	0	731	-	731	0.02
42	210	0.25	75	805	0	805	-	805	0.02
43	215	0.32	96	902	0	902	-	902	0.02
44	220	0.32	96	998	0	998	-	998	0.02
45	225	0.39	118	1,116	0	1,116	-	1,116	0.03
46	230	0.39	118	1,235	0	1,235	-	1,235	0.03
47	235	0.47	140	1,375	0	1,375	-	1,375	0.03
48	240	0.47	140	1,515	0	1,515	-	1,515	0.03
49	245	0.54	162	1,677	0	1,677	-	1,677	0.04
50	250	0.61	184	1,860	0	1,860	-	1,860	0.04
51	255	0.69	206	2,066	0	2,066	-	2,066	0.05
52	260	0.76	227	2,293	0	2,293	-	2,293	0.05
53	265	0.83	249	2,542	0	2,542	-	2,542	0.06
54	270	0.83	249	2,791	0	2,791	-	2,791	0.06
55	275	0.90	271	3,062	0	3,062	-	3,062	0.07

1

JOB # C2026

100 YEAR - 6 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
56	280	0.98	293	3,355	0	3,355	-	3,355	0.08
57	285	1.05	315	3,670	0	3,670	-	3,670	0.08
58	290	1.05	315	3,984	0	3,984	-	3,984	0.09
59	295	1.12	336	4,321	0	4,321	-	4,321	0.10
60	300	1.19	358	4,679	0	4,679	-	4,679	0.11
61	305	1.56	467	5,146	0	5,146	-	5,146	0.12
62	310	1.92	576	5,723	0	5,723	-	5,723	0.13
63	315	2.14	642	6,365	0	6,365	-	6,365	0.15
64	320	2.36	707	7,072	0	7,072	-	7,072	0.16
65	325	2.72	816	7,888	0	7,888	-	7,888	0.18
66	330	3.38	1,013	8,901	0	8,901	-	8,901	0.20
67	335	0.69	206	9,107	0	9,107	-	9,107	0.21
68	340	0.07	20	9,126	0	9,126	-	9,126	0.21
69	345	0.04	13	9,139	0	9,139	-	9,139	0.21
70	350	0.04	11	9,150	0	9,150	-	9,150	0.21
71	355	0.02	7	9,157	0	9,157	-	9,157	0.21
72	360	0.01	4	9,161	0	9,161	-	9,161	0.21

1

JOB # C2026

100 YEAR - 24 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
1	15	0.01	6	6	0	6	-	6	0.00
2	30	0.01	9	15	0	15	-	15	0.00
3	45	0.01	9	24	0	24	-	24	0.00
4	60	0.01	12	36	0	36	-	36	0.00
5	75	0.01	9	45	0	45	-	45	0.00
6	90	0.01	9	54	0	54	-	54	0.00
7	105	0.01	9	63	0	63	-	63	0.00
8	120	0.01	12	75	0	75	-	75	0.00
9	135	0.01	12	87	0	87	-	87	0.00
10	150	0.01	12	99	0	99	-	99	0.00
11	165	0.02	15	114	0	114	-	114	0.00
12	180	0.02	15	129	0	129	-	129	0.00
13	195	0.02	15	144	0	144	-	144	0.00
14	210	0.02	15	159	0	159	-	159	0.00
15	225	0.02	15	174	0	174	-	174	0.00
16	240	0.02	18	192	0	192	-	192	0.00
17	255	0.02	18	210	0	210	-	210	0.00
18	270	0.02	21	232	0	232	-	232	0.01
19	285	0.02	21	253	0	253	-	253	0.01
20	300	0.03	24	277	0	277	-	277	0.01
21	315	0.02	18	295	0	295	-	295	0.01
22	330	0.02	21	316	0	316	-	316	0.01
23	345	0.03	24	340	0	340	-	340	0.01
24	360	0.03	24	364	0	364	-	364	0.01
25	375	0.03	27	391	0	391	-	391	0.01
26	390	0.03	27	418	0	418	-	418	0.01
27	405	0.03	30	448	0	448	-	448	0.01
28	420	0.03	30	478	0	478	-	478	0.01
29	435	0.03	30	508	0	508	-	508	0.01
30	450	0.04	33	541	0	541	-	541	0.01
31	465	0.04	36	577	0	577	-	577	0.01
32	480	0.04	39	616	0	616	-	616	0.01
33	495	0.05	45	662	0	662	-	662	0.02
34	510	0.05	45	707	0	707	-	707	0.02
35	525	0.05	48	755	0	755	-	755	0.02
36	540	0.06	51	806	0	806	-	806	0.02
37	555	0.06	57	863	0	863	-	863	0.02
38	570	0.07	60	923	0	923	-	923	0.02
39	585	0.07	63	986	0	986	-	986	0.02
40	600	0.07	66	1,052	0	1,052	-	1,052	0.02
41	615	0.05	45	1,098	0	1,098	-	1,098	0.03
42	630	0.05	45	1,143	0	1,143	-	1,143	0.03
43	645	0.07	60	1,203	0	1,203	-	1,203	0.03
44	660	0.07	60	1,263	0	1,263	-	1,263	0.03
45	675	0.06	57	1,320	0	1,320	-	1,320	0.03
46	690	0.06	57	1,377	0	1,377	-	1,377	0.03
47	705	0.06	51	1,428	0	1,428	-	1,428	0.03
48	720	0.06	54	1,482	0	1,482	-	1,482	0.03
49	735	0.19	169	1,652	0	1,652	-	1,652	0.04
50	750	0.23	208	1,860	0	1,860	-	1,860	0.04
51	765	0.31	277	2,137	0	2,137	-	2,137	0.05
52	780	0.35	316	2,452	0	2,452	-	2,452	0.06
53	795	0.53	474	2,927	0	2,927	-	2,927	0.07
54	810	0.54	483	3,409	0	3,409	-	3,409	0.08
55	825	0.18	160	3,569	0	3,569	-	3,569	0.08
56	840	0.19	168	3,737	0	3,737	-	3,737	0.09
57	855	0.33	296	4,034	0	4,034	-	4,034	0.09
58	870	0.30	274	4,308	0	4,308	-	4,308	0.10

1

JOB # C2026

100 YEAR - 24 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
59	885	0.31	282	4,590	0	4,590	-	4,590	0.11
60	900	0.29	260	4,849	0	4,849	-	4,849	0.11
61	915	0.26	237	5,086	0	5,086	-	5,086	0.12
62	930	0.24	214	5,301	0	5,301	-	5,301	0.12
63	945	0.11	101	5,402	0	5,402	-	5,402	0.12
64	960	0.12	109	5,510	0	5,510	-	5,510	0.13
65	975	0.01	12	5,522	0	5,522	-	5,522	0.13
66	990	0.01	12	5,534	0	5,534	-	5,534	0.13
67	1005	0.01	9	5,543	0	5,543	-	5,543	0.13
68	1020	0.01	9	5,553	0	5,553	-	5,553	0.13
69	1035	0.02	15	5,568	0	5,568	-	5,568	0.13
70	1050	0.02	15	5,583	0	5,583	-	5,583	0.13
71	1065	0.02	15	5,598	0	5,598	-	5,598	0.13
72	1080	0.01	12	5,610	0	5,610	-	5,610	0.13
73	1095	0.01	12	5,622	0	5,622	-	5,622	0.13
74	1110	0.01	12	5,634	0	5,634	-	5,634	0.13
75	1125	0.01	9	5,643	0	5,643	-	5,643	0.13
76	1140	0.01	6	5,649	0	5,649	-	5,649	0.13
77	1155	0.01	9	5,658	0	5,658	-	5,658	0.13
78	1170	0.01	12	5,670	0	5,670	-	5,670	0.13
79	1185	0.01	9	5,679	0	5,679	-	5,679	0.13
80	1200	0.01	6	5,685	0	5,685	-	5,685	0.13
81	1215	0.01	9	5,694	0	5,694	-	5,694	0.13
82	1230	0.01	9	5,703	0	5,703	-	5,703	0.13
83	1245	0.01	9	5,712	0	5,712	-	5,712	0.13
84	1260	0.01	6	5,718	0	5,718	-	5,718	0.13
85	1275	0.01	9	5,727	0	5,727	-	5,727	0.13
86	1290	0.01	6	5,733	0	5,733	-	5,733	0.13
87	1305	0.01	9	5,742	0	5,742	-	5,742	0.13
88	1320	0.01	6	5,748	0	5,748	-	5,748	0.13
89	1335	0.01	9	5,757	0	5,757	-	5,757	0.13
90	1350	0.01	6	5,763	0	5,763	-	5,763	0.13
91	1365	0.01	6	5,769	0	5,769	-	5,769	0.13
92	1380	0.01	6	5,775	0	5,775	-	5,775	0.13
93	1395	0.01	6	5,781	0	5,781	-	5,781	0.13
94	1410	0.01	6	5,787	0	5,787	-	5,787	0.13
95	1425	0.01	6	5,793	0	5,793	-	5,793	0.13
96	1440	0.01	6	5,799	0	5,799	-	5,799	0.13

	A	B	C	D
1	**RCFC&WCD SHORTCUT UNIT HYDROGRAPH METHOD**			
2	DATA INPUT SHEET			
3				
4	WORKSHEET PREPARED BY:	JAMES R. BAZUA, P.E.		
5				
6	PROJECT NAME	WORLD MUSEUM EXIST 2 YR EVENT - SOUTH		
7	JOB #	C2026		
8				
9	CONCENTRATION POINT DESIGNATION	1		
10	AREA DESIGNATION	ON-SITE		
11				
12	TRIBUTARY AREAS	ACRES		
13				
14	COMMERCIAL			
15	PAVING/HARDSCAPE			
16	SF - 1 ACRE			
17	SF - 1/2 ACRE			
18	SF - 1/4 ACRE			
19	MF - CONDOMINIUMS			
20	MF - APARTMENTS			
21	MOBILE HOME PARK			
22	LANDSCAPING	0.88		
23	RETENTION BASIN			
24	GOLF COURSE			
25	MOUNTAINOUS	0.35		
26	LOW LOSS RATE (PERCENT)	90%		
27				
28	LENGTH OF WATERCOURSE (L)	320		
29	LENGTH TO POINT OPPOSITE CENTROID (Lca)	40		
30				
31	ELEVATION OF HEADWATER	329		
32	ELEVATION OF CONCENTRATION POINT	267		
33				
34	AVERAGE MANNINGS 'N' VALUE	0.02		
35				
36	STORM FREQUENCY (YEAR)	100		
37				
38	POINT RAIN			
39	3-HOUR	0.721		
40	6-HOUR	0.953		
41	24-HOUR	1.36		
42				
43	BASIN CHARACTERISTICS:	ELEVATION	AREA	
44				
45				
46				
47				
48				
49				
50				
51				
52	PERCOLATION RATE (in/hr)			
53				
54	DRYWELL DATA			
55	NUMBER USED			
56	PERCOLATION RATE (cfs)			

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD — PROJECT: WORLD MUSEUM EXIST 2 YR EVENT - SOUTH
BASIC DATA CALCULATION FORM — JOB # C2026
SHORTCUT METHOD — BY ES R. BAZUA, P.E. — DATE 3/28/2025

PHYSICAL DATA

[1] CONCENTRATION POINT	1
[2] AREA DESIGNATION	ON-SITE
[3] AREA - ACRES	1.230
[4] L-FEET	320
[5] L-MILES	0.061
[6] La-FEET	40.00
[7] La-MILES	0.008
[8] ELEVATION OF HEADWATER	329
[9] ELEVATION OF CONCENTRATION POINT	267
[10] H-FEET	62
[11] S-FEET/MILE	1023.0
[12] S^0.5	31.98
[13] L*LCA/S^0.5	0.000
[14] AVERAGE MANNINGS 'N'	0.02
[15] LAG TIME-HOURS	0.01
[16] LAG TIME-MINUTES	0.4
[17] 100% OF LAG-MINUTES	0.4
[18] 200% OF LAG-MINUTES	0.8
[19] UNIT TIME-MINUTES (100%-200% OF LAG)	5
[24] TOTAL PERCOLATION RATE (cfs)	0.00

RAINFALL DATA

[1] SOURCE
[2] FREQUENCY-YEARS 100
[3] DURATION:

3-HOURS				6-HOURS				24-HOURS			
[4] POINT RAIN INCHES (Plate E-5.2)	[5] AREA	[6]	[7] AVERAGE POINT RAIN INCHES	[8] POINT RAIN INCHES (Plate E-5.4)	[9] AREA	[10]	[11] AVERAGE POINT RAIN INCHES	[12] POINT RAIN INCHES (Plate E-5.6)	[13] AREA	[14]	[15] AVERAGE POINT RAIN INCHES
0.72	1.230	1.00	0.72	0.95	1.230	1.00	0.95	1.36	1.230	1.00	1.36
		0.00	0.00			0.00	0.00			0.00	0.00
		0.00	0.00			0.00	0.00			0.00	0.00
		0.00	0.00			0.00	0.00			0.00	0.00
SUM [5]	1.23	SUM [7]	0.72	SUM [9]	1.23	SUM [11]	0.95	SUM [13]	1.23	SUM [15]	1.36
[16] AREA ADJ FACTOR			1.000				1.000				1.000
[17] ADJ AVG POINT RAIN			0.72				0.95				1.36

STORM EVENT SUMMARY

DURATION		3-HOUR	6-HOUR	24-HOUR
EFFECTIVE RAIN	(in)	0.07	0.09	0.14
FLOOD VOLUME	(cu-ft)	320	424	607
	(acre-ft)	0.01	0.01	0.01
REQUIRED STORAGE	(cu-ft)	317	420	602
	(acre-ft)	0.01	0.01	0.01
PEAK FLOW	(cfs)	0.16	0.07	0.02
MAXIMUM WSEL	(ft)	-	-	-

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD	PROJECT WORLD MUSEUM EXIST 2 YR EVENT - SOUTH
	CONCENTRATION POINT: 1
	BY MES R. BAZUA, P.E. DATE 3/28/2025

ADJUSTED LOSS RATE

SOIL GROUP [Plate C-1]	LAND USE	RI NUMBER [Plate E-6.1]	PERVIOUS AREA INFILTRATION RATE (in/hr) [Plate E-6.2]	DECIMAL PERCENT OF AREA IMPERVIOUS [Plate E-6.3]	ADJUSTED INFILTRATION RATE (in/hr)	AREA		AVERAGE ADJUSTED INFILTRATION RATE (in/hr)
A	COMMERCIAL	32	0.74	90%	0.14	0.00	0.000	0.0000
A	PAVING/HARDSCAPE	32	0.74	100%	0.07	0.00	0.000	0.0000
A	SF - 1 ACRE	32	0.74	20%	0.61	0.00	0.000	0.0000
A	SF - 1/2 ACRE	32	0.74	40%	0.47	0.00	0.000	0.0000
A	SF - 1/4 ACRE	32	0.74	50%	0.41	0.00	0.000	0.0000
A	MF - COND0MINIUMS	32	0.74	65%	0.31	0.00	0.000	0.0000
A	MF - APARTMENTS	32	0.74	80%	0.21	0.00	0.000	0.0000
A	MOBILE HOME PARKS	32	0.74	75%	0.24	0.00	0.000	0.0000
A	LANDSCAPING	32	0.74	0%	0.74	0.88	0.715	0.5294
A	RETENTION BASINS	32	0.74	0%	0.74	0.00	0.000	0.0000
A	GOLF COURSE	32	0.74	0%	0.74	0.00	0.000	0.0000
D	MOUNTAINOUS	93	0.95	90%	0.18	0.35	0.285	0.0514
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					SUM	1.23	SUM	0.5808

VARIABLE LOSS RATE CURVE (24-HOUR STORM ONLY)

Fm= 0.290396341

C= 0.00538

Ft=C(24-(T/60))^1.55 = 0.00538 (24-(T/60))^1.55 + 0.29 in/hr

LOW LOSS RATE (80-90 PERCENT) = 90%

Where:

T=Time in minutes. To get an average value for each unit time period, Use T=1/2 the unit time for the first time period,
T=1 1/2 unit time for the second period, etc.

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
100 YEAR - 3 HOUR STORM EVENT

PROJECT: WORLD MUSEUM EXIST 2 YR EVENT - SOUTH
CONCENTRATION POINT: 1

BY: IES R. BAZUA, DATE 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	1.23
UNIT TIME-MINUTES	5
LAG TIME - MINUTES	0.42
UNIT TIME-PERCENT OF LAG	1202.0
TOTAL ADJUSTED STORM RAIN-INCHES	0.72
CONSTANT LOSS RATE-in/hr	0.58
LOW LOSS RATE - PERCENT	90%

TOTAL PERCOLATION RATE (cfs) 0.00 cfs

Unit Time Period	Time Minutes	Time Hours	Pattern Percent (Plate E-5.9)	Storm Rain in/hr	Loss Rate in/hr Max	Loss Rate in/hr Low	Effective Rain in/hr	Flood Hydrograph Flow cfs	Required Storage cf
1	5	0.08	1.3	0.112	0.58	0.10	0.01	0.01	4.15
2	10	0.17	1.3	0.112	0.58	0.10	0.01	0.01	4.15
3	15	0.25	1.1	0.095	0.58	0.09	0.01	0.01	3.51
4	20	0.33	1.5	0.130	0.58	0.12	0.01	0.02	4.79
5	25	0.42	1.5	0.130	0.58	0.12	0.01	0.02	4.79
6	30	0.50	1.8	0.156	0.58	0.14	0.02	0.02	5.75
7	35	0.58	1.5	0.130	0.58	0.12	0.01	0.02	4.79
8	40	0.67	1.8	0.156	0.58	0.14	0.02	0.02	5.75
9	45	0.75	1.8	0.156	0.58	0.14	0.02	0.02	5.75
10	50	0.83	1.5	0.130	0.58	0.12	0.01	0.02	4.79
11	55	0.92	1.6	0.138	0.58	0.12	0.01	0.02	5.11
12	60	1.00	1.8	0.156	0.58	0.14	0.02	0.02	5.75
13	65	1.08	2.2	0.190	0.58	0.17	0.02	0.02	7.02
14	70	1.17	2.2	0.190	0.58	0.17	0.02	0.02	7.02
15	75	1.25	2.2	0.190	0.58	0.17	0.02	0.02	7.02
16	80	1.33	2.0	0.173	0.58	0.16	0.02	0.02	6.39
17	85	1.42	2.6	0.225	0.58	0.20	0.02	0.03	8.30
18	90	1.50	2.7	0.234	0.58	0.21	0.02	0.03	8.62
19	95	1.58	2.4	0.208	0.58	0.19	0.02	0.03	7.66
20	100	1.67	2.7	0.234	0.58	0.21	0.02	0.03	8.62
21	105	1.75	3.3	0.286	0.58	0.26	0.03	0.04	10.54
22	110	1.83	3.1	0.268	0.58	0.24	0.03	0.03	9.90
23	115	1.92	2.9	0.251	0.58	0.23	0.03	0.03	9.26
24	120	2.00	3.0	0.260	0.58	0.23	0.03	0.03	9.58
25	125	2.08	3.1	0.268	0.58	0.24	0.03	0.03	9.90
26	130	2.17	4.2	0.363	0.58	0.33	0.04	0.04	13.41
27	135	2.25	5.0	0.433	0.58	0.39	0.04	0.05	15.96
28	140	2.33	3.5	0.303	0.58	0.27	0.03	0.04	11.17
29	145	2.42	6.8	0.588	0.58	0.53	0.01	0.01	2.78
30	150	2.50	7.3	0.632	0.58	0.57	0.05	0.06	18.75
31	155	2.58	8.2	0.709	0.58	0.64	0.13	0.16	47.48
32	160	2.67	5.9	0.510	0.58	0.46	0.05	0.06	18.84
33	165	2.75	2.0	0.173	0.58	0.16	0.02	0.02	6.39
34	170	2.83	1.8	0.156	0.58	0.14	0.02	0.02	5.75
35	175	2.92	1.8	0.156	0.58	0.14	0.02	0.02	5.75
36	180	3.00	0.6	0.052	0.58	0.05	0.01	0.01	1.92

EFFECTIVE RAIN & FLOOD VOLUMES SUMMARY

EFFECTIVE RAIN (in)	0.07
FLOOD VOLUME (acft)	0.01
FLOOD VOLUME (cuft)	319.72
REQUIRED STORAGE (acft)	0.01
REQUIRED STORAGE (cuft)	317.07
PEAK FLOW RATE (cfs)	0.16

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
100 YEAR - 6 HOUR STORM EVENT

PROJECT: WORLD MUSEUM EXIST 2 YR EVENT - SOU
CONCENTRATION POINT: 1

BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	1.23
UNIT TIME-MINUTES	5
LAG TIME - MINUTES	0.42
UNIT TIME-PERCENT OF LAG	1202.0
TOTAL ADJUSTED STORM RAIN-INCHES	0.95
CONSTANT LOSS RATE-in/hr	0.581
LOW LOSS RATE - PERCENT	90%

TOTAL PERCOLATION RATE (cfs) 0.00 cfs

Unit Time Period	Time		Pattern	Storm Rain	Loss Rate in/hr		Effective Rain	Flood Hydrograph Flow	Required Storage
	Minutes	Hours	Percent (Plate E-5.9)	in/hr	Max	Low	in/hr	cfs	cf
1	5	0.08	0.5	0.057	0.58	0.05	0.01	0.01	2.11
2	10	0.17	0.6	0.069	0.58	0.06	0.01	0.01	2.53
3	15	0.25	0.6	0.069	0.58	0.06	0.01	0.01	2.53
4	20	0.33	0.6	0.069	0.58	0.06	0.01	0.01	2.53
5	25	0.42	0.6	0.069	0.58	0.06	0.01	0.01	2.53
6	30	0.50	0.7	0.080	0.58	0.07	0.01	0.01	2.95
7	35	0.58	0.7	0.080	0.58	0.07	0.01	0.01	2.95
8	40	0.67	0.7	0.080	0.58	0.07	0.01	0.01	2.95
9	45	0.75	0.7	0.080	0.58	0.07	0.01	0.01	2.95
10	50	0.83	0.7	0.080	0.58	0.07	0.01	0.01	2.95
11	55	0.92	0.7	0.080	0.58	0.07	0.01	0.01	2.95
12	60	1.00	0.8	0.091	0.58	0.08	0.01	0.01	3.38
13	65	1.08	0.8	0.091	0.58	0.08	0.01	0.01	3.38
14	70	1.17	0.8	0.091	0.58	0.08	0.01	0.01	3.38
15	75	1.25	0.8	0.091	0.58	0.08	0.01	0.01	3.38
16	80	1.33	0.8	0.091	0.58	0.08	0.01	0.01	3.38
17	85	1.42	0.8	0.091	0.58	0.08	0.01	0.01	3.38
18	90	1.50	0.8	0.091	0.58	0.08	0.01	0.01	3.38
19	95	1.58	0.8	0.091	0.58	0.08	0.01	0.01	3.38
20	100	1.67	0.8	0.091	0.58	0.08	0.01	0.01	3.38
21	105	1.75	0.8	0.091	0.58	0.08	0.01	0.01	3.38
22	110	1.83	0.8	0.091	0.58	0.08	0.01	0.01	3.38
23	115	1.92	0.8	0.091	0.58	0.08	0.01	0.01	3.38
24	120	2.00	0.9	0.103	0.58	0.09	0.01	0.01	3.80
25	125	2.08	0.8	0.091	0.58	0.08	0.01	0.01	3.38
26	130	2.17	0.9	0.103	0.58	0.09	0.01	0.01	3.80
27	135	2.25	0.9	0.103	0.58	0.09	0.01	0.01	3.80
28	140	2.33	0.9	0.103	0.58	0.09	0.01	0.01	3.80
29	145	2.42	0.9	0.103	0.58	0.09	0.01	0.01	3.80
30	150	2.50	0.9	0.103	0.58	0.09	0.01	0.01	3.80
31	155	2.58	0.9	0.103	0.58	0.09	0.01	0.01	3.80
32	160	2.67	0.9	0.103	0.58	0.09	0.01	0.01	3.80
33	165	2.75	1.0	0.114	0.58	0.10	0.01	0.01	4.22
34	170	2.83	1.0	0.114	0.58	0.10	0.01	0.01	4.22
35	175	2.92	1.0	0.114	0.58	0.10	0.01	0.01	4.22
36	180	3.00	1.0	0.114	0.58	0.10	0.01	0.01	4.22
37	185	3.08	1.0	0.114	0.58	0.10	0.01	0.01	4.22
38	190	3.17	1.1	0.126	0.58	0.11	0.01	0.02	4.64
39	195	3.25	1.1	0.126	0.58	0.11	0.01	0.02	4.64
40	200	3.33	1.1	0.126	0.58	0.11	0.01	0.02	4.64
41	205	3.42	1.2	0.137	0.58	0.12	0.01	0.02	5.06
42	210	3.50	1.3	0.149	0.58	0.13	0.01	0.02	5.49
43	215	3.58	1.4	0.160	0.58	0.14	0.02	0.02	5.91
44	220	3.67	1.4	0.160	0.58	0.14	0.02	0.02	5.91
45	225	3.75	1.5	0.172	0.58	0.15	0.02	0.02	6.33
46	230	3.83	1.5	0.172	0.58	0.15	0.02	0.02	6.33
47	235	3.92	1.6	0.183	0.58	0.16	0.02	0.02	6.75
48	240	4.00	1.6	0.183	0.58	0.16	0.02	0.02	6.75
49	245	4.08	1.7	0.194	0.58	0.17	0.02	0.02	7.17
50	250	4.17	1.8	0.206	0.58	0.19	0.02	0.03	7.60
51	255	4.25	1.9	0.217	0.58	0.20	0.02	0.03	8.02
52	260	4.33	2.0	0.229	0.58	0.21	0.02	0.03	8.44
53	265	4.42	2.1	0.240	0.58	0.22	0.02	0.03	8.86
54	270	4.50	2.1	0.240	0.58	0.22	0.02	0.03	8.86
55	275	4.58	2.2	0.252	0.58	0.23	0.03	0.03	9.28
56	280	4.67	2.3	0.263	0.58	0.24	0.03	0.03	9.71

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD 100 YEAR - 6 HOUR STORM EVENT	PROJECT: WORLD MUSEUM EXIST 2 YR EVENT - SOU CONCENTRATION POINT: 1 BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	1.23		
UNIT TIME-MINUTES	5		
LAG TIME - MINUTES	0.42		
UNIT TIME-PERCENT OF LAG	1202.0		
TOTAL ADJUSTED STORM RAIN-INCHES	0.95		
CONSTANT LOSS RATE-in/hr	0.581		
LOW LOSS RATE - PERCENT	90%	TOTAL PERCOLATION RATE (cfs)	0.00 cfs

Unit Time Period	Time		Pattern	Storm	Loss Rate in/hr		Effective	Flood Hydrograph	Required
	Minutes	Hours	Percent (Plate E-5.9)	Rain in/hr	Max	Low	Rain in/hr	Flow cfs	Storage cf
57	285	4.75	2.4	0.274	0.58	0.25	0.03	0.03	10.13
58	290	4.83	2.4	0.274	0.58	0.25	0.03	0.03	10.13
59	295	4.92	2.5	0.286	0.58	0.26	0.03	0.04	10.55
60	300	5.00	2.6	0.297	0.58	0.27	0.03	0.04	10.97
61	305	5.08	3.1	0.355	0.58	0.32	0.04	0.04	13.08
62	310	5.17	3.6	0.412	0.58	0.37	0.04	0.05	15.19
63	315	5.25	3.9	0.446	0.58	0.40	0.04	0.05	16.46
64	320	5.33	4.2	0.480	0.58	0.43	0.05	0.06	17.72
65	325	5.42	4.7	0.537	0.58	0.48	0.05	0.07	19.83
66	330	5.50	5.6	0.640	0.58	0.58	0.06	0.07	22.00
67	335	5.58	1.9	0.217	0.58	0.20	0.02	0.03	8.02
68	340	5.67	0.9	0.103	0.58	0.09	0.01	0.01	3.80
69	345	5.75	0.6	0.069	0.58	0.06	0.01	0.01	2.53
70	350	5.83	0.5	0.057	0.58	0.05	0.01	0.01	2.11
71	355	5.92	0.3	0.034	0.58	0.03	0.00	0.00	1.27
72	360	6.00	0.2	0.023	0.58	0.02	0.00	0.00	0.84

EFFECTIVE RAIN & FLOOD VOLUMES SUMMARY

EFFECTIVE RAIN (in)	0.09
FLOOD VOLUME (acft)	0.01
FLOOD VOLUME (cuft)	423.86
REQUIRED STORAGE (acft)	0.01
REQUIRED STORAGE (cuft)	420.36
PEAK FLOW RATE (cfs)	0.07

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
100 YEAR - 24 HOUR STORM EVENT

PROJECT: WORLD MUSEUM EXIST 2 YR EVENT - SOUTH
CONCENTRATION POINT: 1

BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	1.230	CONSTANT LOSS RATE-in/hr	n/a
UNIT TIME-MINUTES	15	VARIABLE LOSS RATE (AVG) in/hr	0.5808
LAG TIME - MINUTES	0.42	MINIMUM LOSS RATE (for var. loss) - in/hr	0.290
UNIT TIME-PERCENT OF LAG	3606.1	LOW LOSS RATE - DECIMAL	0.90
TOTAL ADJUSTED STORM RAIN-INCHES	1.36	C	0.00538
		PERCOLATION RATE (cfs)	0.00

Unit Time Period	Time		Pattern Percent	Storm Rain in/hr	Loss Rate in/hr		Effective Rain in/hr	Flood Hydrograph Flow cfs	Required Storage cf
	Minutes	Hours	(Plate E-5.9)		Max	Low			
1	15	0.25	0.2	0.011	1.026	0.010	0.001	0.00	1.20
2	30	0.50	0.3	0.016	1.014	0.015	0.002	0.00	1.81
3	45	0.75	0.3	0.016	1.002	0.015	0.002	0.00	1.81
4	60	1.00	0.4	0.022	0.990	0.020	0.002	0.00	2.41
5	75	1.25	0.3	0.016	0.978	0.015	0.002	0.00	1.81
6	90	1.50	0.3	0.016	0.967	0.015	0.002	0.00	1.81
7	105	1.75	0.3	0.016	0.955	0.015	0.002	0.00	1.81
8	120	2.00	0.4	0.022	0.944	0.020	0.002	0.00	2.41
9	135	2.25	0.4	0.022	0.932	0.020	0.002	0.00	2.41
10	150	2.50	0.4	0.022	0.921	0.020	0.002	0.00	2.41
11	165	2.75	0.5	0.027	0.910	0.024	0.003	0.00	3.01
12	180	3.00	0.5	0.027	0.899	0.024	0.003	0.00	3.01
13	195	3.25	0.5	0.027	0.887	0.024	0.003	0.00	3.01
14	210	3.50	0.5	0.027	0.876	0.024	0.003	0.00	3.01
15	225	3.75	0.5	0.027	0.865	0.024	0.003	0.00	3.01
16	240	4.00	0.6	0.033	0.855	0.029	0.003	0.00	3.61
17	255	4.25	0.6	0.033	0.844	0.029	0.003	0.00	3.61
18	270	4.50	0.7	0.038	0.833	0.034	0.004	0.00	4.22
19	285	4.75	0.7	0.038	0.822	0.034	0.004	0.00	4.22
20	300	5.00	0.8	0.044	0.812	0.039	0.004	0.01	4.82
21	315	5.25	0.6	0.033	0.801	0.029	0.003	0.00	3.61
22	330	5.50	0.7	0.038	0.791	0.034	0.004	0.00	4.22
23	345	5.75	0.8	0.044	0.780	0.039	0.004	0.01	4.82
24	360	6.00	0.8	0.044	0.770	0.039	0.004	0.01	4.82
25	375	6.25	0.9	0.049	0.760	0.044	0.005	0.01	5.42
26	390	6.50	0.9	0.049	0.750	0.044	0.005	0.01	5.42
27	405	6.75	1.0	0.054	0.740	0.049	0.005	0.01	6.02
28	420	7.00	1.0	0.054	0.730	0.049	0.005	0.01	6.02
29	435	7.25	1.0	0.054	0.720	0.049	0.005	0.01	6.02
30	450	7.50	1.1	0.060	0.710	0.054	0.006	0.01	6.62
31	465	7.75	1.2	0.065	0.700	0.059	0.007	0.01	7.23
32	480	8.00	1.3	0.071	0.691	0.064	0.007	0.01	7.83
33	495	8.25	1.5	0.082	0.681	0.073	0.008	0.01	9.03
34	510	8.50	1.5	0.082	0.671	0.073	0.008	0.01	9.03
35	525	8.75	1.6	0.087	0.662	0.078	0.009	0.01	9.64
36	540	9.00	1.7	0.092	0.653	0.083	0.009	0.01	10.24
37	555	9.25	1.9	0.103	0.644	0.093	0.010	0.01	11.44
38	570	9.50	2.0	0.109	0.634	0.098	0.011	0.01	12.04
39	585	9.75	2.1	0.114	0.625	0.103	0.011	0.01	12.65
40	600	10.00	2.2	0.120	0.616	0.108	0.012	0.01	13.25
41	615	10.25	1.5	0.082	0.607	0.073	0.008	0.01	9.03
42	630	10.50	1.5	0.082	0.599	0.073	0.008	0.01	9.03
43	645	10.75	2.0	0.109	0.590	0.098	0.011	0.01	12.04
44	660	11.00	2.0	0.109	0.581	0.098	0.011	0.01	12.04
45	675	11.25	1.9	0.103	0.573	0.093	0.010	0.01	11.44
46	690	11.50	1.9	0.103	0.564	0.093	0.010	0.01	11.44
47	705	11.75	1.7	0.092	0.556	0.083	0.009	0.01	10.24
48	720	12.00	1.8	0.098	0.548	0.088	0.010	0.01	10.84
49	735	12.25	2.5	0.136	0.539	0.122	0.014	0.02	15.06
50	750	12.50	2.6	0.141	0.531	0.127	0.014	0.02	15.66
51	765	12.75	2.8	0.152	0.523	0.137	0.015	0.02	16.86
52	780	13.00	2.9	0.158	0.515	0.142	0.016	0.02	17.46
53	795	13.25	3.4	0.185	0.508	0.166	0.018	0.02	20.48
54	810	13.50	3.4	0.185	0.500	0.166	0.018	0.02	20.48
55	825	13.75	2.3	0.125	0.492	0.113	0.013	0.02	13.85
56	840	14.00	2.3	0.125	0.485	0.113	0.013	0.02	13.85
57	855	14.25	2.7	0.147	0.478	0.132	0.015	0.02	16.26
58	870	14.50	2.6	0.141	0.470	0.127	0.014	0.02	15.66
59	885	14.75	2.6	0.141	0.463	0.127	0.014	0.02	15.66
60	900	15.00	2.5	0.136	0.456	0.122	0.014	0.02	15.06
61	915	15.25	2.4	0.131	0.449	0.118	0.013	0.02	14.45
62	930	15.50	2.3	0.125	0.442	0.113	0.013	0.02	13.85
63	945	15.75	1.9	0.103	0.435	0.093	0.010	0.01	11.44
64	960	16.00	1.9	0.103	0.429	0.093	0.010	0.01	11.44
65	975	16.25	0.4	0.022	0.422	0.020	0.002	0.00	2.41
66	990	16.50	0.4	0.022	0.416	0.020	0.002	0.00	2.41
67	1005	16.75	0.3	0.016	0.409	0.015	0.002	0.00	1.81

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD 100 YEAR - 24 HOUR STORM EVENT	PROJECT: WORLD MUSEUM EXIST 2 YR EVENT - SOUTH CONCENTRATION POINT: 1 BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	1.230	CONSTANT LOSS RATE-in/hr	n/a
UNIT TIME-MINUTES	15	VARIABLE LOSS RATE (AVG) in/hr	0.5808
LAG TIME - MINUTES	0.42	MINIMUM LOSS RATE (for var. loss) - in/hr	0.290
UNIT TIME-PERCENT OF LAG	3606.1	LOW LOSS RATE - DECIMAL	0.90
TOTAL ADJUSTED STORM RAIN-INCHES	1.36	C	0.00538
		PERCOLATION RATE (cfs)	0.00

Unit Time Period	Time Minutes	Time Hours	Pattern Percent (Plate E-5.9)	Storm Rain in/hr	Loss Rate in/hr Max	Loss Rate in/hr Low	Effective Rain in/hr	Flood Hydrograph Flow cfs	Required Storage cf
68	1020	17.00	0.3	0.016	0.403	0.015	0.002	0.00	1.81
69	1035	17.25	0.5	0.027	0.397	0.024	0.003	0.00	3.01
70	1050	17.50	0.5	0.027	0.391	0.024	0.003	0.00	3.01
71	1065	17.75	0.5	0.027	0.385	0.024	0.003	0.00	3.01
72	1080	18.00	0.4	0.022	0.380	0.020	0.002	0.00	2.41
73	1095	18.25	0.4	0.022	0.374	0.020	0.002	0.00	2.41
74	1110	18.50	0.4	0.022	0.369	0.020	0.002	0.00	2.41
75	1125	18.75	0.3	0.016	0.363	0.015	0.002	0.00	1.81
76	1140	19.00	0.2	0.011	0.358	0.010	0.001	0.00	1.20
77	1155	19.25	0.3	0.016	0.353	0.015	0.002	0.00	1.81
78	1170	19.50	0.4	0.022	0.348	0.020	0.002	0.00	2.41
79	1185	19.75	0.3	0.016	0.343	0.015	0.002	0.00	1.81
80	1200	20.00	0.2	0.011	0.339	0.010	0.001	0.00	1.20
81	1215	20.25	0.3	0.016	0.334	0.015	0.002	0.00	1.81
82	1230	20.50	0.3	0.016	0.330	0.015	0.002	0.00	1.81
83	1245	20.75	0.3	0.016	0.326	0.015	0.002	0.00	1.81
84	1260	21.00	0.2	0.011	0.322	0.010	0.001	0.00	1.20
85	1275	21.25	0.3	0.016	0.318	0.015	0.002	0.00	1.81
86	1290	21.50	0.2	0.011	0.314	0.010	0.001	0.00	1.20
87	1305	21.75	0.3	0.016	0.311	0.015	0.002	0.00	1.81
88	1320	22.00	0.2	0.011	0.308	0.010	0.001	0.00	1.20
89	1335	22.25	0.3	0.016	0.305	0.015	0.002	0.00	1.81
90	1350	22.50	0.2	0.011	0.302	0.010	0.001	0.00	1.20
91	1365	22.75	0.2	0.011	0.299	0.010	0.001	0.00	1.20
92	1380	23.00	0.2	0.011	0.297	0.010	0.001	0.00	1.20
93	1395	23.25	0.2	0.011	0.295	0.010	0.001	0.00	1.20
94	1410	23.50	0.2	0.011	0.293	0.010	0.001	0.00	1.20
95	1425	23.75	0.2	0.011	0.292	0.010	0.001	0.00	1.20
96	1440	24.00	0.2	0.011	0.291	0.010	0.001	0.00	1.20

EFFECTIVE RAIN & FLOOD VOLUMES SUMMARY	
EFFECTIVE RAIN (in)	0.14
FLOOD VOLUME (acft)	0.01
FLOOD VOLUME (cuft)	607.23
REQUIRED STORAGE (acft)	0.01
REQUIRED STORAGE (cuft)	602.21
PEAK FLOW (cfs)	0.02

PROJECT: WORLD MUSEUM EXIST 2 YR EVENT - SOUTH
JOB # C2026
1

BASIN CHARACTERISTICS

CONTOUR	DEPTH		AREA		VOLUME		
	INCR (ft)	TOTAL (ft)	INCR (sf)	TOTAL (sf)	INCR (cuft)	TOTAL (cuft)	(acre-ft)
0	0	0		0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00

PERCOLATION CALCULATIONS
PERCOLATION RATE 0 in/hr 0.00 cfs

MAXWELL IV DRYWELLS
NUMBER USED 0
RATE/DRYWELL 0 cfs
TOTAL DISSIPATED 0 cfs

TOTAL PERCOLATION RATE 0.00 cfs

1

JOB # C2026

100 YEAR - 3 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
1	5	0.01	4	4	0	4	-	4	0.00
2	10	0.01	4	8	0	8	-	8	0.00
3	15	0.01	4	12	0	12	-	12	0.00
4	20	0.02	5	17	0	17	-	17	0.00
5	25	0.02	5	21	0	21	-	21	0.00
6	30	0.02	6	27	0	27	-	27	0.00
7	35	0.02	5	32	0	32	-	32	0.00
8	40	0.02	6	38	0	38	-	38	0.00
9	45	0.02	6	43	0	43	-	43	0.00
10	50	0.02	5	48	0	48	-	48	0.00
11	55	0.02	5	53	0	53	-	53	0.00
12	60	0.02	6	59	0	59	-	59	0.00
13	65	0.02	7	66	0	66	-	66	0.00
14	70	0.02	7	73	0	73	-	73	0.00
15	75	0.02	7	80	0	80	-	80	0.00
16	80	0.02	6	87	0	87	-	87	0.00
17	85	0.03	8	95	0	95	-	95	0.00
18	90	0.03	9	103	0	103	-	103	0.00
19	95	0.03	8	111	0	111	-	111	0.00
20	100	0.03	9	120	0	120	-	120	0.00
21	105	0.04	11	130	0	130	-	130	0.00
22	110	0.03	10	140	0	140	-	140	0.00
23	115	0.03	9	149	0	149	-	149	0.00
24	120	0.03	10	159	0	159	-	159	0.00
25	125	0.03	10	169	0	169	-	169	0.00
26	130	0.04	13	182	0	182	-	182	0.00
27	135	0.05	16	198	0	198	-	198	0.00
28	140	0.04	11	209	0	209	-	209	0.00
29	145	0.01	3	212	0	212	-	212	0.00
30	150	0.06	19	231	0	231	-	231	0.01
31	155	0.16	47	278	0	278	-	278	0.01
32	160	0.06	19	297	0	297	-	297	0.01
33	165	0.02	6	304	0	304	-	304	0.01
34	170	0.02	6	309	0	309	-	309	0.01
35	175	0.02	6	315	0	315	-	315	0.01
36	180	0.01	2	317	0	317	-	317	0.01

1

JOB # C2026

100 YEAR - 6 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
1	5	0.01	2	2	0	2	-	2	0.00
2	10	0.01	3	5	0	5	-	5	0.00
3	15	0.01	3	7	0	7	-	7	0.00
4	20	0.01	3	10	0	10	-	10	0.00
5	25	0.01	3	12	0	12	-	12	0.00
6	30	0.01	3	15	0	15	-	15	0.00
7	35	0.01	3	18	0	18	-	18	0.00
8	40	0.01	3	21	0	21	-	21	0.00
9	45	0.01	3	24	0	24	-	24	0.00
10	50	0.01	3	27	0	27	-	27	0.00
11	55	0.01	3	30	0	30	-	30	0.00
12	60	0.01	3	33	0	33	-	33	0.00
13	65	0.01	3	37	0	37	-	37	0.00
14	70	0.01	3	40	0	40	-	40	0.00
15	75	0.01	3	43	0	43	-	43	0.00
16	80	0.01	3	47	0	47	-	47	0.00
17	85	0.01	3	50	0	50	-	50	0.00
18	90	0.01	3	54	0	54	-	54	0.00
19	95	0.01	3	57	0	57	-	57	0.00
20	100	0.01	3	60	0	60	-	60	0.00
21	105	0.01	3	64	0	64	-	64	0.00
22	110	0.01	3	67	0	67	-	67	0.00
23	115	0.01	3	70	0	70	-	70	0.00
24	120	0.01	4	74	0	74	-	74	0.00
25	125	0.01	3	78	0	78	-	78	0.00
26	130	0.01	4	81	0	81	-	81	0.00
27	135	0.01	4	85	0	85	-	85	0.00
28	140	0.01	4	89	0	89	-	89	0.00
29	145	0.01	4	93	0	93	-	93	0.00
30	150	0.01	4	97	0	97	-	97	0.00
31	155	0.01	4	100	0	100	-	100	0.00
32	160	0.01	4	104	0	104	-	104	0.00
33	165	0.01	4	108	0	108	-	108	0.00
34	170	0.01	4	113	0	113	-	113	0.00
35	175	0.01	4	117	0	117	-	117	0.00
36	180	0.01	4	121	0	121	-	121	0.00
37	185	0.01	4	125	0	125	-	125	0.00
38	190	0.02	5	130	0	130	-	130	0.00
39	195	0.02	5	135	0	135	-	135	0.00
40	200	0.02	5	139	0	139	-	139	0.00
41	205	0.02	5	144	0	144	-	144	0.00
42	210	0.02	5	150	0	150	-	150	0.00
43	215	0.02	6	156	0	156	-	156	0.00
44	220	0.02	6	162	0	162	-	162	0.00
45	225	0.02	6	168	0	168	-	168	0.00
46	230	0.02	6	174	0	174	-	174	0.00
47	235	0.02	7	181	0	181	-	181	0.00
48	240	0.02	7	188	0	188	-	188	0.00
49	245	0.02	7	195	0	195	-	195	0.00
50	250	0.03	8	203	0	203	-	203	0.00
51	255	0.03	8	211	0	211	-	211	0.00
52	260	0.03	8	219	0	219	-	219	0.01
53	265	0.03	9	228	0	228	-	228	0.01
54	270	0.03	9	237	0	237	-	237	0.01
55	275	0.03	9	246	0	246	-	246	0.01

1

JOB # C2026

100 YEAR - 6 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
56	280	0.03	10	256	0	256	-	256	0.01
57	285	0.03	10	266	0	266	-	266	0.01
58	290	0.03	10	276	0	276	-	276	0.01
59	295	0.04	11	287	0	287	-	287	0.01
60	300	0.04	11	298	0	298	-	298	0.01
61	305	0.04	13	311	0	311	-	311	0.01
62	310	0.05	15	326	0	326	-	326	0.01
63	315	0.05	16	342	0	342	-	342	0.01
64	320	0.06	18	360	0	360	-	360	0.01
65	325	0.07	20	380	0	380	-	380	0.01
66	330	0.07	22	402	0	402	-	402	0.01
67	335	0.03	8	410	0	410	-	410	0.01
68	340	0.01	4	414	0	414	-	414	0.01
69	345	0.01	3	416	0	416	-	416	0.01
70	350	0.01	2	418	0	418	-	418	0.01
71	355	0.00	1	420	0	420	-	420	0.01
72	360	0.00	1	420	0	420	-	420	0.01

1

JOB # C2026

100 YEAR - 24 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
1	15	0.00	1	1	0	1	-	1	0.00
2	30	0.00	2	3	0	3	-	3	0.00
3	45	0.00	2	5	0	5	-	5	0.00
4	60	0.00	2	7	0	7	-	7	0.00
5	75	0.00	2	9	0	9	-	9	0.00
6	90	0.00	2	11	0	11	-	11	0.00
7	105	0.00	2	13	0	13	-	13	0.00
8	120	0.00	2	15	0	15	-	15	0.00
9	135	0.00	2	17	0	17	-	17	0.00
10	150	0.00	2	20	0	20	-	20	0.00
11	165	0.00	3	23	0	23	-	23	0.00
12	180	0.00	3	26	0	26	-	26	0.00
13	195	0.00	3	29	0	29	-	29	0.00
14	210	0.00	3	32	0	32	-	32	0.00
15	225	0.00	3	35	0	35	-	35	0.00
16	240	0.00	4	39	0	39	-	39	0.00
17	255	0.00	4	42	0	42	-	42	0.00
18	270	0.00	4	46	0	46	-	46	0.00
19	285	0.00	4	51	0	51	-	51	0.00
20	300	0.01	5	55	0	55	-	55	0.00
21	315	0.00	4	59	0	59	-	59	0.00
22	330	0.00	4	63	0	63	-	63	0.00
23	345	0.01	5	68	0	68	-	68	0.00
24	360	0.01	5	73	0	73	-	73	0.00
25	375	0.01	5	78	0	78	-	78	0.00
26	390	0.01	5	84	0	84	-	84	0.00
27	405	0.01	6	90	0	90	-	90	0.00
28	420	0.01	6	96	0	96	-	96	0.00
29	435	0.01	6	102	0	102	-	102	0.00
30	450	0.01	7	108	0	108	-	108	0.00
31	465	0.01	7	116	0	116	-	116	0.00
32	480	0.01	8	123	0	123	-	123	0.00
33	495	0.01	9	132	0	132	-	132	0.00
34	510	0.01	9	142	0	142	-	142	0.00
35	525	0.01	10	151	0	151	-	151	0.00
36	540	0.01	10	161	0	161	-	161	0.00
37	555	0.01	11	173	0	173	-	173	0.00
38	570	0.01	12	185	0	185	-	185	0.00
39	585	0.01	13	198	0	198	-	198	0.00
40	600	0.01	13	211	0	211	-	211	0.00
41	615	0.01	9	220	0	220	-	220	0.01
42	630	0.01	9	229	0	229	-	229	0.01
43	645	0.01	12	241	0	241	-	241	0.01
44	660	0.01	12	253	0	253	-	253	0.01
45	675	0.01	11	264	0	264	-	264	0.01
46	690	0.01	11	276	0	276	-	276	0.01
47	705	0.01	10	286	0	286	-	286	0.01
48	720	0.01	11	297	0	297	-	297	0.01
49	735	0.02	15	312	0	312	-	312	0.01
50	750	0.02	16	328	0	328	-	328	0.01
51	765	0.02	17	344	0	344	-	344	0.01
52	780	0.02	17	362	0	362	-	362	0.01
53	795	0.02	20	382	0	382	-	382	0.01
54	810	0.02	20	403	0	403	-	403	0.01
55	825	0.02	14	417	0	417	-	417	0.01
56	840	0.02	14	431	0	431	-	431	0.01
57	855	0.02	16	447	0	447	-	447	0.01
58	870	0.02	16	462	0	462	-	462	0.01

1

JOB # C2026

100 YEAR - 24 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
59	885	0.02	16	478	0	478	-	478	0.01
60	900	0.02	15	493	0	493	-	493	0.01
61	915	0.02	14	508	0	508	-	508	0.01
62	930	0.02	14	522	0	522	-	522	0.01
63	945	0.01	11	533	0	533	-	533	0.01
64	960	0.01	11	544	0	544	-	544	0.01
65	975	0.00	2	547	0	547	-	547	0.01
66	990	0.00	2	549	0	549	-	549	0.01
67	1005	0.00	2	551	0	551	-	551	0.01
68	1020	0.00	2	553	0	553	-	553	0.01
69	1035	0.00	3	556	0	556	-	556	0.01
70	1050	0.00	3	559	0	559	-	559	0.01
71	1065	0.00	3	562	0	562	-	562	0.01
72	1080	0.00	2	564	0	564	-	564	0.01
73	1095	0.00	2	567	0	567	-	567	0.01
74	1110	0.00	2	569	0	569	-	569	0.01
75	1125	0.00	2	571	0	571	-	571	0.01
76	1140	0.00	1	572	0	572	-	572	0.01
77	1155	0.00	2	574	0	574	-	574	0.01
78	1170	0.00	2	576	0	576	-	576	0.01
79	1185	0.00	2	578	0	578	-	578	0.01
80	1200	0.00	1	579	0	579	-	579	0.01
81	1215	0.00	2	581	0	581	-	581	0.01
82	1230	0.00	2	583	0	583	-	583	0.01
83	1245	0.00	2	585	0	585	-	585	0.01
84	1260	0.00	1	586	0	586	-	586	0.01
85	1275	0.00	2	588	0	588	-	588	0.01
86	1290	0.00	1	589	0	589	-	589	0.01
87	1305	0.00	2	591	0	591	-	591	0.01
88	1320	0.00	1	592	0	592	-	592	0.01
89	1335	0.00	2	594	0	594	-	594	0.01
90	1350	0.00	1	595	0	595	-	595	0.01
91	1365	0.00	1	596	0	596	-	596	0.01
92	1380	0.00	1	597	0	597	-	597	0.01
93	1395	0.00	1	599	0	599	-	599	0.01
94	1410	0.00	1	600	0	600	-	600	0.01
95	1425	0.00	1	601	0	601	-	601	0.01
96	1440	0.00	1	602	0	602	-	602	0.01

	A	B	C	D
1	**RCFC&WCD SHORTCUT UNIT HYDROGRAPH METHOD**			
2	DATA INPUT SHEET			
3				
4	WORKSHEET PREPARED BY:	JAMES R. BAZUA, P.E.		
5				
6	PROJECT NAME	WORLD MUSEUM EXIST 10 YR EVENT - SOUTH		
7	JOB #	C2026		
8				
9	CONCENTRATION POINT DESIGNATION	1		
10	AREA DESIGNATION	ON-SITE		
11				
12	TRIBUTARY AREAS	ACRES		
13				
14	COMMERCIAL			
15	PAVING/HARDSCAPE			
16	SF - 1 ACRE			
17	SF - 1/2 ACRE			
18	SF - 1/4 ACRE			
19	MF - CONDOMINIUMS			
20	MF - APARTMENTS			
21	MOBILE HOME PARK			
22	LANDSCAPING	0.88		
23	RETENTION BASIN			
24	GOLF COURSE			
25	MOUNTAINOUS	0.35		
26	LOW LOSS RATE (PERCENT)	90%		
27				
28	LENGTH OF WATERCOURSE (L)	320		
29	LENGTH TO POINT OPPOSITE CENTROID (Lca)	40		
30				
31	ELEVATION OF HEADWATER	329		
32	ELEVATION OF CONCENTRATION POINT	267		
33				
34	AVERAGE MANNINGS 'N' VALUE	0.02		
35				
36	STORM FREQUENCY (YEAR)	100		
37				
38	POINT RAIN			
39	3-HOUR	1.5		
40	6-HOUR	1.93		
41	24-HOUR	2.66		
42				
43	BASIN CHARACTERISTICS:	ELEVATION	AREA	
44				
45				
46				
47				
48				
49				
50				
51				
52	PERCOLATION RATE (in/hr)			
53				
54	DRYWELL DATA			
55	NUMBER USED			
56	PERCOLATION RATE (cfs)			

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
BASIC DATA CALCULATION FORM
SHORTCUT METHOD

PROJECT: WORLD MUSEUM EXIST 10 YR EVENT - SOUTH
JOB # C2026
BY ES R. BAZUA, P.E. DATE 3/28/2025

PHYSICAL DATA

[1] CONCENTRATION POINT	1
[2] AREA DESIGNATION	ON-SITE
[3] AREA - ACRES	1.230
[4] L-FEET	320
[5] L-MILES	0.061
[6] La-FEET	40.00
[7] La-MILES	0.008
[8] ELEVATION OF HEADWATER	329
[9] ELEVATION OF CONCENTRATION POINT	267
[10] H-FEET	62
[11] S-FEET/MILE	1023.0
[12] S^0.5	31.98
[13] L*LCA/S^0.5	0.000
[14] AVERAGE MANNINGS 'N'	0.02
[15] LAG TIME-HOURS	0.01
[16] LAG TIME-MINUTES	0.4
[17] 100% OF LAG-MINUTES	0.4
[18] 200% OF LAG-MINUTES	0.8
[19] UNIT TIME-MINUTES (100%-200% OF LAG)	5
[24] TOTAL PERCOLATION RATE (cfs)	0.00

RAINFALL DATA

[1] SOURCE
[2] FREQUENCY-YEARS 100
[3] DURATION:

3-HOURS				6-HOURS				24-HOURS			
[4] POINT RAIN INCHES (Plate E-5.2)	[5] AREA	[6]	[7] AVERAGE POINT RAIN INCHES	[8] POINT RAIN INCHES (Plate E-5.4)	[9] AREA	[10]	[11] AVERAGE POINT RAIN INCHES	[12] POINT RAIN INCHES (Plate E-5.6)	[13] AREA	[14]	[15] AVERAGE POINT RAIN INCHES
1.50	1.230	1.00	1.50	1.93	1.230	1.00	1.93	2.66	1.230	1.00	2.66
		0.00	0.00			0.00	0.00			0.00	0.00
		0.00	0.00			0.00	0.00			0.00	0.00
		0.00	0.00			0.00	0.00			0.00	0.00
SUM [5]	1.23	SUM [7]	1.50	SUM [9]	1.23	SUM [11]	1.93	SUM [13]	1.23	SUM [15]	2.66
[16] AREA ADJ FACTOR			1.000				1.000				1.000
[17] ADJ AVG POINT RAIN			1.50				1.93				2.66

STORM EVENT SUMMARY

DURATION		3-HOUR	6-HOUR	24-HOUR
EFFECTIVE RAIN	(in)	0.36	0.34	0.27
FLOOD VOLUME	(cu-ft)	1,605	1,497	1,188
	(acre-ft)	0.04	0.03	0.03
REQUIRED STORAGE	(cu-ft)	1,592	1,485	1,178
	(acre-ft)	0.04	0.03	0.03
PEAK FLOW	(cfs)	1.10	0.88	0.04
MAXIMUM WSEL	(ft)	-	-	-

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD	PROJECT WORLD MUSEUM EXIST 10 YR EVENT - SOUTH
	CONCENTRATION POINT: 1
	BY MES R. BAZUA, P.E. DATE 3/28/2025

ADJUSTED LOSS RATE

SOIL GROUP [Plate C-1]	LAND USE	RI NUMBER [Plate E-6.1]	PERVIOUS AREA INFILTRATION RATE (in/hr) [Plate E-6.2]	DECIMAL PERCENT OF AREA IMPERVIOUS [Plate E-6.3]	ADJUSTED INFILTRATION RATE (in/hr)	AREA		AVERAGE ADJUSTED INFILTRATION RATE (in/hr)
A	COMMERCIAL	32	0.74	90%	0.14	0.00	0.000	0.0000
A	PAVING/HARDSCAPE	32	0.74	100%	0.07	0.00	0.000	0.0000
A	SF - 1 ACRE	32	0.74	20%	0.61	0.00	0.000	0.0000
A	SF - 1/2 ACRE	32	0.74	40%	0.47	0.00	0.000	0.0000
A	SF - 1/4 ACRE	32	0.74	50%	0.41	0.00	0.000	0.0000
A	MF - COND0MINIUMS	32	0.74	65%	0.31	0.00	0.000	0.0000
A	MF - APARTMENTS	32	0.74	80%	0.21	0.00	0.000	0.0000
A	MOBILE HOME PARKS	32	0.74	75%	0.24	0.00	0.000	0.0000
A	LANDSCAPING	32	0.74	0%	0.74	0.88	0.715	0.5294
A	RETENTION BASINS	32	0.74	0%	0.74	0.00	0.000	0.0000
A	GOLF COURSE	32	0.74	0%	0.74	0.00	0.000	0.0000
D	MOUNTAINOUS	93	0.95	90%	0.18	0.35	0.285	0.0514
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
						SUM 1.23		SUM 0.5808

VARIABLE LOSS RATE CURVE (24-HOUR STORM ONLY)

Fm= 0.290396341

C= 0.00538

Ft=C(24-(T/60))^1.55 = 0.00538 (24-(T/60))^1.55 + 0.29 in/hr

LOW LOSS RATE (80-90 PERCENT) = 90%

Where:

T=Time in minutes. To get an average value for each unit time period, Use T=1/2 the unit time for the first time period,
T=1 1/2 unit time for the second period, etc.

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
100 YEAR - 3 HOUR STORM EVENT

PROJECT: WORLD MUSEUM EXIST 10 YR EVENT - SOUTH
CONCENTRATION POINT: 1

BY: IES R. BAZUA, DATE 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	1.23
UNIT TIME-MINUTES	5
LAG TIME - MINUTES	0.42
UNIT TIME-PERCENT OF LAG	1202.0
TOTAL ADJUSTED STORM RAIN-INCHES	1.50
CONSTANT LOSS RATE-in/hr	0.58
LOW LOSS RATE - PERCENT	90%

TOTAL PERCOLATION RATE (cfs) 0.00 cfs

Unit Time Period	Time Minutes	Time Hours	Pattern Percent (Plate E-5.9)	Storm Rain in/hr	Loss Rate in/hr Max	Loss Rate in/hr Low	Effective Rain in/hr	Flood Hydrograph Flow cfs	Required Storage cf
1	5	0.08	1.3	0.234	0.58	0.21	0.02	0.03	8.63
2	10	0.17	1.3	0.234	0.58	0.21	0.02	0.03	8.63
3	15	0.25	1.1	0.198	0.58	0.18	0.02	0.02	7.31
4	20	0.33	1.5	0.270	0.58	0.24	0.03	0.03	9.96
5	25	0.42	1.5	0.270	0.58	0.24	0.03	0.03	9.96
6	30	0.50	1.8	0.324	0.58	0.29	0.03	0.04	11.96
7	35	0.58	1.5	0.270	0.58	0.24	0.03	0.03	9.96
8	40	0.67	1.8	0.324	0.58	0.29	0.03	0.04	11.96
9	45	0.75	1.8	0.324	0.58	0.29	0.03	0.04	11.96
10	50	0.83	1.5	0.270	0.58	0.24	0.03	0.03	9.96
11	55	0.92	1.6	0.288	0.58	0.26	0.03	0.04	10.63
12	60	1.00	1.8	0.324	0.58	0.29	0.03	0.04	11.96
13	65	1.08	2.2	0.396	0.58	0.36	0.04	0.05	14.61
14	70	1.17	2.2	0.396	0.58	0.36	0.04	0.05	14.61
15	75	1.25	2.2	0.396	0.58	0.36	0.04	0.05	14.61
16	80	1.33	2.0	0.360	0.58	0.32	0.04	0.04	13.28
17	85	1.42	2.6	0.468	0.58	0.42	0.05	0.06	17.27
18	90	1.50	2.7	0.486	0.58	0.44	0.05	0.06	17.93
19	95	1.58	2.4	0.432	0.58	0.39	0.04	0.05	15.94
20	100	1.67	2.7	0.486	0.58	0.44	0.05	0.06	17.93
21	105	1.75	3.3	0.594	0.58	0.53	0.01	0.02	4.87
22	110	1.83	3.1	0.558	0.58	0.50	0.06	0.07	20.59
23	115	1.92	2.9	0.522	0.58	0.47	0.05	0.06	19.26
24	120	2.00	3.0	0.540	0.58	0.49	0.05	0.07	19.93
25	125	2.08	3.1	0.558	0.58	0.50	0.06	0.07	20.59
26	130	2.17	4.2	0.756	0.58	0.68	0.18	0.22	64.65
27	135	2.25	5.0	0.900	0.58	0.81	0.32	0.39	117.79
28	140	2.33	3.5	0.630	0.58	0.57	0.05	0.06	18.16
29	145	2.42	6.8	1.224	0.58	1.10	0.64	0.79	237.34
30	150	2.50	7.3	1.314	0.58	1.18	0.73	0.90	270.55
31	155	2.58	8.2	1.476	0.58	1.33	0.90	1.10	330.33
32	160	2.67	5.9	1.062	0.58	0.96	0.48	0.59	177.57
33	165	2.75	2.0	0.360	0.58	0.32	0.04	0.04	13.28
34	170	2.83	1.8	0.324	0.58	0.29	0.03	0.04	11.96
35	175	2.92	1.8	0.324	0.58	0.29	0.03	0.04	11.96
36	180	3.00	0.6	0.108	0.58	0.10	0.01	0.01	3.99

EFFECTIVE RAIN & FLOOD VOLUMES SUMMARY

EFFECTIVE RAIN (in)	0.36
FLOOD VOLUME (acft)	0.04
FLOOD VOLUME (cuft)	1605.16
REQUIRED STORAGE (acft)	0.04
REQUIRED STORAGE (cuft)	1591.89
PEAK FLOW RATE (cfs)	1.10

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
100 YEAR - 6 HOUR STORM EVENT

PROJECT: WORLD MUSEUM EXIST 10 YR EVENT - SOU
CONCENTRATION POINT: 1

BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	1.23
UNIT TIME-MINUTES	5
LAG TIME - MINUTES	0.42
UNIT TIME-PERCENT OF LAG	1202.0
TOTAL ADJUSTED STORM RAIN-INCHES	1.93
CONSTANT LOSS RATE-in/hr	0.581
LOW LOSS RATE - PERCENT	90%

TOTAL PERCOLATION RATE (cfs) 0.00 cfs

Unit Time Period	Time Minutes	Time Hours	Pattern Percent (Plate E-5.9)	Storm Rain in/hr	Loss Rate in/hr Max	Loss Rate in/hr Low	Effective Rain in/hr	Flood Hydrograph Flow cfs	Required Storage cf
1	5	0.08	0.5	0.116	0.58	0.10	0.01	0.01	4.27
2	10	0.17	0.6	0.139	0.58	0.13	0.01	0.02	5.13
3	15	0.25	0.6	0.139	0.58	0.13	0.01	0.02	5.13
4	20	0.33	0.6	0.139	0.58	0.13	0.01	0.02	5.13
5	25	0.42	0.6	0.139	0.58	0.13	0.01	0.02	5.13
6	30	0.50	0.7	0.162	0.58	0.15	0.02	0.02	5.98
7	35	0.58	0.7	0.162	0.58	0.15	0.02	0.02	5.98
8	40	0.67	0.7	0.162	0.58	0.15	0.02	0.02	5.98
9	45	0.75	0.7	0.162	0.58	0.15	0.02	0.02	5.98
10	50	0.83	0.7	0.162	0.58	0.15	0.02	0.02	5.98
11	55	0.92	0.7	0.162	0.58	0.15	0.02	0.02	5.98
12	60	1.00	0.8	0.185	0.58	0.17	0.02	0.02	6.84
13	65	1.08	0.8	0.185	0.58	0.17	0.02	0.02	6.84
14	70	1.17	0.8	0.185	0.58	0.17	0.02	0.02	6.84
15	75	1.25	0.8	0.185	0.58	0.17	0.02	0.02	6.84
16	80	1.33	0.8	0.185	0.58	0.17	0.02	0.02	6.84
17	85	1.42	0.8	0.185	0.58	0.17	0.02	0.02	6.84
18	90	1.50	0.8	0.185	0.58	0.17	0.02	0.02	6.84
19	95	1.58	0.8	0.185	0.58	0.17	0.02	0.02	6.84
20	100	1.67	0.8	0.185	0.58	0.17	0.02	0.02	6.84
21	105	1.75	0.8	0.185	0.58	0.17	0.02	0.02	6.84
22	110	1.83	0.8	0.185	0.58	0.17	0.02	0.02	6.84
23	115	1.92	0.8	0.185	0.58	0.17	0.02	0.02	6.84
24	120	2.00	0.9	0.208	0.58	0.19	0.02	0.03	7.69
25	125	2.08	0.8	0.185	0.58	0.17	0.02	0.02	6.84
26	130	2.17	0.9	0.208	0.58	0.19	0.02	0.03	7.69
27	135	2.25	0.9	0.208	0.58	0.19	0.02	0.03	7.69
28	140	2.33	0.9	0.208	0.58	0.19	0.02	0.03	7.69
29	145	2.42	0.9	0.208	0.58	0.19	0.02	0.03	7.69
30	150	2.50	0.9	0.208	0.58	0.19	0.02	0.03	7.69
31	155	2.58	0.9	0.208	0.58	0.19	0.02	0.03	7.69
32	160	2.67	0.9	0.208	0.58	0.19	0.02	0.03	7.69
33	165	2.75	1.0	0.232	0.58	0.21	0.02	0.03	8.55
34	170	2.83	1.0	0.232	0.58	0.21	0.02	0.03	8.55
35	175	2.92	1.0	0.232	0.58	0.21	0.02	0.03	8.55
36	180	3.00	1.0	0.232	0.58	0.21	0.02	0.03	8.55
37	185	3.08	1.0	0.232	0.58	0.21	0.02	0.03	8.55
38	190	3.17	1.1	0.255	0.58	0.23	0.03	0.03	9.40
39	195	3.25	1.1	0.255	0.58	0.23	0.03	0.03	9.40
40	200	3.33	1.1	0.255	0.58	0.23	0.03	0.03	9.40
41	205	3.42	1.2	0.278	0.58	0.25	0.03	0.03	10.26
42	210	3.50	1.3	0.301	0.58	0.27	0.03	0.04	11.11
43	215	3.58	1.4	0.324	0.58	0.29	0.03	0.04	11.96
44	220	3.67	1.4	0.324	0.58	0.29	0.03	0.04	11.96
45	225	3.75	1.5	0.347	0.58	0.31	0.03	0.04	12.82
46	230	3.83	1.5	0.347	0.58	0.31	0.03	0.04	12.82
47	235	3.92	1.6	0.371	0.58	0.33	0.04	0.05	13.67
48	240	4.00	1.6	0.371	0.58	0.33	0.04	0.05	13.67
49	245	4.08	1.7	0.394	0.58	0.35	0.04	0.05	14.53
50	250	4.17	1.8	0.417	0.58	0.38	0.04	0.05	15.38
51	255	4.25	1.9	0.440	0.58	0.40	0.04	0.05	16.24
52	260	4.33	2.0	0.463	0.58	0.42	0.05	0.06	17.09
53	265	4.42	2.1	0.486	0.58	0.44	0.05	0.06	17.95
54	270	4.50	2.1	0.486	0.58	0.44	0.05	0.06	17.95
55	275	4.58	2.2	0.510	0.58	0.46	0.05	0.06	18.80
56	280	4.67	2.3	0.533	0.58	0.48	0.05	0.07	19.66

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD 100 YEAR - 6 HOUR STORM EVENT	PROJECT: WORLD MUSEUM EXIST 10 YR EVENT - SOU CONCENTRATION POINT: 1 BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	1.23		
UNIT TIME-MINUTES	5		
LAG TIME - MINUTES	0.42		
UNIT TIME-PERCENT OF LAG	1202.0		
TOTAL ADJUSTED STORM RAIN-INCHES	1.93		
CONSTANT LOSS RATE-in/hr	0.581		
LOW LOSS RATE - PERCENT	90%	TOTAL PERCOLATION RATE (cfs)	0.00 cfs

Unit Time Period	Time		Pattern Percent	Storm Rain in/hr	Loss Rate in/hr		Effective Rain	Flood Hydrograph Flow	Required Storage
	Minutes	Hours	(Plate E-5.9)		Max	Low	in/hr	cfs	cf
57	285	4.75	2.4	0.556	0.58	0.50	0.06	0.07	20.51
58	290	4.83	2.4	0.556	0.58	0.50	0.06	0.07	20.51
59	295	4.92	2.5	0.579	0.58	0.52	0.06	0.07	21.37
60	300	5.00	2.6	0.602	0.58	0.54	0.02	0.03	7.88
61	305	5.08	3.1	0.718	0.58	0.65	0.14	0.17	50.61
62	310	5.17	3.6	0.834	0.58	0.75	0.25	0.31	93.34
63	315	5.25	3.9	0.903	0.58	0.81	0.32	0.40	118.98
64	320	5.33	4.2	0.973	0.58	0.88	0.39	0.48	144.62
65	325	5.42	4.7	1.089	0.58	0.98	0.51	0.62	187.35
66	330	5.50	5.6	1.297	0.58	1.17	0.72	0.88	264.27
67	335	5.58	1.9	0.440	0.58	0.40	0.04	0.05	16.24
68	340	5.67	0.9	0.208	0.58	0.19	0.02	0.03	7.69
69	345	5.75	0.6	0.139	0.58	0.13	0.01	0.02	5.13
70	350	5.83	0.5	0.116	0.58	0.10	0.01	0.01	4.27
71	355	5.92	0.3	0.069	0.58	0.06	0.01	0.01	2.56
72	360	6.00	0.2	0.046	0.58	0.04	0.00	0.01	1.71

EFFECTIVE RAIN & FLOOD VOLUMES SUMMARY

EFFECTIVE RAIN (in)	0.34
FLOOD VOLUME (acft)	0.03
FLOOD VOLUME (cuft)	1497.32
REQUIRED STORAGE (acft)	0.03
REQUIRED STORAGE (cuft)	1484.94
PEAK FLOW RATE (cfs)	0.88

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
100 YEAR - 24 HOUR STORM EVENT

PROJECT: WORLD MUSEUM EXIST 10 YR EVENT - SOUTH
CONCENTRATION POINT: 1

BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	1.230	CONSTANT LOSS RATE-in/hr	n/a
UNIT TIME-MINUTES	15	VARIABLE LOSS RATE (AVG) in/hr	0.5808
LAG TIME - MINUTES	0.42	MINIMUM LOSS RATE (for var. loss) - in/hr	0.290
UNIT TIME-PERCENT OF LAG	3606.1	LOW LOSS RATE - DECIMAL	0.90
TOTAL ADJUSTED STORM RAIN-INCHES	2.66	C	0.00538
		PERCOLATION RATE (cfs)	0.00

Unit Time Period	Time Minutes	Time Hours	Pattern Percent (Plate E-5.9)	Storm Rain in/hr	Loss Rate in/hr Max	Loss Rate in/hr Low	Effective Rain in/hr	Flood Hydrograph Flow cfs	Required Storage cf
1	15	0.25	0.2	0.021	1.026	0.019	0.002	0.00	2.36
2	30	0.50	0.3	0.032	1.014	0.029	0.003	0.00	3.53
3	45	0.75	0.3	0.032	1.002	0.029	0.003	0.00	3.53
4	60	1.00	0.4	0.043	0.990	0.038	0.004	0.01	4.71
5	75	1.25	0.3	0.032	0.978	0.029	0.003	0.00	3.53
6	90	1.50	0.3	0.032	0.967	0.029	0.003	0.00	3.53
7	105	1.75	0.3	0.032	0.955	0.029	0.003	0.00	3.53
8	120	2.00	0.4	0.043	0.944	0.038	0.004	0.01	4.71
9	135	2.25	0.4	0.043	0.932	0.038	0.004	0.01	4.71
10	150	2.50	0.4	0.043	0.921	0.038	0.004	0.01	4.71
11	165	2.75	0.5	0.053	0.910	0.048	0.005	0.01	5.89
12	180	3.00	0.5	0.053	0.899	0.048	0.005	0.01	5.89
13	195	3.25	0.5	0.053	0.887	0.048	0.005	0.01	5.89
14	210	3.50	0.5	0.053	0.876	0.048	0.005	0.01	5.89
15	225	3.75	0.5	0.053	0.865	0.048	0.005	0.01	5.89
16	240	4.00	0.6	0.064	0.855	0.057	0.006	0.01	7.07
17	255	4.25	0.6	0.064	0.844	0.057	0.006	0.01	7.07
18	270	4.50	0.7	0.074	0.833	0.067	0.007	0.01	8.24
19	285	4.75	0.7	0.074	0.822	0.067	0.007	0.01	8.24
20	300	5.00	0.8	0.085	0.812	0.077	0.009	0.01	9.42
21	315	5.25	0.6	0.064	0.801	0.057	0.006	0.01	7.07
22	330	5.50	0.7	0.074	0.791	0.067	0.007	0.01	8.24
23	345	5.75	0.8	0.085	0.780	0.077	0.009	0.01	9.42
24	360	6.00	0.8	0.085	0.770	0.077	0.009	0.01	9.42
25	375	6.25	0.9	0.096	0.760	0.086	0.010	0.01	10.60
26	390	6.50	0.9	0.096	0.750	0.086	0.010	0.01	10.60
27	405	6.75	1.0	0.106	0.740	0.096	0.011	0.01	11.78
28	420	7.00	1.0	0.106	0.730	0.096	0.011	0.01	11.78
29	435	7.25	1.0	0.106	0.720	0.096	0.011	0.01	11.78
30	450	7.50	1.1	0.117	0.710	0.105	0.012	0.01	12.96
31	465	7.75	1.2	0.128	0.700	0.115	0.013	0.02	14.13
32	480	8.00	1.3	0.138	0.691	0.124	0.014	0.02	15.31
33	495	8.25	1.5	0.160	0.681	0.144	0.016	0.02	17.67
34	510	8.50	1.5	0.160	0.671	0.144	0.016	0.02	17.67
35	525	8.75	1.6	0.170	0.662	0.153	0.017	0.02	18.85
36	540	9.00	1.7	0.181	0.653	0.163	0.018	0.02	20.02
37	555	9.25	1.9	0.202	0.644	0.182	0.020	0.02	22.38
38	570	9.50	2.0	0.213	0.634	0.192	0.021	0.03	23.56
39	585	9.75	2.1	0.223	0.625	0.201	0.022	0.03	24.73
40	600	10.00	2.2	0.234	0.616	0.211	0.023	0.03	25.91
41	615	10.25	1.5	0.160	0.607	0.144	0.016	0.02	17.67
42	630	10.50	1.5	0.160	0.599	0.144	0.016	0.02	17.67
43	645	10.75	2.0	0.213	0.590	0.192	0.021	0.03	23.56
44	660	11.00	2.0	0.213	0.581	0.192	0.021	0.03	23.56
45	675	11.25	1.9	0.202	0.573	0.182	0.020	0.02	22.38
46	690	11.50	1.9	0.202	0.564	0.182	0.020	0.02	22.38
47	705	11.75	1.7	0.181	0.556	0.163	0.018	0.02	20.02
48	720	12.00	1.8	0.192	0.548	0.172	0.019	0.02	21.20
49	735	12.25	2.5	0.266	0.539	0.239	0.027	0.03	29.45
50	750	12.50	2.6	0.277	0.531	0.249	0.028	0.03	30.62
51	765	12.75	2.8	0.298	0.523	0.268	0.030	0.04	32.98
52	780	13.00	2.9	0.309	0.515	0.278	0.031	0.04	34.16
53	795	13.25	3.4	0.362	0.508	0.326	0.036	0.04	40.05
54	810	13.50	3.4	0.362	0.500	0.326	0.036	0.04	40.05
55	825	13.75	2.3	0.245	0.492	0.220	0.024	0.03	27.09
56	840	14.00	2.3	0.245	0.485	0.220	0.024	0.03	27.09
57	855	14.25	2.7	0.287	0.478	0.259	0.029	0.04	31.80
58	870	14.50	2.6	0.277	0.470	0.249	0.028	0.03	30.62
59	885	14.75	2.6	0.277	0.463	0.249	0.028	0.03	30.62
60	900	15.00	2.5	0.266	0.456	0.239	0.027	0.03	29.45
61	915	15.25	2.4	0.255	0.449	0.230	0.026	0.03	28.27
62	930	15.50	2.3	0.245	0.442	0.220	0.024	0.03	27.09
63	945	15.75	1.9	0.202	0.435	0.182	0.020	0.02	22.38
64	960	16.00	1.9	0.202	0.429	0.182	0.020	0.02	22.38
65	975	16.25	0.4	0.043	0.422	0.038	0.004	0.01	4.71
66	990	16.50	0.4	0.043	0.416	0.038	0.004	0.01	4.71
67	1005	16.75	0.3	0.032	0.409	0.029	0.003	0.00	3.53

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD 100 YEAR - 24 HOUR STORM EVENT	PROJECT: WORLD MUSEUM EXIST 10 YR EVENT - SOUTH CONCENTRATION POINT: 1 BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	1.230	CONSTANT LOSS RATE-in/hr	n/a
UNIT TIME-MINUTES	15	VARIABLE LOSS RATE (AVG) in/hr	0.5808
LAG TIME - MINUTES	0.42	MINIMUM LOSS RATE (for var. loss) - in/hr	0.290
UNIT TIME-PERCENT OF LAG	3606.1	LOW LOSS RATE - DECIMAL	0.90
TOTAL ADJUSTED STORM RAIN-INCHES	2.66	C	0.00538
		PERCOLATION RATE (cfs)	0.00

Unit Time Period	Time Minutes	Time Hours	Pattern Percent (Plate E-5.9)	Storm Rain in/hr	Loss Rate in/hr Max	Loss Rate in/hr Low	Effective Rain in/hr	Flood Hydrograph Flow cfs	Required Storage cf
68	1020	17.00	0.3	0.032	0.403	0.029	0.003	0.00	3.53
69	1035	17.25	0.5	0.053	0.397	0.048	0.005	0.01	5.89
70	1050	17.50	0.5	0.053	0.391	0.048	0.005	0.01	5.89
71	1065	17.75	0.5	0.053	0.385	0.048	0.005	0.01	5.89
72	1080	18.00	0.4	0.043	0.380	0.038	0.004	0.01	4.71
73	1095	18.25	0.4	0.043	0.374	0.038	0.004	0.01	4.71
74	1110	18.50	0.4	0.043	0.369	0.038	0.004	0.01	4.71
75	1125	18.75	0.3	0.032	0.363	0.029	0.003	0.00	3.53
76	1140	19.00	0.2	0.021	0.358	0.019	0.002	0.00	2.36
77	1155	19.25	0.3	0.032	0.353	0.029	0.003	0.00	3.53
78	1170	19.50	0.4	0.043	0.348	0.038	0.004	0.01	4.71
79	1185	19.75	0.3	0.032	0.343	0.029	0.003	0.00	3.53
80	1200	20.00	0.2	0.021	0.339	0.019	0.002	0.00	2.36
81	1215	20.25	0.3	0.032	0.334	0.029	0.003	0.00	3.53
82	1230	20.50	0.3	0.032	0.330	0.029	0.003	0.00	3.53
83	1245	20.75	0.3	0.032	0.326	0.029	0.003	0.00	3.53
84	1260	21.00	0.2	0.021	0.322	0.019	0.002	0.00	2.36
85	1275	21.25	0.3	0.032	0.318	0.029	0.003	0.00	3.53
86	1290	21.50	0.2	0.021	0.314	0.019	0.002	0.00	2.36
87	1305	21.75	0.3	0.032	0.311	0.029	0.003	0.00	3.53
88	1320	22.00	0.2	0.021	0.308	0.019	0.002	0.00	2.36
89	1335	22.25	0.3	0.032	0.305	0.029	0.003	0.00	3.53
90	1350	22.50	0.2	0.021	0.302	0.019	0.002	0.00	2.36
91	1365	22.75	0.2	0.021	0.299	0.019	0.002	0.00	2.36
92	1380	23.00	0.2	0.021	0.297	0.019	0.002	0.00	2.36
93	1395	23.25	0.2	0.021	0.295	0.019	0.002	0.00	2.36
94	1410	23.50	0.2	0.021	0.293	0.019	0.002	0.00	2.36
95	1425	23.75	0.2	0.021	0.292	0.019	0.002	0.00	2.36
96	1440	24.00	0.2	0.021	0.291	0.019	0.002	0.00	2.36

EFFECTIVE RAIN & FLOOD VOLUMES SUMMARY	
EFFECTIVE RAIN (in)	0.27
FLOOD VOLUME (acft)	0.03
FLOOD VOLUME (cuft)	1187.67
REQUIRED STORAGE (acft)	0.03
REQUIRED STORAGE (cuft)	1177.85
PEAK FLOW (cfs)	0.04

PROJECT: WORLD MUSEUM EXIST 10 YR EVENT - SOUTH
JOB # C2026
1

BASIN CHARACTERISTICS

CONTOUR	DEPTH		AREA		VOLUME		
	INCR (ft)	TOTAL (ft)	INCR (sf)	TOTAL (sf)	INCR (cuft)	TOTAL (cuft)	(acre-ft)
0	0	0		0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00

PERCOLATION CALCULATIONS
PERCOLATION RATE 0 in/hr 0.00 cfs

MAXWELL IV DRYWELLS
NUMBER USED 0
RATE/DRYWELL 0 cfs
TOTAL DISSIPATED 0 cfs

TOTAL PERCOLATION RATE 0.00 cfs

1

JOB # C2026

100 YEAR - 3 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
1	5	0.03	9	9	0	9	-	9	0.00
2	10	0.03	9	17	0	17	-	17	0.00
3	15	0.02	7	25	0	25	-	25	0.00
4	20	0.03	10	35	0	35	-	35	0.00
5	25	0.03	10	45	0	45	-	45	0.00
6	30	0.04	12	56	0	56	-	56	0.00
7	35	0.03	10	66	0	66	-	66	0.00
8	40	0.04	12	78	0	78	-	78	0.00
9	45	0.04	12	90	0	90	-	90	0.00
10	50	0.03	10	100	0	100	-	100	0.00
11	55	0.04	11	111	0	111	-	111	0.00
12	60	0.04	12	123	0	123	-	123	0.00
13	65	0.05	15	137	0	137	-	137	0.00
14	70	0.05	15	152	0	152	-	152	0.00
15	75	0.05	15	167	0	167	-	167	0.00
16	80	0.04	13	180	0	180	-	180	0.00
17	85	0.06	17	197	0	197	-	197	0.00
18	90	0.06	18	215	0	215	-	215	0.00
19	95	0.05	16	231	0	231	-	231	0.01
20	100	0.06	18	249	0	249	-	249	0.01
21	105	0.02	5	254	0	254	-	254	0.01
22	110	0.07	21	275	0	275	-	275	0.01
23	115	0.06	19	294	0	294	-	294	0.01
24	120	0.07	20	314	0	314	-	314	0.01
25	125	0.07	21	334	0	334	-	334	0.01
26	130	0.22	65	399	0	399	-	399	0.01
27	135	0.39	118	517	0	517	-	517	0.01
28	140	0.06	18	535	0	535	-	535	0.01
29	145	0.79	237	772	0	772	-	772	0.02
30	150	0.90	271	1,043	0	1,043	-	1,043	0.02
31	155	1.10	330	1,373	0	1,373	-	1,373	0.03
32	160	0.59	178	1,551	0	1,551	-	1,551	0.04
33	165	0.04	13	1,564	0	1,564	-	1,564	0.04
34	170	0.04	12	1,576	0	1,576	-	1,576	0.04
35	175	0.04	12	1,588	0	1,588	-	1,588	0.04
36	180	0.01	4	1,592	0	1,592	-	1,592	0.04

1

JOB # C2026

100 YEAR - 6 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
1	5	0.01	4	4	0	4	-	4	0.00
2	10	0.02	5	9	0	9	-	9	0.00
3	15	0.02	5	15	0	15	-	15	0.00
4	20	0.02	5	20	0	20	-	20	0.00
5	25	0.02	5	25	0	25	-	25	0.00
6	30	0.02	6	31	0	31	-	31	0.00
7	35	0.02	6	37	0	37	-	37	0.00
8	40	0.02	6	43	0	43	-	43	0.00
9	45	0.02	6	49	0	49	-	49	0.00
10	50	0.02	6	55	0	55	-	55	0.00
11	55	0.02	6	61	0	61	-	61	0.00
12	60	0.02	7	68	0	68	-	68	0.00
13	65	0.02	7	74	0	74	-	74	0.00
14	70	0.02	7	81	0	81	-	81	0.00
15	75	0.02	7	88	0	88	-	88	0.00
16	80	0.02	7	95	0	95	-	95	0.00
17	85	0.02	7	102	0	102	-	102	0.00
18	90	0.02	7	109	0	109	-	109	0.00
19	95	0.02	7	115	0	115	-	115	0.00
20	100	0.02	7	122	0	122	-	122	0.00
21	105	0.02	7	129	0	129	-	129	0.00
22	110	0.02	7	136	0	136	-	136	0.00
23	115	0.02	7	143	0	143	-	143	0.00
24	120	0.03	8	150	0	150	-	150	0.00
25	125	0.02	7	157	0	157	-	157	0.00
26	130	0.03	8	165	0	165	-	165	0.00
27	135	0.03	8	173	0	173	-	173	0.00
28	140	0.03	8	180	0	180	-	180	0.00
29	145	0.03	8	188	0	188	-	188	0.00
30	150	0.03	8	196	0	196	-	196	0.00
31	155	0.03	8	203	0	203	-	203	0.00
32	160	0.03	8	211	0	211	-	211	0.00
33	165	0.03	9	220	0	220	-	220	0.01
34	170	0.03	9	228	0	228	-	228	0.01
35	175	0.03	9	237	0	237	-	237	0.01
36	180	0.03	9	245	0	245	-	245	0.01
37	185	0.03	9	254	0	254	-	254	0.01
38	190	0.03	9	263	0	263	-	263	0.01
39	195	0.03	9	273	0	273	-	273	0.01
40	200	0.03	9	282	0	282	-	282	0.01
41	205	0.03	10	292	0	292	-	292	0.01
42	210	0.04	11	303	0	303	-	303	0.01
43	215	0.04	12	315	0	315	-	315	0.01
44	220	0.04	12	327	0	327	-	327	0.01
45	225	0.04	13	340	0	340	-	340	0.01
46	230	0.04	13	353	0	353	-	353	0.01
47	235	0.05	14	367	0	367	-	367	0.01
48	240	0.05	14	380	0	380	-	380	0.01
49	245	0.05	15	395	0	395	-	395	0.01
50	250	0.05	15	410	0	410	-	410	0.01
51	255	0.05	16	426	0	426	-	426	0.01
52	260	0.06	17	444	0	444	-	444	0.01
53	265	0.06	18	461	0	461	-	461	0.01
54	270	0.06	18	479	0	479	-	479	0.01
55	275	0.06	19	498	0	498	-	498	0.01

1

JOB # C2026

100 YEAR - 6 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
56	280	0.07	20	518	0	518	-	518	0.01
57	285	0.07	21	538	0	538	-	538	0.01
58	290	0.07	21	559	0	559	-	559	0.01
59	295	0.07	21	580	0	580	-	580	0.01
60	300	0.03	8	588	0	588	-	588	0.01
61	305	0.17	51	639	0	639	-	639	0.01
62	310	0.31	93	732	0	732	-	732	0.02
63	315	0.40	119	851	0	851	-	851	0.02
64	320	0.48	145	996	0	996	-	996	0.02
65	325	0.62	187	1,183	0	1,183	-	1,183	0.03
66	330	0.88	264	1,447	0	1,447	-	1,447	0.03
67	335	0.05	16	1,464	0	1,464	-	1,464	0.03
68	340	0.03	8	1,471	0	1,471	-	1,471	0.03
69	345	0.02	5	1,476	0	1,476	-	1,476	0.03
70	350	0.01	4	1,481	0	1,481	-	1,481	0.03
71	355	0.01	3	1,483	0	1,483	-	1,483	0.03
72	360	0.01	2	1,485	0	1,485	-	1,485	0.03

1

JOB # C2026

100 YEAR - 24 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
1	15	0.00	2	2	0	2	-	2	0.00
2	30	0.00	4	6	0	6	-	6	0.00
3	45	0.00	4	9	0	9	-	9	0.00
4	60	0.01	5	14	0	14	-	14	0.00
5	75	0.00	4	18	0	18	-	18	0.00
6	90	0.00	4	21	0	21	-	21	0.00
7	105	0.00	4	25	0	25	-	25	0.00
8	120	0.01	5	29	0	29	-	29	0.00
9	135	0.01	5	34	0	34	-	34	0.00
10	150	0.01	5	39	0	39	-	39	0.00
11	165	0.01	6	45	0	45	-	45	0.00
12	180	0.01	6	51	0	51	-	51	0.00
13	195	0.01	6	57	0	57	-	57	0.00
14	210	0.01	6	62	0	62	-	62	0.00
15	225	0.01	6	68	0	68	-	68	0.00
16	240	0.01	7	75	0	75	-	75	0.00
17	255	0.01	7	82	0	82	-	82	0.00
18	270	0.01	8	91	0	91	-	91	0.00
19	285	0.01	8	99	0	99	-	99	0.00
20	300	0.01	9	108	0	108	-	108	0.00
21	315	0.01	7	115	0	115	-	115	0.00
22	330	0.01	8	124	0	124	-	124	0.00
23	345	0.01	9	133	0	133	-	133	0.00
24	360	0.01	9	143	0	143	-	143	0.00
25	375	0.01	11	153	0	153	-	153	0.00
26	390	0.01	11	164	0	164	-	164	0.00
27	405	0.01	12	175	0	175	-	175	0.00
28	420	0.01	12	187	0	187	-	187	0.00
29	435	0.01	12	199	0	199	-	199	0.00
30	450	0.01	13	212	0	212	-	212	0.00
31	465	0.02	14	226	0	226	-	226	0.01
32	480	0.02	15	241	0	241	-	241	0.01
33	495	0.02	18	259	0	259	-	259	0.01
34	510	0.02	18	277	0	277	-	277	0.01
35	525	0.02	19	296	0	296	-	296	0.01
36	540	0.02	20	316	0	316	-	316	0.01
37	555	0.02	22	338	0	338	-	338	0.01
38	570	0.03	24	362	0	362	-	362	0.01
39	585	0.03	25	386	0	386	-	386	0.01
40	600	0.03	26	412	0	412	-	412	0.01
41	615	0.02	18	430	0	430	-	430	0.01
42	630	0.02	18	448	0	448	-	448	0.01
43	645	0.03	24	471	0	471	-	471	0.01
44	660	0.03	24	495	0	495	-	495	0.01
45	675	0.02	22	517	0	517	-	517	0.01
46	690	0.02	22	539	0	539	-	539	0.01
47	705	0.02	20	559	0	559	-	559	0.01
48	720	0.02	21	581	0	581	-	581	0.01
49	735	0.03	29	610	0	610	-	610	0.01
50	750	0.03	31	641	0	641	-	641	0.01
51	765	0.04	33	674	0	674	-	674	0.02
52	780	0.04	34	708	0	708	-	708	0.02
53	795	0.04	40	748	0	748	-	748	0.02
54	810	0.04	40	788	0	788	-	788	0.02
55	825	0.03	27	815	0	815	-	815	0.02
56	840	0.03	27	842	0	842	-	842	0.02
57	855	0.04	32	874	0	874	-	874	0.02
58	870	0.03	31	905	0	905	-	905	0.02

1

JOB # C2026

100 YEAR - 24 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
59	885	0.03	31	935	0	935	-	935	0.02
60	900	0.03	29	965	0	965	-	965	0.02
61	915	0.03	28	993	0	993	-	993	0.02
62	930	0.03	27	1,020	0	1,020	-	1,020	0.02
63	945	0.02	22	1,042	0	1,042	-	1,042	0.02
64	960	0.02	22	1,065	0	1,065	-	1,065	0.02
65	975	0.01	5	1,069	0	1,069	-	1,069	0.02
66	990	0.01	5	1,074	0	1,074	-	1,074	0.02
67	1005	0.00	4	1,078	0	1,078	-	1,078	0.02
68	1020	0.00	4	1,081	0	1,081	-	1,081	0.02
69	1035	0.01	6	1,087	0	1,087	-	1,087	0.02
70	1050	0.01	6	1,093	0	1,093	-	1,093	0.03
71	1065	0.01	6	1,099	0	1,099	-	1,099	0.03
72	1080	0.01	5	1,104	0	1,104	-	1,104	0.03
73	1095	0.01	5	1,108	0	1,108	-	1,108	0.03
74	1110	0.01	5	1,113	0	1,113	-	1,113	0.03
75	1125	0.00	4	1,117	0	1,117	-	1,117	0.03
76	1140	0.00	2	1,119	0	1,119	-	1,119	0.03
77	1155	0.00	4	1,122	0	1,122	-	1,122	0.03
78	1170	0.01	5	1,127	0	1,127	-	1,127	0.03
79	1185	0.00	4	1,131	0	1,131	-	1,131	0.03
80	1200	0.00	2	1,133	0	1,133	-	1,133	0.03
81	1215	0.00	4	1,137	0	1,137	-	1,137	0.03
82	1230	0.00	4	1,140	0	1,140	-	1,140	0.03
83	1245	0.00	4	1,144	0	1,144	-	1,144	0.03
84	1260	0.00	2	1,146	0	1,146	-	1,146	0.03
85	1275	0.00	4	1,150	0	1,150	-	1,150	0.03
86	1290	0.00	2	1,152	0	1,152	-	1,152	0.03
87	1305	0.00	4	1,155	0	1,155	-	1,155	0.03
88	1320	0.00	2	1,158	0	1,158	-	1,158	0.03
89	1335	0.00	4	1,161	0	1,161	-	1,161	0.03
90	1350	0.00	2	1,164	0	1,164	-	1,164	0.03
91	1365	0.00	2	1,166	0	1,166	-	1,166	0.03
92	1380	0.00	2	1,168	0	1,168	-	1,168	0.03
93	1395	0.00	2	1,171	0	1,171	-	1,171	0.03
94	1410	0.00	2	1,173	0	1,173	-	1,173	0.03
95	1425	0.00	2	1,175	0	1,175	-	1,175	0.03
96	1440	0.00	2	1,178	0	1,178	-	1,178	0.03

	A	B	C	D
1	**RCFC&WCD SHORTCUT UNIT HYDROGRAPH METHOD**			
2	DATA INPUT SHEET			
3				
4	WORKSHEET PREPARED BY:	JAMES R. BAZUA, P.E.		
5				
6	PROJECT NAME	WORLD MUSEUM SOUTH PROP 2 YR EVENT		
7	JOB #	C2026		
8				
9	CONCENTRATION POINT DESIGNATION	1		
10	AREA DESIGNATION	ON-SITE		
11				
12	TRIBUTARY AREAS	ACRES		
13				
14	COMMERCIAL			
15	PAVING/HARDSCAPE	0.37		
16	SF - 1 ACRE			
17	SF - 1/2 ACRE			
18	SF - 1/4 ACRE			
19	MF - CONDOMINIUMS			
20	MF - APARTMENTS			
21	MOBILE HOME PARK			
22	LANDSCAPING	0.51		
23	RETENTION BASIN			
24	GOLF COURSE			
25	MOUNTAINOUS	0.35		
26	LOW LOSS RATE (PERCENT)	90%		
27				
28	LENGTH OF WATERCOURSE (L)	315		
29	LENGTH TO POINT OPPOSITE CENTROID (Lca)	15		
30				
31	ELEVATION OF HEADWATER	329		
32	ELEVATION OF CONCENTRATION POINT	267		
33				
34	AVERAGE MANNINGS 'N' VALUE	0.02		
35				
36	STORM FREQUENCY (YEAR)	100		
37				
38	POINT RAIN			
39	3-HOUR	0.721		
40	6-HOUR	0.953		
41	24-HOUR	1.36		
42				
43	BASIN CHARACTERISTICS:	ELEVATION	AREA	
44				
45				
46				
47				
48				
49				
50				
51				
52	PERCOLATION RATE (in/hr)			
53				
54	DRYWELL DATA			
55	NUMBER USED			
56	PERCOLATION RATE (cfs)			

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
BASIC DATA CALCULATION FORM
SHORTCUT METHOD

PROJECT: WORLD MUSEUM SOUTH PROP 2 YR EVENT
JOB # C2026
BY ES R. BAZUA, P.E. DATE 3/28/2025

PHYSICAL DATA

[1] CONCENTRATION POINT	1
[2] AREA DESIGNATION	ON-SITE
[3] AREA - ACRES	1.230
[4] L-FEET	315
[5] L-MILES	0.060
[6] La-FEET	15.00
[7] La-MILES	0.003
[8] ELEVATION OF HEADWATER	329
[9] ELEVATION OF CONCENTRATION POINT	267
[10] H-FEET	62
[11] S-FEET/MILE	1039.2
[12] S^0.5	32.24
[13] L*LCA/S^0.5	0.000
[14] AVERAGE MANNINGS 'N'	0.02
[15] LAG TIME-HOURS	0.00
[16] LAG TIME-MINUTES	0.3
[17] 100% OF LAG-MINUTES	0.3
[18] 200% OF LAG-MINUTES	0.6
[19] UNIT TIME-MINUTES (100%-200% OF LAG)	5
[24] TOTAL PERCOLATION RATE (cfs)	0.00

RAINFALL DATA

[1] SOURCE
[2] FREQUENCY-YEARS 100
[3] DURATION:

3-HOURS				6-HOURS				24-HOURS			
[4] POINT RAIN INCHES (Plate E-5.2)	[5] AREA	[6]	[7] AVERAGE POINT RAIN INCHES	[8] POINT RAIN INCHES (Plate E-5.4)	[9] AREA	[10]	[11] AVERAGE POINT RAIN INCHES	[12] POINT RAIN INCHES (Plate E-5.6)	[13] AREA	[14]	[15] AVERAGE POINT RAIN INCHES
0.72	1.230	1.00	0.72	0.95	1.230	1.00	0.95	1.36	1.230	1.00	1.36
		0.00	0.00			0.00	0.00			0.00	0.00
		0.00	0.00			0.00	0.00			0.00	0.00
		0.00	0.00			0.00	0.00			0.00	0.00
SUM [5]	1.23	SUM [7]	0.72	SUM [9]	1.23	SUM [11]	0.95	SUM [13]	1.23	SUM [15]	1.36
[16] AREA ADJ FACTOR			1.000				1.000				1.000
[17] ADJ AVG POINT RAIN			0.72				0.95				1.36

STORM EVENT SUMMARY

DURATION		3-HOUR	6-HOUR	24-HOUR
EFFECTIVE RAIN	(in)	0.13	0.13	0.14
FLOOD VOLUME	(cu-ft)	576	560	607
	(acre-ft)	0.01	0.01	0.01
REQUIRED STORAGE	(cu-ft)	571	556	602
	(acre-ft)	0.01	0.01	0.01
PEAK FLOW	(cfs)	0.40	0.32	0.02
MAXIMUM WSEL	(ft)	-	-	-

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD

PROJECT WORLD MUSEUM SOUTH PROP 2 YR EVENT
CONCENTRATION POINT: 1
BY MES R. BAZUA, P.E. DATE 3/28/2025

ADJUSTED LOSS RATE

SOIL GROUP [Plate C-1]	LAND USE	RI NUMBER [Plate E-6.1]	PERVIOUS AREA INFILTRATION RATE (in/hr) [Plate E-6.2]	DECIMAL PERCENT OF AREA IMPERVIOUS [Plate E-6.3]	ADJUSTED INFILTRATION RATE (in/hr)	AREA		AVERAGE ADJUSTED INFILTRATION RATE (in/hr)
A	COMMERCIAL	32	0.74	90%	0.14	0.00	0.000	0.0000
A	PAVING/HARDSCAPE	32	0.74	100%	0.07	0.37	0.301	0.0223
A	SF - 1 ACRE	32	0.74	20%	0.61	0.00	0.000	0.0000
A	SF - 1/2 ACRE	32	0.74	40%	0.47	0.00	0.000	0.0000
A	SF - 1/4 ACRE	32	0.74	50%	0.41	0.00	0.000	0.0000
A	MF - COND0MINIUMS	32	0.74	65%	0.31	0.00	0.000	0.0000
A	MF - APARTMENTS	32	0.74	80%	0.21	0.00	0.000	0.0000
A	MOBILE HOME PARKS	32	0.74	75%	0.24	0.00	0.000	0.0000
A	LANDSCAPING	32	0.74	0%	0.74	0.51	0.415	0.3068
A	RETENTION BASINS	32	0.74	0%	0.74	0.00	0.000	0.0000
A	GOLF COURSE	32	0.74	0%	0.74	0.00	0.000	0.0000
D	MOUNTAINOUS	93	0.95	90%	0.18	0.35	0.285	0.0514
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					SUM	1.23	SUM	0.3805

VARIABLE LOSS RATE CURVE (24-HOUR STORM ONLY)

Fm= 0.19022561
C= 0.00352

Ft=C(24-(T/60))^1.55 = 0.00352 (24-(T/60))^1.55 + 0.19 in/hr

LOW LOSS RATE (80-90 PERCENT) = 90%

Where:

T=Time in minutes. To get an average value for each unit time period, Use T=1/2 the unit time for the first time period,
T=1 1/2 unit time for the second period, etc.

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
100 YEAR - 3 HOUR STORM EVENT

PROJECT: WORLD MUSEUM SOUTH PROP 2 YR EVENT
CONCENTRATION POINT: 1

BY: IES R. BAZUA, DATE 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	1.23
UNIT TIME-MINUTES	5
LAG TIME - MINUTES	0.28
UNIT TIME-PERCENT OF LAG	1760.7
TOTAL ADJUSTED STORM RAIN-INCHES	0.72
CONSTANT LOSS RATE-in/hr	0.38
LOW LOSS RATE - PERCENT	90%

TOTAL PERCOLATION RATE (cfs) 0.00 cfs

Unit Time Period	Time Minutes	Time Hours	Pattern Percent (Plate E-5.9)	Storm Rain in/hr	Loss Rate in/hr Max	Loss Rate in/hr Low	Effective Rain in/hr	Flood Hydrograph Flow cfs	Required Storage cf
1	5	0.08	1.3	0.112	0.38	0.10	0.01	0.01	4.15
2	10	0.17	1.3	0.112	0.38	0.10	0.01	0.01	4.15
3	15	0.25	1.1	0.095	0.38	0.09	0.01	0.01	3.51
4	20	0.33	1.5	0.130	0.38	0.12	0.01	0.02	4.79
5	25	0.42	1.5	0.130	0.38	0.12	0.01	0.02	4.79
6	30	0.50	1.8	0.156	0.38	0.14	0.02	0.02	5.75
7	35	0.58	1.5	0.130	0.38	0.12	0.01	0.02	4.79
8	40	0.67	1.8	0.156	0.38	0.14	0.02	0.02	5.75
9	45	0.75	1.8	0.156	0.38	0.14	0.02	0.02	5.75
10	50	0.83	1.5	0.130	0.38	0.12	0.01	0.02	4.79
11	55	0.92	1.6	0.138	0.38	0.12	0.01	0.02	5.11
12	60	1.00	1.8	0.156	0.38	0.14	0.02	0.02	5.75
13	65	1.08	2.2	0.190	0.38	0.17	0.02	0.02	7.02
14	70	1.17	2.2	0.190	0.38	0.17	0.02	0.02	7.02
15	75	1.25	2.2	0.190	0.38	0.17	0.02	0.02	7.02
16	80	1.33	2.0	0.173	0.38	0.16	0.02	0.02	6.39
17	85	1.42	2.6	0.225	0.38	0.20	0.02	0.03	8.30
18	90	1.50	2.7	0.234	0.38	0.21	0.02	0.03	8.62
19	95	1.58	2.4	0.208	0.38	0.19	0.02	0.03	7.66
20	100	1.67	2.7	0.234	0.38	0.21	0.02	0.03	8.62
21	105	1.75	3.3	0.286	0.38	0.26	0.03	0.04	10.54
22	110	1.83	3.1	0.268	0.38	0.24	0.03	0.03	9.90
23	115	1.92	2.9	0.251	0.38	0.23	0.03	0.03	9.26
24	120	2.00	3.0	0.260	0.38	0.23	0.03	0.03	9.58
25	125	2.08	3.1	0.268	0.38	0.24	0.03	0.03	9.90
26	130	2.17	4.2	0.363	0.38	0.33	0.04	0.04	13.41
27	135	2.25	5.0	0.433	0.38	0.39	0.05	0.06	19.24
28	140	2.33	3.5	0.303	0.38	0.27	0.03	0.04	11.17
29	145	2.42	6.8	0.588	0.38	0.53	0.21	0.26	76.71
30	150	2.50	7.3	0.632	0.38	0.57	0.25	0.31	92.67
31	155	2.58	8.2	0.709	0.38	0.64	0.33	0.40	121.41
32	160	2.67	5.9	0.510	0.38	0.46	0.13	0.16	47.98
33	165	2.75	2.0	0.173	0.38	0.16	0.02	0.02	6.39
34	170	2.83	1.8	0.156	0.38	0.14	0.02	0.02	5.75
35	175	2.92	1.8	0.156	0.38	0.14	0.02	0.02	5.75
36	180	3.00	0.6	0.052	0.38	0.05	0.01	0.01	1.92

EFFECTIVE RAIN & FLOOD VOLUMES SUMMARY

EFFECTIVE RAIN (in)	0.13
FLOOD VOLUME (acft)	0.01
FLOOD VOLUME (cuft)	576.03
REQUIRED STORAGE (acft)	0.01
REQUIRED STORAGE (cuft)	571.27
PEAK FLOW RATE (cfs)	0.40

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
100 YEAR - 6 HOUR STORM EVENT

PROJECT: WORLD MUSEUM SOUTH PROP 2 YR EVEN
CONCENTRATION POINT: 1

BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	1.23
UNIT TIME-MINUTES	5
LAG TIME - MINUTES	0.28
UNIT TIME-PERCENT OF LAG	1760.7
TOTAL ADJUSTED STORM RAIN-INCHES	0.95
CONSTANT LOSS RATE-in/hr	0.380
LOW LOSS RATE - PERCENT	90%

TOTAL PERCOLATION RATE (cfs) 0.00 cfs

Unit Time Period	Time Minutes	Time Hours	Pattern Percent (Plate E-5.9)	Storm Rain in/hr	Loss Rate in/hr Max	Loss Rate in/hr Low	Effective Rain in/hr	Flood Hydrograph Flow cfs	Required Storage cf
1	5	0.08	0.5	0.057	0.38	0.05	0.01	0.01	2.11
2	10	0.17	0.6	0.069	0.38	0.06	0.01	0.01	2.53
3	15	0.25	0.6	0.069	0.38	0.06	0.01	0.01	2.53
4	20	0.33	0.6	0.069	0.38	0.06	0.01	0.01	2.53
5	25	0.42	0.6	0.069	0.38	0.06	0.01	0.01	2.53
6	30	0.50	0.7	0.080	0.38	0.07	0.01	0.01	2.95
7	35	0.58	0.7	0.080	0.38	0.07	0.01	0.01	2.95
8	40	0.67	0.7	0.080	0.38	0.07	0.01	0.01	2.95
9	45	0.75	0.7	0.080	0.38	0.07	0.01	0.01	2.95
10	50	0.83	0.7	0.080	0.38	0.07	0.01	0.01	2.95
11	55	0.92	0.7	0.080	0.38	0.07	0.01	0.01	2.95
12	60	1.00	0.8	0.091	0.38	0.08	0.01	0.01	3.38
13	65	1.08	0.8	0.091	0.38	0.08	0.01	0.01	3.38
14	70	1.17	0.8	0.091	0.38	0.08	0.01	0.01	3.38
15	75	1.25	0.8	0.091	0.38	0.08	0.01	0.01	3.38
16	80	1.33	0.8	0.091	0.38	0.08	0.01	0.01	3.38
17	85	1.42	0.8	0.091	0.38	0.08	0.01	0.01	3.38
18	90	1.50	0.8	0.091	0.38	0.08	0.01	0.01	3.38
19	95	1.58	0.8	0.091	0.38	0.08	0.01	0.01	3.38
20	100	1.67	0.8	0.091	0.38	0.08	0.01	0.01	3.38
21	105	1.75	0.8	0.091	0.38	0.08	0.01	0.01	3.38
22	110	1.83	0.8	0.091	0.38	0.08	0.01	0.01	3.38
23	115	1.92	0.8	0.091	0.38	0.08	0.01	0.01	3.38
24	120	2.00	0.9	0.103	0.38	0.09	0.01	0.01	3.80
25	125	2.08	0.8	0.091	0.38	0.08	0.01	0.01	3.38
26	130	2.17	0.9	0.103	0.38	0.09	0.01	0.01	3.80
27	135	2.25	0.9	0.103	0.38	0.09	0.01	0.01	3.80
28	140	2.33	0.9	0.103	0.38	0.09	0.01	0.01	3.80
29	145	2.42	0.9	0.103	0.38	0.09	0.01	0.01	3.80
30	150	2.50	0.9	0.103	0.38	0.09	0.01	0.01	3.80
31	155	2.58	0.9	0.103	0.38	0.09	0.01	0.01	3.80
32	160	2.67	0.9	0.103	0.38	0.09	0.01	0.01	3.80
33	165	2.75	1.0	0.114	0.38	0.10	0.01	0.01	4.22
34	170	2.83	1.0	0.114	0.38	0.10	0.01	0.01	4.22
35	175	2.92	1.0	0.114	0.38	0.10	0.01	0.01	4.22
36	180	3.00	1.0	0.114	0.38	0.10	0.01	0.01	4.22
37	185	3.08	1.0	0.114	0.38	0.10	0.01	0.01	4.22
38	190	3.17	1.1	0.126	0.38	0.11	0.01	0.02	4.64
39	195	3.25	1.1	0.126	0.38	0.11	0.01	0.02	4.64
40	200	3.33	1.1	0.126	0.38	0.11	0.01	0.02	4.64
41	205	3.42	1.2	0.137	0.38	0.12	0.01	0.02	5.06
42	210	3.50	1.3	0.149	0.38	0.13	0.01	0.02	5.49
43	215	3.58	1.4	0.160	0.38	0.14	0.02	0.02	5.91
44	220	3.67	1.4	0.160	0.38	0.14	0.02	0.02	5.91
45	225	3.75	1.5	0.172	0.38	0.15	0.02	0.02	6.33
46	230	3.83	1.5	0.172	0.38	0.15	0.02	0.02	6.33
47	235	3.92	1.6	0.183	0.38	0.16	0.02	0.02	6.75
48	240	4.00	1.6	0.183	0.38	0.16	0.02	0.02	6.75
49	245	4.08	1.7	0.194	0.38	0.17	0.02	0.02	7.17
50	250	4.17	1.8	0.206	0.38	0.19	0.02	0.03	7.60
51	255	4.25	1.9	0.217	0.38	0.20	0.02	0.03	8.02
52	260	4.33	2.0	0.229	0.38	0.21	0.02	0.03	8.44
53	265	4.42	2.1	0.240	0.38	0.22	0.02	0.03	8.86
54	270	4.50	2.1	0.240	0.38	0.22	0.02	0.03	8.86
55	275	4.58	2.2	0.252	0.38	0.23	0.03	0.03	9.28
56	280	4.67	2.3	0.263	0.38	0.24	0.03	0.03	9.71

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD 100 YEAR - 6 HOUR STORM EVENT	PROJECT: WORLD MUSEUM SOUTH PROP 2 YR EVEN CONCENTRATION POINT: 1 BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	1.23		
UNIT TIME-MINUTES	5		
LAG TIME - MINUTES	0.28		
UNIT TIME-PERCENT OF LAG	1760.7		
TOTAL ADJUSTED STORM RAIN-INCHES	0.95		
CONSTANT LOSS RATE-in/hr	0.380		
LOW LOSS RATE - PERCENT	90%	TOTAL PERCOLATION RATE (cfs)	0.00 cfs

Unit Time Period	Time		Pattern	Storm Rain	Loss Rate in/hr		Effective Rain	Flood Hydrograph Flow	Required Storage
	Minutes	Hours	Percent (Plate E-5.9)	in/hr	Max	Low	in/hr	cfs	cf
57	285	4.75	2.4	0.274	0.38	0.25	0.03	0.03	10.13
58	290	4.83	2.4	0.274	0.38	0.25	0.03	0.03	10.13
59	295	4.92	2.5	0.286	0.38	0.26	0.03	0.04	10.55
60	300	5.00	2.6	0.297	0.38	0.27	0.03	0.04	10.97
61	305	5.08	3.1	0.355	0.38	0.32	0.04	0.04	13.08
62	310	5.17	3.6	0.412	0.38	0.37	0.03	0.04	11.53
63	315	5.25	3.9	0.446	0.38	0.40	0.07	0.08	24.19
64	320	5.33	4.2	0.480	0.38	0.43	0.10	0.12	36.85
65	325	5.42	4.7	0.537	0.38	0.48	0.16	0.19	57.95
66	330	5.50	5.6	0.640	0.38	0.58	0.26	0.32	95.93
67	335	5.58	1.9	0.217	0.38	0.20	0.02	0.03	8.02
68	340	5.67	0.9	0.103	0.38	0.09	0.01	0.01	3.80
69	345	5.75	0.6	0.069	0.38	0.06	0.01	0.01	2.53
70	350	5.83	0.5	0.057	0.38	0.05	0.01	0.01	2.11
71	355	5.92	0.3	0.034	0.38	0.03	0.00	0.00	1.27
72	360	6.00	0.2	0.023	0.38	0.02	0.00	0.00	0.84

EFFECTIVE RAIN & FLOOD VOLUMES SUMMARY

EFFECTIVE RAIN (in)	0.13
FLOOD VOLUME (acft)	0.01
FLOOD VOLUME (cuft)	560.23
REQUIRED STORAGE (acft)	0.01
REQUIRED STORAGE (cuft)	555.59
PEAK FLOW RATE (cfs)	0.32

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
100 YEAR - 24 HOUR STORM EVENT

PROJECT: WORLD MUSEUM SOUTH PROP 2 YR EVENT
CONCENTRATION POINT: 1

BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	1.230	CONSTANT LOSS RATE-in/hr	n/a
UNIT TIME-MINUTES	15	VARIABLE LOSS RATE (AVG) in/hr	0.3805
LAG TIME - MINUTES	0.28	MINIMUM LOSS RATE (for var. loss) - in/hr	0.190
UNIT TIME-PERCENT OF LAG	5282.1	LOW LOSS RATE - DECIMAL	0.90
TOTAL ADJUSTED STORM RAIN-INCHES	1.36	C	0.00352
		PERCOLATION RATE (cfs)	0.00

Unit Time Period	Time		Pattern Percent	Storm Rain in/hr	Loss Rate in/hr		Effective Rain in/hr	Flood Hydrograph Flow cfs	Required Storage cf
	Minutes	Hours	(Plate E-5.9)		Max	Low			
1	15	0.25	0.2	0.011	0.672	0.010	0.001	0.00	1.20
2	30	0.50	0.3	0.016	0.664	0.015	0.002	0.00	1.81
3	45	0.75	0.3	0.016	0.656	0.015	0.002	0.00	1.81
4	60	1.00	0.4	0.022	0.649	0.020	0.002	0.00	2.41
5	75	1.25	0.3	0.016	0.641	0.015	0.002	0.00	1.81
6	90	1.50	0.3	0.016	0.633	0.015	0.002	0.00	1.81
7	105	1.75	0.3	0.016	0.626	0.015	0.002	0.00	1.81
8	120	2.00	0.4	0.022	0.618	0.020	0.002	0.00	2.41
9	135	2.25	0.4	0.022	0.611	0.020	0.002	0.00	2.41
10	150	2.50	0.4	0.022	0.603	0.020	0.002	0.00	2.41
11	165	2.75	0.5	0.027	0.596	0.024	0.003	0.00	3.01
12	180	3.00	0.5	0.027	0.589	0.024	0.003	0.00	3.01
13	195	3.25	0.5	0.027	0.581	0.024	0.003	0.00	3.01
14	210	3.50	0.5	0.027	0.574	0.024	0.003	0.00	3.01
15	225	3.75	0.5	0.027	0.567	0.024	0.003	0.00	3.01
16	240	4.00	0.6	0.033	0.560	0.029	0.003	0.00	3.61
17	255	4.25	0.6	0.033	0.553	0.029	0.003	0.00	3.61
18	270	4.50	0.7	0.038	0.546	0.034	0.004	0.00	4.22
19	285	4.75	0.7	0.038	0.539	0.034	0.004	0.00	4.22
20	300	5.00	0.8	0.044	0.532	0.039	0.004	0.01	4.82
21	315	5.25	0.6	0.033	0.525	0.029	0.003	0.00	3.61
22	330	5.50	0.7	0.038	0.518	0.034	0.004	0.00	4.22
23	345	5.75	0.8	0.044	0.511	0.039	0.004	0.01	4.82
24	360	6.00	0.8	0.044	0.504	0.039	0.004	0.01	4.82
25	375	6.25	0.9	0.049	0.498	0.044	0.005	0.01	5.42
26	390	6.50	0.9	0.049	0.491	0.044	0.005	0.01	5.42
27	405	6.75	1.0	0.054	0.485	0.049	0.005	0.01	6.02
28	420	7.00	1.0	0.054	0.478	0.049	0.005	0.01	6.02
29	435	7.25	1.0	0.054	0.471	0.049	0.005	0.01	6.02
30	450	7.50	1.1	0.060	0.465	0.054	0.006	0.01	6.62
31	465	7.75	1.2	0.065	0.459	0.059	0.007	0.01	7.23
32	480	8.00	1.3	0.071	0.452	0.064	0.007	0.01	7.83
33	495	8.25	1.5	0.082	0.446	0.073	0.008	0.01	9.03
34	510	8.50	1.5	0.082	0.440	0.073	0.008	0.01	9.03
35	525	8.75	1.6	0.087	0.434	0.078	0.009	0.01	9.64
36	540	9.00	1.7	0.092	0.428	0.083	0.009	0.01	10.24
37	555	9.25	1.9	0.103	0.422	0.093	0.010	0.01	11.44
38	570	9.50	2.0	0.109	0.416	0.098	0.011	0.01	12.04
39	585	9.75	2.1	0.114	0.410	0.103	0.011	0.01	12.65
40	600	10.00	2.2	0.120	0.404	0.108	0.012	0.01	13.25
41	615	10.25	1.5	0.082	0.398	0.073	0.008	0.01	9.03
42	630	10.50	1.5	0.082	0.392	0.073	0.008	0.01	9.03
43	645	10.75	2.0	0.109	0.386	0.098	0.011	0.01	12.04
44	660	11.00	2.0	0.109	0.381	0.098	0.011	0.01	12.04
45	675	11.25	1.9	0.103	0.375	0.093	0.010	0.01	11.44
46	690	11.50	1.9	0.103	0.370	0.093	0.010	0.01	11.44
47	705	11.75	1.7	0.092	0.364	0.083	0.009	0.01	10.24
48	720	12.00	1.8	0.098	0.359	0.088	0.010	0.01	10.84
49	735	12.25	2.5	0.136	0.353	0.122	0.014	0.02	15.06
50	750	12.50	2.6	0.141	0.348	0.127	0.014	0.02	15.66
51	765	12.75	2.8	0.152	0.343	0.137	0.015	0.02	16.86
52	780	13.00	2.9	0.158	0.338	0.142	0.016	0.02	17.46
53	795	13.25	3.4	0.185	0.333	0.166	0.018	0.02	20.48
54	810	13.50	3.4	0.185	0.328	0.166	0.018	0.02	20.48
55	825	13.75	2.3	0.125	0.323	0.113	0.013	0.02	13.85
56	840	14.00	2.3	0.125	0.318	0.113	0.013	0.02	13.85
57	855	14.25	2.7	0.147	0.313	0.132	0.015	0.02	16.26
58	870	14.50	2.6	0.141	0.308	0.127	0.014	0.02	15.66
59	885	14.75	2.6	0.141	0.303	0.127	0.014	0.02	15.66
60	900	15.00	2.5	0.136	0.299	0.122	0.014	0.02	15.06
61	915	15.25	2.4	0.131	0.294	0.118	0.013	0.02	14.45
62	930	15.50	2.3	0.125	0.290	0.113	0.013	0.02	13.85
63	945	15.75	1.9	0.103	0.285	0.093	0.010	0.01	11.44
64	960	16.00	1.9	0.103	0.281	0.093	0.010	0.01	11.44
65	975	16.25	0.4	0.022	0.277	0.020	0.002	0.00	2.41
66	990	16.50	0.4	0.022	0.272	0.020	0.002	0.00	2.41
67	1005	16.75	0.3	0.016	0.268	0.015	0.002	0.00	1.81

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD 100 YEAR - 24 HOUR STORM EVENT	PROJECT: WORLD MUSEUM SOUTH PROP 2 YR EVENT CONCENTRATION POINT: 1 BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	1.230	CONSTANT LOSS RATE-in/hr	n/a
UNIT TIME-MINUTES	15	VARIABLE LOSS RATE (AVG) in/hr	0.3805
LAG TIME - MINUTES	0.28	MINIMUM LOSS RATE (for var. loss) - in/hr	0.190
UNIT TIME-PERCENT OF LAG	5282.1	LOW LOSS RATE - DECIMAL	0.90
TOTAL ADJUSTED STORM RAIN-INCHES	1.36	C	0.00352
		PERCOLATION RATE (cfs)	0.00

Unit Time Period	Time Minutes	Time Hours	Pattern Percent (Plate E-5.9)	Storm Rain in/hr	Loss Rate in/hr Max	Loss Rate in/hr Low	Effective Rain in/hr	Flood Hydrograph Flow cfs	Required Storage cf
68	1020	17.00	0.3	0.016	0.264	0.015	0.002	0.00	1.81
69	1035	17.25	0.5	0.027	0.260	0.024	0.003	0.00	3.01
70	1050	17.50	0.5	0.027	0.256	0.024	0.003	0.00	3.01
71	1065	17.75	0.5	0.027	0.252	0.024	0.003	0.00	3.01
72	1080	18.00	0.4	0.022	0.249	0.020	0.002	0.00	2.41
73	1095	18.25	0.4	0.022	0.245	0.020	0.002	0.00	2.41
74	1110	18.50	0.4	0.022	0.241	0.020	0.002	0.00	2.41
75	1125	18.75	0.3	0.016	0.238	0.015	0.002	0.00	1.81
76	1140	19.00	0.2	0.011	0.235	0.010	0.001	0.00	1.20
77	1155	19.25	0.3	0.016	0.231	0.015	0.002	0.00	1.81
78	1170	19.50	0.4	0.022	0.228	0.020	0.002	0.00	2.41
79	1185	19.75	0.3	0.016	0.225	0.015	0.002	0.00	1.81
80	1200	20.00	0.2	0.011	0.222	0.010	0.001	0.00	1.20
81	1215	20.25	0.3	0.016	0.219	0.015	0.002	0.00	1.81
82	1230	20.50	0.3	0.016	0.216	0.015	0.002	0.00	1.81
83	1245	20.75	0.3	0.016	0.213	0.015	0.002	0.00	1.81
84	1260	21.00	0.2	0.011	0.211	0.010	0.001	0.00	1.20
85	1275	21.25	0.3	0.016	0.208	0.015	0.002	0.00	1.81
86	1290	21.50	0.2	0.011	0.206	0.010	0.001	0.00	1.20
87	1305	21.75	0.3	0.016	0.204	0.015	0.002	0.00	1.81
88	1320	22.00	0.2	0.011	0.202	0.010	0.001	0.00	1.20
89	1335	22.25	0.3	0.016	0.200	0.015	0.002	0.00	1.81
90	1350	22.50	0.2	0.011	0.198	0.010	0.001	0.00	1.20
91	1365	22.75	0.2	0.011	0.196	0.010	0.001	0.00	1.20
92	1380	23.00	0.2	0.011	0.194	0.010	0.001	0.00	1.20
93	1395	23.25	0.2	0.011	0.193	0.010	0.001	0.00	1.20
94	1410	23.50	0.2	0.011	0.192	0.010	0.001	0.00	1.20
95	1425	23.75	0.2	0.011	0.191	0.010	0.001	0.00	1.20
96	1440	24.00	0.2	0.011	0.190	0.010	0.001	0.00	1.20

EFFECTIVE RAIN & FLOOD VOLUMES SUMMARY	
EFFECTIVE RAIN (in)	0.14
FLOOD VOLUME (acft)	0.01
FLOOD VOLUME (cuft)	607.23
REQUIRED STORAGE (acft)	0.01
REQUIRED STORAGE (cuft)	602.21
PEAK FLOW (cfs)	0.02

PROJECT: WORLD MUSEUM SOUTH PROP 2 YR EVENT
JOB # C2026
1

BASIN CHARACTERISTICS

CONTOUR	DEPTH		AREA		VOLUME		
	INCR (ft)	TOTAL (ft)	INCR (sf)	TOTAL (sf)	INCR (cuft)	TOTAL (cuft)	(acre-ft)
0	0	0		0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00

PERCOLATION CALCULATIONS
PERCOLATION RATE 0 in/hr 0.00 cfs

MAXWELL IV DRYWELLS
NUMBER USED 0
RATE/DRYWELL 0 cfs
TOTAL DISSIPATED 0 cfs

TOTAL PERCOLATION RATE 0.00 cfs

1

JOB # C2026

100 YEAR - 3 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
1	5	0.01	4	4	0	4	-	4	0.00
2	10	0.01	4	8	0	8	-	8	0.00
3	15	0.01	4	12	0	12	-	12	0.00
4	20	0.02	5	17	0	17	-	17	0.00
5	25	0.02	5	21	0	21	-	21	0.00
6	30	0.02	6	27	0	27	-	27	0.00
7	35	0.02	5	32	0	32	-	32	0.00
8	40	0.02	6	38	0	38	-	38	0.00
9	45	0.02	6	43	0	43	-	43	0.00
10	50	0.02	5	48	0	48	-	48	0.00
11	55	0.02	5	53	0	53	-	53	0.00
12	60	0.02	6	59	0	59	-	59	0.00
13	65	0.02	7	66	0	66	-	66	0.00
14	70	0.02	7	73	0	73	-	73	0.00
15	75	0.02	7	80	0	80	-	80	0.00
16	80	0.02	6	87	0	87	-	87	0.00
17	85	0.03	8	95	0	95	-	95	0.00
18	90	0.03	9	103	0	103	-	103	0.00
19	95	0.03	8	111	0	111	-	111	0.00
20	100	0.03	9	120	0	120	-	120	0.00
21	105	0.04	11	130	0	130	-	130	0.00
22	110	0.03	10	140	0	140	-	140	0.00
23	115	0.03	9	149	0	149	-	149	0.00
24	120	0.03	10	159	0	159	-	159	0.00
25	125	0.03	10	169	0	169	-	169	0.00
26	130	0.04	13	182	0	182	-	182	0.00
27	135	0.06	19	202	0	202	-	202	0.00
28	140	0.04	11	213	0	213	-	213	0.00
29	145	0.26	77	289	0	289	-	289	0.01
30	150	0.31	93	382	0	382	-	382	0.01
31	155	0.40	121	504	0	504	-	504	0.01
32	160	0.16	48	551	0	551	-	551	0.01
33	165	0.02	6	558	0	558	-	558	0.01
34	170	0.02	6	564	0	564	-	564	0.01
35	175	0.02	6	569	0	569	-	569	0.01
36	180	0.01	2	571	0	571	-	571	0.01

1

JOB # C2026

100 YEAR - 6 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
1	5	0.01	2	2	0	2	-	2	0.00
2	10	0.01	3	5	0	5	-	5	0.00
3	15	0.01	3	7	0	7	-	7	0.00
4	20	0.01	3	10	0	10	-	10	0.00
5	25	0.01	3	12	0	12	-	12	0.00
6	30	0.01	3	15	0	15	-	15	0.00
7	35	0.01	3	18	0	18	-	18	0.00
8	40	0.01	3	21	0	21	-	21	0.00
9	45	0.01	3	24	0	24	-	24	0.00
10	50	0.01	3	27	0	27	-	27	0.00
11	55	0.01	3	30	0	30	-	30	0.00
12	60	0.01	3	33	0	33	-	33	0.00
13	65	0.01	3	37	0	37	-	37	0.00
14	70	0.01	3	40	0	40	-	40	0.00
15	75	0.01	3	43	0	43	-	43	0.00
16	80	0.01	3	47	0	47	-	47	0.00
17	85	0.01	3	50	0	50	-	50	0.00
18	90	0.01	3	54	0	54	-	54	0.00
19	95	0.01	3	57	0	57	-	57	0.00
20	100	0.01	3	60	0	60	-	60	0.00
21	105	0.01	3	64	0	64	-	64	0.00
22	110	0.01	3	67	0	67	-	67	0.00
23	115	0.01	3	70	0	70	-	70	0.00
24	120	0.01	4	74	0	74	-	74	0.00
25	125	0.01	3	78	0	78	-	78	0.00
26	130	0.01	4	81	0	81	-	81	0.00
27	135	0.01	4	85	0	85	-	85	0.00
28	140	0.01	4	89	0	89	-	89	0.00
29	145	0.01	4	93	0	93	-	93	0.00
30	150	0.01	4	97	0	97	-	97	0.00
31	155	0.01	4	100	0	100	-	100	0.00
32	160	0.01	4	104	0	104	-	104	0.00
33	165	0.01	4	108	0	108	-	108	0.00
34	170	0.01	4	113	0	113	-	113	0.00
35	175	0.01	4	117	0	117	-	117	0.00
36	180	0.01	4	121	0	121	-	121	0.00
37	185	0.01	4	125	0	125	-	125	0.00
38	190	0.02	5	130	0	130	-	130	0.00
39	195	0.02	5	135	0	135	-	135	0.00
40	200	0.02	5	139	0	139	-	139	0.00
41	205	0.02	5	144	0	144	-	144	0.00
42	210	0.02	5	150	0	150	-	150	0.00
43	215	0.02	6	156	0	156	-	156	0.00
44	220	0.02	6	162	0	162	-	162	0.00
45	225	0.02	6	168	0	168	-	168	0.00
46	230	0.02	6	174	0	174	-	174	0.00
47	235	0.02	7	181	0	181	-	181	0.00
48	240	0.02	7	188	0	188	-	188	0.00
49	245	0.02	7	195	0	195	-	195	0.00
50	250	0.03	8	203	0	203	-	203	0.00
51	255	0.03	8	211	0	211	-	211	0.00
52	260	0.03	8	219	0	219	-	219	0.01
53	265	0.03	9	228	0	228	-	228	0.01
54	270	0.03	9	237	0	237	-	237	0.01
55	275	0.03	9	246	0	246	-	246	0.01

1

JOB # C2026

100 YEAR - 6 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
56	280	0.03	10	256	0	256	-	256	0.01
57	285	0.03	10	266	0	266	-	266	0.01
58	290	0.03	10	276	0	276	-	276	0.01
59	295	0.04	11	287	0	287	-	287	0.01
60	300	0.04	11	298	0	298	-	298	0.01
61	305	0.04	13	311	0	311	-	311	0.01
62	310	0.04	12	322	0	322	-	322	0.01
63	315	0.08	24	346	0	346	-	346	0.01
64	320	0.12	37	383	0	383	-	383	0.01
65	325	0.19	58	441	0	441	-	441	0.01
66	330	0.32	96	537	0	537	-	537	0.01
67	335	0.03	8	545	0	545	-	545	0.01
68	340	0.01	4	549	0	549	-	549	0.01
69	345	0.01	3	551	0	551	-	551	0.01
70	350	0.01	2	553	0	553	-	553	0.01
71	355	0.00	1	555	0	555	-	555	0.01
72	360	0.00	1	556	0	556	-	556	0.01

1

JOB # C2026

100 YEAR - 24 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
1	15	0.00	1	1	0	1	-	1	0.00
2	30	0.00	2	3	0	3	-	3	0.00
3	45	0.00	2	5	0	5	-	5	0.00
4	60	0.00	2	7	0	7	-	7	0.00
5	75	0.00	2	9	0	9	-	9	0.00
6	90	0.00	2	11	0	11	-	11	0.00
7	105	0.00	2	13	0	13	-	13	0.00
8	120	0.00	2	15	0	15	-	15	0.00
9	135	0.00	2	17	0	17	-	17	0.00
10	150	0.00	2	20	0	20	-	20	0.00
11	165	0.00	3	23	0	23	-	23	0.00
12	180	0.00	3	26	0	26	-	26	0.00
13	195	0.00	3	29	0	29	-	29	0.00
14	210	0.00	3	32	0	32	-	32	0.00
15	225	0.00	3	35	0	35	-	35	0.00
16	240	0.00	4	39	0	39	-	39	0.00
17	255	0.00	4	42	0	42	-	42	0.00
18	270	0.00	4	46	0	46	-	46	0.00
19	285	0.00	4	51	0	51	-	51	0.00
20	300	0.01	5	55	0	55	-	55	0.00
21	315	0.00	4	59	0	59	-	59	0.00
22	330	0.00	4	63	0	63	-	63	0.00
23	345	0.01	5	68	0	68	-	68	0.00
24	360	0.01	5	73	0	73	-	73	0.00
25	375	0.01	5	78	0	78	-	78	0.00
26	390	0.01	5	84	0	84	-	84	0.00
27	405	0.01	6	90	0	90	-	90	0.00
28	420	0.01	6	96	0	96	-	96	0.00
29	435	0.01	6	102	0	102	-	102	0.00
30	450	0.01	7	108	0	108	-	108	0.00
31	465	0.01	7	116	0	116	-	116	0.00
32	480	0.01	8	123	0	123	-	123	0.00
33	495	0.01	9	132	0	132	-	132	0.00
34	510	0.01	9	142	0	142	-	142	0.00
35	525	0.01	10	151	0	151	-	151	0.00
36	540	0.01	10	161	0	161	-	161	0.00
37	555	0.01	11	173	0	173	-	173	0.00
38	570	0.01	12	185	0	185	-	185	0.00
39	585	0.01	13	198	0	198	-	198	0.00
40	600	0.01	13	211	0	211	-	211	0.00
41	615	0.01	9	220	0	220	-	220	0.01
42	630	0.01	9	229	0	229	-	229	0.01
43	645	0.01	12	241	0	241	-	241	0.01
44	660	0.01	12	253	0	253	-	253	0.01
45	675	0.01	11	264	0	264	-	264	0.01
46	690	0.01	11	276	0	276	-	276	0.01
47	705	0.01	10	286	0	286	-	286	0.01
48	720	0.01	11	297	0	297	-	297	0.01
49	735	0.02	15	312	0	312	-	312	0.01
50	750	0.02	16	328	0	328	-	328	0.01
51	765	0.02	17	344	0	344	-	344	0.01
52	780	0.02	17	362	0	362	-	362	0.01
53	795	0.02	20	382	0	382	-	382	0.01
54	810	0.02	20	403	0	403	-	403	0.01
55	825	0.02	14	417	0	417	-	417	0.01
56	840	0.02	14	431	0	431	-	431	0.01
57	855	0.02	16	447	0	447	-	447	0.01
58	870	0.02	16	462	0	462	-	462	0.01

1

JOB # C2026

100 YEAR - 24 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
59	885	0.02	16	478	0	478	-	478	0.01
60	900	0.02	15	493	0	493	-	493	0.01
61	915	0.02	14	508	0	508	-	508	0.01
62	930	0.02	14	522	0	522	-	522	0.01
63	945	0.01	11	533	0	533	-	533	0.01
64	960	0.01	11	544	0	544	-	544	0.01
65	975	0.00	2	547	0	547	-	547	0.01
66	990	0.00	2	549	0	549	-	549	0.01
67	1005	0.00	2	551	0	551	-	551	0.01
68	1020	0.00	2	553	0	553	-	553	0.01
69	1035	0.00	3	556	0	556	-	556	0.01
70	1050	0.00	3	559	0	559	-	559	0.01
71	1065	0.00	3	562	0	562	-	562	0.01
72	1080	0.00	2	564	0	564	-	564	0.01
73	1095	0.00	2	567	0	567	-	567	0.01
74	1110	0.00	2	569	0	569	-	569	0.01
75	1125	0.00	2	571	0	571	-	571	0.01
76	1140	0.00	1	572	0	572	-	572	0.01
77	1155	0.00	2	574	0	574	-	574	0.01
78	1170	0.00	2	576	0	576	-	576	0.01
79	1185	0.00	2	578	0	578	-	578	0.01
80	1200	0.00	1	579	0	579	-	579	0.01
81	1215	0.00	2	581	0	581	-	581	0.01
82	1230	0.00	2	583	0	583	-	583	0.01
83	1245	0.00	2	585	0	585	-	585	0.01
84	1260	0.00	1	586	0	586	-	586	0.01
85	1275	0.00	2	588	0	588	-	588	0.01
86	1290	0.00	1	589	0	589	-	589	0.01
87	1305	0.00	2	591	0	591	-	591	0.01
88	1320	0.00	1	592	0	592	-	592	0.01
89	1335	0.00	2	594	0	594	-	594	0.01
90	1350	0.00	1	595	0	595	-	595	0.01
91	1365	0.00	1	596	0	596	-	596	0.01
92	1380	0.00	1	597	0	597	-	597	0.01
93	1395	0.00	1	599	0	599	-	599	0.01
94	1410	0.00	1	600	0	600	-	600	0.01
95	1425	0.00	1	601	0	601	-	601	0.01
96	1440	0.00	1	602	0	602	-	602	0.01

	A	B	C	D
1	**RCFC&WCD SHORTCUT UNIT HYDROGRAPH METHOD**			
2	DATA INPUT SHEET			
3				
4	WORKSHEET PREPARED BY:	JAMES R. BAZUA, P.E.		
5				
6	PROJECT NAME	WORLD MUSEUM SOUTH PROP 10 YR EVENT		
7	JOB #	C2026		
8				
9	CONCENTRATION POINT DESIGNATION	1		
10	AREA DESIGNATION	ON-SITE		
11				
12	TRIBUTARY AREAS	ACRES		
13				
14	COMMERCIAL			
15	PAVING/HARDSCAPE	0.37		
16	SF - 1 ACRE			
17	SF - 1/2 ACRE			
18	SF - 1/4 ACRE			
19	MF - CONDOMINIUMS			
20	MF - APARTMENTS			
21	MOBILE HOME PARK			
22	LANDSCAPING	0.51		
23	RETENTION BASIN			
24	GOLF COURSE			
25	MOUNTAINOUS	0.35		
26	LOW LOSS RATE (PERCENT)	90%		
27				
28	LENGTH OF WATERCOURSE (L)	315		
29	LENGTH TO POINT OPPOSITE CENTROID (Lca)	15		
30				
31	ELEVATION OF HEADWATER	329		
32	ELEVATION OF CONCENTRATION POINT	267		
33				
34	AVERAGE MANNINGS 'N' VALUE	0.02		
35				
36	STORM FREQUENCY (YEAR)	100		
37				
38	POINT RAIN			
39	3-HOUR	1.5		
40	6-HOUR	1.93		
41	24-HOUR	2.66		
42				
43	BASIN CHARACTERISTICS:	ELEVATION	AREA	
44				
45				
46				
47				
48				
49				
50				
51				
52	PERCOLATION RATE (in/hr)			
53				
54	DRYWELL DATA			
55	NUMBER USED			
56	PERCOLATION RATE (cfs)			

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD — PROJECT: WORLD MUSEUM SOUTH PROP 10 YR EVENT
BASIC DATA CALCULATION FORM — JOB # C2026
SHORTCUT METHOD — BY ES R. BAZUA, P.E. — DATE 3/28/2025

PHYSICAL DATA

[1] CONCENTRATION POINT	1
[2] AREA DESIGNATION	ON-SITE
[3] AREA - ACRES	1.230
[4] L-FEET	315
[5] L-MILES	0.060
[6] La-FEET	15.00
[7] La-MILES	0.003
[8] ELEVATION OF HEADWATER	329
[9] ELEVATION OF CONCENTRATION POINT	267
[10] H-FEET	62
[11] S-FEET/MILE	1039.2
[12] S^0.5	32.24
[13] L*LCA/S^0.5	0.000
[14] AVERAGE MANNINGS 'N'	0.02
[15] LAG TIME-HOURS	0.00
[16] LAG TIME-MINUTES	0.3
[17] 100% OF LAG-MINUTES	0.3
[18] 200% OF LAG-MINUTES	0.6
[19] UNIT TIME-MINUTES (100%-200% OF LAG)	5
[24] TOTAL PERCOLATION RATE (cfs)	0.00

RAINFALL DATA

[1] SOURCE
[2] FREQUENCY-YEARS 100
[3] DURATION:

3-HOURS				6-HOURS				24-HOURS			
[4] POINT RAIN INCHES (Plate E-5.2)	[5] AREA	[6]	[7] AVERAGE POINT RAIN INCHES	[8] POINT RAIN INCHES (Plate E-5.4)	[9] AREA	[10]	[11] AVERAGE POINT RAIN INCHES	[12] POINT RAIN INCHES (Plate E-5.6)	[13] AREA	[14]	[15] AVERAGE POINT RAIN INCHES
1.50	1.230	1.00	1.50	1.93	1.230	1.00	1.93	2.66	1.230	1.00	2.66
		0.00	0.00			0.00	0.00			0.00	0.00
		0.00	0.00			0.00	0.00			0.00	0.00
		0.00	0.00			0.00	0.00			0.00	0.00
SUM [5]	1.23	SUM [7]	1.50	SUM [9]	1.23	SUM [11]	1.93	SUM [13]	1.23	SUM [15]	2.66
[16] AREA ADJ FACTOR			1.000				1.000				1.000
[17] ADJ AVG POINT RAIN			1.50				1.93				2.66

STORM EVENT SUMMARY

DURATION		3-HOUR	6-HOUR	24-HOUR
EFFECTIVE RAIN	(in)	0.54	0.51	0.26
FLOOD VOLUME	(cu-ft)	2,398	2,283	1,178
	(acre-ft)	0.06	0.05	0.03
REQUIRED STORAGE	(cu-ft)	2,379	2,264	1,168
	(acre-ft)	0.05	0.05	0.03
PEAK FLOW	(cfs)	1.35	1.13	0.04
MAXIMUM WSEL	(ft)	-	-	-

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD	PROJECT WORLD MUSEUM SOUTH PROP 10 YR EVENT
	CONCENTRATION POINT: 1
	BY MES R. BAZUA, P.E. DATE 3/28/2025

ADJUSTED LOSS RATE

SOIL GROUP [Plate C-1]	LAND USE	RI NUMBER [Plate E-6.1]	PERVIOUS AREA INFILTRATION RATE (in/hr) [Plate E-6.2]	DECIMAL PERCENT OF AREA IMPERVIOUS [Plate E-6.3]	ADJUSTED INFILTRATION RATE (in/hr)	AREA		AVERAGE ADJUSTED INFILTRATION RATE (in/hr)
A	COMMERCIAL	32	0.74	90%	0.14	0.00	0.000	0.0000
A	PAVING/HARDSCAPE	32	0.74	100%	0.07	0.37	0.301	0.0223
A	SF - 1 ACRE	32	0.74	20%	0.61	0.00	0.000	0.0000
A	SF - 1/2 ACRE	32	0.74	40%	0.47	0.00	0.000	0.0000
A	SF - 1/4 ACRE	32	0.74	50%	0.41	0.00	0.000	0.0000
A	MF - COND0MINIUMS	32	0.74	65%	0.31	0.00	0.000	0.0000
A	MF - APARTMENTS	32	0.74	80%	0.21	0.00	0.000	0.0000
A	MOBILE HOME PARKS	32	0.74	75%	0.24	0.00	0.000	0.0000
A	LANDSCAPING	32	0.74	0%	0.74	0.51	0.415	0.3068
A	RETENTION BASINS	32	0.74	0%	0.74	0.00	0.000	0.0000
A	GOLF COURSE	32	0.74	0%	0.74	0.00	0.000	0.0000
D	MOUNTAINOUS	93	0.95	90%	0.18	0.35	0.285	0.0514
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					SUM	1.23	SUM	0.3805

VARIABLE LOSS RATE CURVE (24-HOUR STORM ONLY)

Fm= 0.19022561

C= 0.00352

Ft=C(24-(T/60))^1.55 = 0.00352 (24-(T/60))^1.55 + 0.19 in/hr

LOW LOSS RATE (80-90 PERCENT) = 90%

Where:

T=Time in minutes. To get an average value for each unit time period, Use T=1/2 the unit time for the first time period,
T=1 1/2 unit time for the second period, etc.

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
100 YEAR - 3 HOUR STORM EVENT

PROJECT: WORLD MUSEUM SOUTH PROP 10 YR EVENT
CONCENTRATION POINT: 1

BY: IES R. BAZUA, DATE 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	1.23
UNIT TIME-MINUTES	5
LAG TIME - MINUTES	0.28
UNIT TIME-PERCENT OF LAG	1760.7
TOTAL ADJUSTED STORM RAIN-INCHES	1.50
CONSTANT LOSS RATE-in/hr	0.38
LOW LOSS RATE - PERCENT	90%

TOTAL PERCOLATION RATE (cfs) 0.00 cfs

Unit Time Period	Time Minutes	Time Hours	Pattern Percent (Plate E-5.9)	Storm Rain in/hr	Loss Rate in/hr Max	Loss Rate in/hr Low	Effective Rain in/hr	Flood Hydrograph Flow cfs	Required Storage cf
1	5	0.08	1.3	0.234	0.38	0.21	0.02	0.03	8.63
2	10	0.17	1.3	0.234	0.38	0.21	0.02	0.03	8.63
3	15	0.25	1.1	0.198	0.38	0.18	0.02	0.02	7.31
4	20	0.33	1.5	0.270	0.38	0.24	0.03	0.03	9.96
5	25	0.42	1.5	0.270	0.38	0.24	0.03	0.03	9.96
6	30	0.50	1.8	0.324	0.38	0.29	0.03	0.04	11.96
7	35	0.58	1.5	0.270	0.38	0.24	0.03	0.03	9.96
8	40	0.67	1.8	0.324	0.38	0.29	0.03	0.04	11.96
9	45	0.75	1.8	0.324	0.38	0.29	0.03	0.04	11.96
10	50	0.83	1.5	0.270	0.38	0.24	0.03	0.03	9.96
11	55	0.92	1.6	0.288	0.38	0.26	0.03	0.04	10.63
12	60	1.00	1.8	0.324	0.38	0.29	0.03	0.04	11.96
13	65	1.08	2.2	0.396	0.38	0.36	0.02	0.02	5.74
14	70	1.17	2.2	0.396	0.38	0.36	0.02	0.02	5.74
15	75	1.25	2.2	0.396	0.38	0.36	0.02	0.02	5.74
16	80	1.33	2.0	0.360	0.38	0.32	0.04	0.04	13.28
17	85	1.42	2.6	0.468	0.38	0.42	0.09	0.11	32.31
18	90	1.50	2.7	0.486	0.38	0.44	0.11	0.13	38.95
19	95	1.58	2.4	0.432	0.38	0.39	0.05	0.06	19.02
20	100	1.67	2.7	0.486	0.38	0.44	0.11	0.13	38.95
21	105	1.75	3.3	0.594	0.38	0.53	0.21	0.26	78.80
22	110	1.83	3.1	0.558	0.38	0.50	0.18	0.22	65.52
23	115	1.92	2.9	0.522	0.38	0.47	0.14	0.17	52.23
24	120	2.00	3.0	0.540	0.38	0.49	0.16	0.20	58.87
25	125	2.08	3.1	0.558	0.38	0.50	0.18	0.22	65.52
26	130	2.17	4.2	0.756	0.38	0.68	0.38	0.46	138.58
27	135	2.25	5.0	0.900	0.38	0.81	0.52	0.64	191.71
28	140	2.33	3.5	0.630	0.38	0.57	0.25	0.31	92.08
29	145	2.42	6.8	1.224	0.38	1.10	0.84	1.04	311.27
30	150	2.50	7.3	1.314	0.38	1.18	0.93	1.15	344.48
31	155	2.58	8.2	1.476	0.38	1.33	1.10	1.35	404.26
32	160	2.67	5.9	1.062	0.38	0.96	0.68	0.84	251.49
33	165	2.75	2.0	0.360	0.38	0.32	0.04	0.04	13.28
34	170	2.83	1.8	0.324	0.38	0.29	0.03	0.04	11.96
35	175	2.92	1.8	0.324	0.38	0.29	0.03	0.04	11.96
36	180	3.00	0.6	0.108	0.38	0.10	0.01	0.01	3.99

EFFECTIVE RAIN & FLOOD VOLUMES SUMMARY

EFFECTIVE RAIN (in)	0.54
FLOOD VOLUME (acft)	0.06
FLOOD VOLUME (cuft)	2398.41
REQUIRED STORAGE (acft)	0.05
REQUIRED STORAGE (cuft)	2378.58
PEAK FLOW RATE (cfs)	1.35

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
100 YEAR - 6 HOUR STORM EVENT

PROJECT: WORLD MUSEUM SOUTH PROP 10 YR EVEN
CONCENTRATION POINT: 1

BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	1.23
UNIT TIME-MINUTES	5
LAG TIME - MINUTES	0.28
UNIT TIME-PERCENT OF LAG	1760.7
TOTAL ADJUSTED STORM RAIN-INCHES	1.93
CONSTANT LOSS RATE-in/hr	0.380
LOW LOSS RATE - PERCENT	90%

TOTAL PERCOLATION RATE (cfs) 0.00 cfs

Unit Time Period	Time		Pattern Percent	Storm Rain in/hr	Loss Rate in/hr		Effective Rain	Flood Hydrograph Flow	Required Storage
	Minutes	Hours	(Plate E-5.9)		Max	Low	in/hr	cfs	cf
1	5	0.08	0.5	0.116	0.38	0.10	0.01	0.01	4.27
2	10	0.17	0.6	0.139	0.38	0.13	0.01	0.02	5.13
3	15	0.25	0.6	0.139	0.38	0.13	0.01	0.02	5.13
4	20	0.33	0.6	0.139	0.38	0.13	0.01	0.02	5.13
5	25	0.42	0.6	0.139	0.38	0.13	0.01	0.02	5.13
6	30	0.50	0.7	0.162	0.38	0.15	0.02	0.02	5.98
7	35	0.58	0.7	0.162	0.38	0.15	0.02	0.02	5.98
8	40	0.67	0.7	0.162	0.38	0.15	0.02	0.02	5.98
9	45	0.75	0.7	0.162	0.38	0.15	0.02	0.02	5.98
10	50	0.83	0.7	0.162	0.38	0.15	0.02	0.02	5.98
11	55	0.92	0.7	0.162	0.38	0.15	0.02	0.02	5.98
12	60	1.00	0.8	0.185	0.38	0.17	0.02	0.02	6.84
13	65	1.08	0.8	0.185	0.38	0.17	0.02	0.02	6.84
14	70	1.17	0.8	0.185	0.38	0.17	0.02	0.02	6.84
15	75	1.25	0.8	0.185	0.38	0.17	0.02	0.02	6.84
16	80	1.33	0.8	0.185	0.38	0.17	0.02	0.02	6.84
17	85	1.42	0.8	0.185	0.38	0.17	0.02	0.02	6.84
18	90	1.50	0.8	0.185	0.38	0.17	0.02	0.02	6.84
19	95	1.58	0.8	0.185	0.38	0.17	0.02	0.02	6.84
20	100	1.67	0.8	0.185	0.38	0.17	0.02	0.02	6.84
21	105	1.75	0.8	0.185	0.38	0.17	0.02	0.02	6.84
22	110	1.83	0.8	0.185	0.38	0.17	0.02	0.02	6.84
23	115	1.92	0.8	0.185	0.38	0.17	0.02	0.02	6.84
24	120	2.00	0.9	0.208	0.38	0.19	0.02	0.03	7.69
25	125	2.08	0.8	0.185	0.38	0.17	0.02	0.02	6.84
26	130	2.17	0.9	0.208	0.38	0.19	0.02	0.03	7.69
27	135	2.25	0.9	0.208	0.38	0.19	0.02	0.03	7.69
28	140	2.33	0.9	0.208	0.38	0.19	0.02	0.03	7.69
29	145	2.42	0.9	0.208	0.38	0.19	0.02	0.03	7.69
30	150	2.50	0.9	0.208	0.38	0.19	0.02	0.03	7.69
31	155	2.58	0.9	0.208	0.38	0.19	0.02	0.03	7.69
32	160	2.67	0.9	0.208	0.38	0.19	0.02	0.03	7.69
33	165	2.75	1.0	0.232	0.38	0.21	0.02	0.03	8.55
34	170	2.83	1.0	0.232	0.38	0.21	0.02	0.03	8.55
35	175	2.92	1.0	0.232	0.38	0.21	0.02	0.03	8.55
36	180	3.00	1.0	0.232	0.38	0.21	0.02	0.03	8.55
37	185	3.08	1.0	0.232	0.38	0.21	0.02	0.03	8.55
38	190	3.17	1.1	0.255	0.38	0.23	0.03	0.03	9.40
39	195	3.25	1.1	0.255	0.38	0.23	0.03	0.03	9.40
40	200	3.33	1.1	0.255	0.38	0.23	0.03	0.03	9.40
41	205	3.42	1.2	0.278	0.38	0.25	0.03	0.03	10.26
42	210	3.50	1.3	0.301	0.38	0.27	0.03	0.04	11.11
43	215	3.58	1.4	0.324	0.38	0.29	0.03	0.04	11.96
44	220	3.67	1.4	0.324	0.38	0.29	0.03	0.04	11.96
45	225	3.75	1.5	0.347	0.38	0.31	0.03	0.04	12.82
46	230	3.83	1.5	0.347	0.38	0.31	0.03	0.04	12.82
47	235	3.92	1.6	0.371	0.38	0.33	0.04	0.05	13.67
48	240	4.00	1.6	0.371	0.38	0.33	0.04	0.05	13.67
49	245	4.08	1.7	0.394	0.38	0.35	0.01	0.02	4.90
50	250	4.17	1.8	0.417	0.38	0.38	0.04	0.04	13.44
51	255	4.25	1.9	0.440	0.38	0.40	0.06	0.07	21.99
52	260	4.33	2.0	0.463	0.38	0.42	0.08	0.10	30.53
53	265	4.42	2.1	0.486	0.38	0.44	0.11	0.13	39.08
54	270	4.50	2.1	0.486	0.38	0.44	0.11	0.13	39.08
55	275	4.58	2.2	0.510	0.38	0.46	0.13	0.16	47.63
56	280	4.67	2.3	0.533	0.38	0.48	0.15	0.19	56.17

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD 100 YEAR - 6 HOUR STORM EVENT	PROJECT: WORLD MUSEUM SOUTH PROP 10 YR EVEN CONCENTRATION POINT: 1 BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	1.23		
UNIT TIME-MINUTES	5		
LAG TIME - MINUTES	0.28		
UNIT TIME-PERCENT OF LAG	1760.7		
TOTAL ADJUSTED STORM RAIN-INCHES	1.93		
CONSTANT LOSS RATE-in/hr	0.380		
LOW LOSS RATE - PERCENT	90%	TOTAL PERCOLATION RATE (cfs)	0.00 cfs

Unit Time Period	Time		Pattern Percent	Storm Rain in/hr	Loss Rate in/hr		Effective Rain	Flood Hydrograph Flow	Required Storage
	Minutes	Hours	(Plate E-5.9)		Max	Low	in/hr	cfs	cf
57	285	4.75	2.4	0.556	0.38	0.50	0.18	0.22	64.72
58	290	4.83	2.4	0.556	0.38	0.50	0.18	0.22	64.72
59	295	4.92	2.5	0.579	0.38	0.52	0.20	0.24	73.26
60	300	5.00	2.6	0.602	0.38	0.54	0.22	0.27	81.81
61	305	5.08	3.1	0.718	0.38	0.65	0.34	0.42	124.54
62	310	5.17	3.6	0.834	0.38	0.75	0.45	0.56	167.27
63	315	5.25	3.9	0.903	0.38	0.81	0.52	0.64	192.91
64	320	5.33	4.2	0.973	0.38	0.88	0.59	0.73	218.55
65	325	5.42	4.7	1.089	0.38	0.98	0.71	0.87	261.28
66	330	5.50	5.6	1.297	0.38	1.17	0.92	1.13	338.19
67	335	5.58	1.9	0.440	0.38	0.40	0.06	0.07	21.99
68	340	5.67	0.9	0.208	0.38	0.19	0.02	0.03	7.69
69	345	5.75	0.6	0.139	0.38	0.13	0.01	0.02	5.13
70	350	5.83	0.5	0.116	0.38	0.10	0.01	0.01	4.27
71	355	5.92	0.3	0.069	0.38	0.06	0.01	0.01	2.56
72	360	6.00	0.2	0.046	0.38	0.04	0.00	0.01	1.71

EFFECTIVE RAIN & FLOOD VOLUMES SUMMARY

EFFECTIVE RAIN (in)	0.51
FLOOD VOLUME (acft)	0.05
FLOOD VOLUME (cuft)	2282.59
REQUIRED STORAGE (acft)	0.05
REQUIRED STORAGE (cuft)	2263.72
PEAK FLOW RATE (cfs)	1.13

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
100 YEAR - 24 HOUR STORM EVENT

PROJECT: WORLD MUSEUM SOUTH PROP 10 YR EVENT
CONCENTRATION POINT: 1

BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	1.230	CONSTANT LOSS RATE-in/hr	n/a
UNIT TIME-MINUTES	15	VARIABLE LOSS RATE (AVG) in/hr	0.3805
LAG TIME - MINUTES	0.28	MINIMUM LOSS RATE (for var. loss) - in/hr	0.190
UNIT TIME-PERCENT OF LAG	5282.1	LOW LOSS RATE - DECIMAL	0.90
TOTAL ADJUSTED STORM RAIN-INCHES	2.66	C	0.00352
		PERCOLATION RATE (cfs)	0.00

Unit Time Period	Time		Pattern Percent	Storm Rain in/hr	Loss Rate in/hr		Effective Rain in/hr	Flood Hydrograph Flow cfs	Required Storage cf
	Minutes	Hours	(Plate E-5.9)		Max	Low			
1	15	0.25	0.2	0.021	0.672	0.019	0.002	0.00	2.36
2	30	0.50	0.3	0.032	0.664	0.029	0.003	0.00	3.53
3	45	0.75	0.3	0.032	0.656	0.029	0.003	0.00	3.53
4	60	1.00	0.4	0.043	0.649	0.038	0.004	0.01	4.71
5	75	1.25	0.3	0.032	0.641	0.029	0.003	0.00	3.53
6	90	1.50	0.3	0.032	0.633	0.029	0.003	0.00	3.53
7	105	1.75	0.3	0.032	0.626	0.029	0.003	0.00	3.53
8	120	2.00	0.4	0.043	0.618	0.038	0.004	0.01	4.71
9	135	2.25	0.4	0.043	0.611	0.038	0.004	0.01	4.71
10	150	2.50	0.4	0.043	0.603	0.038	0.004	0.01	4.71
11	165	2.75	0.5	0.053	0.596	0.048	0.005	0.01	5.89
12	180	3.00	0.5	0.053	0.589	0.048	0.005	0.01	5.89
13	195	3.25	0.5	0.053	0.581	0.048	0.005	0.01	5.89
14	210	3.50	0.5	0.053	0.574	0.048	0.005	0.01	5.89
15	225	3.75	0.5	0.053	0.567	0.048	0.005	0.01	5.89
16	240	4.00	0.6	0.064	0.560	0.057	0.006	0.01	7.07
17	255	4.25	0.6	0.064	0.553	0.057	0.006	0.01	7.07
18	270	4.50	0.7	0.074	0.546	0.067	0.007	0.01	8.24
19	285	4.75	0.7	0.074	0.539	0.067	0.007	0.01	8.24
20	300	5.00	0.8	0.085	0.532	0.077	0.009	0.01	9.42
21	315	5.25	0.6	0.064	0.525	0.057	0.006	0.01	7.07
22	330	5.50	0.7	0.074	0.518	0.067	0.007	0.01	8.24
23	345	5.75	0.8	0.085	0.511	0.077	0.009	0.01	9.42
24	360	6.00	0.8	0.085	0.504	0.077	0.009	0.01	9.42
25	375	6.25	0.9	0.096	0.498	0.086	0.010	0.01	10.60
26	390	6.50	0.9	0.096	0.491	0.086	0.010	0.01	10.60
27	405	6.75	1.0	0.106	0.485	0.096	0.011	0.01	11.78
28	420	7.00	1.0	0.106	0.478	0.096	0.011	0.01	11.78
29	435	7.25	1.0	0.106	0.471	0.096	0.011	0.01	11.78
30	450	7.50	1.1	0.117	0.465	0.105	0.012	0.01	12.96
31	465	7.75	1.2	0.128	0.459	0.115	0.013	0.02	14.13
32	480	8.00	1.3	0.138	0.452	0.124	0.014	0.02	15.31
33	495	8.25	1.5	0.160	0.446	0.144	0.016	0.02	17.67
34	510	8.50	1.5	0.160	0.440	0.144	0.016	0.02	17.67
35	525	8.75	1.6	0.170	0.434	0.153	0.017	0.02	18.85
36	540	9.00	1.7	0.181	0.428	0.163	0.018	0.02	20.02
37	555	9.25	1.9	0.202	0.422	0.182	0.020	0.02	22.38
38	570	9.50	2.0	0.213	0.416	0.192	0.021	0.03	23.56
39	585	9.75	2.1	0.223	0.410	0.201	0.022	0.03	24.73
40	600	10.00	2.2	0.234	0.404	0.211	0.023	0.03	25.91
41	615	10.25	1.5	0.160	0.398	0.144	0.016	0.02	17.67
42	630	10.50	1.5	0.160	0.392	0.144	0.016	0.02	17.67
43	645	10.75	2.0	0.213	0.386	0.192	0.021	0.03	23.56
44	660	11.00	2.0	0.213	0.381	0.192	0.021	0.03	23.56
45	675	11.25	1.9	0.202	0.375	0.182	0.020	0.02	22.38
46	690	11.50	1.9	0.202	0.370	0.182	0.020	0.02	22.38
47	705	11.75	1.7	0.181	0.364	0.163	0.018	0.02	20.02
48	720	12.00	1.8	0.192	0.359	0.172	0.019	0.02	21.20
49	735	12.25	2.5	0.266	0.353	0.239	0.027	0.03	29.45
50	750	12.50	2.6	0.277	0.348	0.249	0.028	0.03	30.62
51	765	12.75	2.8	0.298	0.343	0.268	0.030	0.04	32.98
52	780	13.00	2.9	0.309	0.338	0.278	0.031	0.04	34.16
53	795	13.25	3.4	0.362	0.333	0.326	0.029	0.04	32.31
54	810	13.50	3.4	0.362	0.328	0.326	0.034	0.04	37.89
55	825	13.75	2.3	0.245	0.323	0.220	0.024	0.03	27.09
56	840	14.00	2.3	0.245	0.318	0.220	0.024	0.03	27.09
57	855	14.25	2.7	0.287	0.313	0.259	0.029	0.04	31.80
58	870	14.50	2.6	0.277	0.308	0.249	0.028	0.03	30.62
59	885	14.75	2.6	0.277	0.303	0.249	0.028	0.03	30.62
60	900	15.00	2.5	0.266	0.299	0.239	0.027	0.03	29.45
61	915	15.25	2.4	0.255	0.294	0.230	0.026	0.03	28.27
62	930	15.50	2.3	0.245	0.290	0.220	0.024	0.03	27.09
63	945	15.75	1.9	0.202	0.285	0.182	0.020	0.02	22.38
64	960	16.00	1.9	0.202	0.281	0.182	0.020	0.02	22.38
65	975	16.25	0.4	0.043	0.277	0.038	0.004	0.01	4.71
66	990	16.50	0.4	0.043	0.272	0.038	0.004	0.01	4.71
67	1005	16.75	0.3	0.032	0.268	0.029	0.003	0.00	3.53

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD 100 YEAR - 24 HOUR STORM EVENT	PROJECT: WORLD MUSEUM SOUTH PROP 10 YR EVENT CONCENTRATION POINT: 1 BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	1.230	CONSTANT LOSS RATE-in/hr	n/a
UNIT TIME-MINUTES	15	VARIABLE LOSS RATE (AVG) in/hr	0.3805
LAG TIME - MINUTES	0.28	MINIMUM LOSS RATE (for var. loss) - in/hr	0.190
UNIT TIME-PERCENT OF LAG	5282.1	LOW LOSS RATE - DECIMAL	0.90
TOTAL ADJUSTED STORM RAIN-INCHES	2.66	C	0.00352
		PERCOLATION RATE (cfs)	0.00

Unit Time Period	Time Minutes	Time Hours	Pattern Percent (Plate E-5.9)	Storm Rain in/hr	Loss Rate in/hr Max	Loss Rate in/hr Low	Effective Rain in/hr	Flood Hydrograph Flow cfs	Required Storage cf
68	1020	17.00	0.3	0.032	0.264	0.029	0.003	0.00	3.53
69	1035	17.25	0.5	0.053	0.260	0.048	0.005	0.01	5.89
70	1050	17.50	0.5	0.053	0.256	0.048	0.005	0.01	5.89
71	1065	17.75	0.5	0.053	0.252	0.048	0.005	0.01	5.89
72	1080	18.00	0.4	0.043	0.249	0.038	0.004	0.01	4.71
73	1095	18.25	0.4	0.043	0.245	0.038	0.004	0.01	4.71
74	1110	18.50	0.4	0.043	0.241	0.038	0.004	0.01	4.71
75	1125	18.75	0.3	0.032	0.238	0.029	0.003	0.00	3.53
76	1140	19.00	0.2	0.021	0.235	0.019	0.002	0.00	2.36
77	1155	19.25	0.3	0.032	0.231	0.029	0.003	0.00	3.53
78	1170	19.50	0.4	0.043	0.228	0.038	0.004	0.01	4.71
79	1185	19.75	0.3	0.032	0.225	0.029	0.003	0.00	3.53
80	1200	20.00	0.2	0.021	0.222	0.019	0.002	0.00	2.36
81	1215	20.25	0.3	0.032	0.219	0.029	0.003	0.00	3.53
82	1230	20.50	0.3	0.032	0.216	0.029	0.003	0.00	3.53
83	1245	20.75	0.3	0.032	0.213	0.029	0.003	0.00	3.53
84	1260	21.00	0.2	0.021	0.211	0.019	0.002	0.00	2.36
85	1275	21.25	0.3	0.032	0.208	0.029	0.003	0.00	3.53
86	1290	21.50	0.2	0.021	0.206	0.019	0.002	0.00	2.36
87	1305	21.75	0.3	0.032	0.204	0.029	0.003	0.00	3.53
88	1320	22.00	0.2	0.021	0.202	0.019	0.002	0.00	2.36
89	1335	22.25	0.3	0.032	0.200	0.029	0.003	0.00	3.53
90	1350	22.50	0.2	0.021	0.198	0.019	0.002	0.00	2.36
91	1365	22.75	0.2	0.021	0.196	0.019	0.002	0.00	2.36
92	1380	23.00	0.2	0.021	0.194	0.019	0.002	0.00	2.36
93	1395	23.25	0.2	0.021	0.193	0.019	0.002	0.00	2.36
94	1410	23.50	0.2	0.021	0.192	0.019	0.002	0.00	2.36
95	1425	23.75	0.2	0.021	0.191	0.019	0.002	0.00	2.36
96	1440	24.00	0.2	0.021	0.190	0.019	0.002	0.00	2.36

EFFECTIVE RAIN & FLOOD VOLUMES SUMMARY	
EFFECTIVE RAIN (in)	0.26
FLOOD VOLUME (acft)	0.03
FLOOD VOLUME (cuft)	1177.70
REQUIRED STORAGE (acft)	0.03
REQUIRED STORAGE (cuft)	1167.96
PEAK FLOW (cfs)	0.04

PROJECT: WORLD MUSEUM SOUTH PROP 10 YR EVENT
JOB # C2026
1

BASIN CHARACTERISTICS

CONTOUR	DEPTH		AREA		VOLUME		
	INCR (ft)	TOTAL (ft)	INCR (sf)	TOTAL (sf)	INCR (cuft)	TOTAL (cuft)	(acre-ft)
0	0	0		0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00

PERCOLATION CALCULATIONS
PERCOLATION RATE 0 in/hr 0.00 cfs

MAXWELL IV DRYWELLS
NUMBER USED 0
RATE/DRYWELL 0 cfs
TOTAL DISSIPATED 0 cfs

TOTAL PERCOLATION RATE 0.00 cfs

1

JOB # C2026

100 YEAR - 3 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
1	5	0.03	9	9	0	9	-	9	0.00
2	10	0.03	9	17	0	17	-	17	0.00
3	15	0.02	7	25	0	25	-	25	0.00
4	20	0.03	10	35	0	35	-	35	0.00
5	25	0.03	10	45	0	45	-	45	0.00
6	30	0.04	12	56	0	56	-	56	0.00
7	35	0.03	10	66	0	66	-	66	0.00
8	40	0.04	12	78	0	78	-	78	0.00
9	45	0.04	12	90	0	90	-	90	0.00
10	50	0.03	10	100	0	100	-	100	0.00
11	55	0.04	11	111	0	111	-	111	0.00
12	60	0.04	12	123	0	123	-	123	0.00
13	65	0.02	6	129	0	129	-	129	0.00
14	70	0.02	6	134	0	134	-	134	0.00
15	75	0.02	6	140	0	140	-	140	0.00
16	80	0.04	13	153	0	153	-	153	0.00
17	85	0.11	32	186	0	186	-	186	0.00
18	90	0.13	39	225	0	225	-	225	0.01
19	95	0.06	19	244	0	244	-	244	0.01
20	100	0.13	39	283	0	283	-	283	0.01
21	105	0.26	79	361	0	361	-	361	0.01
22	110	0.22	66	427	0	427	-	427	0.01
23	115	0.17	52	479	0	479	-	479	0.01
24	120	0.20	59	538	0	538	-	538	0.01
25	125	0.22	66	604	0	604	-	604	0.01
26	130	0.46	139	742	0	742	-	742	0.02
27	135	0.64	192	934	0	934	-	934	0.02
28	140	0.31	92	1,026	0	1,026	-	1,026	0.02
29	145	1.04	311	1,337	0	1,337	-	1,337	0.03
30	150	1.15	344	1,682	0	1,682	-	1,682	0.04
31	155	1.35	404	2,086	0	2,086	-	2,086	0.05
32	160	0.84	251	2,337	0	2,337	-	2,337	0.05
33	165	0.04	13	2,351	0	2,351	-	2,351	0.05
34	170	0.04	12	2,363	0	2,363	-	2,363	0.05
35	175	0.04	12	2,375	0	2,375	-	2,375	0.05
36	180	0.01	4	2,379	0	2,379	-	2,379	0.05

1

JOB # C2026

100 YEAR - 6 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
1	5	0.01	4	4	0	4	-	4	0.00
2	10	0.02	5	9	0	9	-	9	0.00
3	15	0.02	5	15	0	15	-	15	0.00
4	20	0.02	5	20	0	20	-	20	0.00
5	25	0.02	5	25	0	25	-	25	0.00
6	30	0.02	6	31	0	31	-	31	0.00
7	35	0.02	6	37	0	37	-	37	0.00
8	40	0.02	6	43	0	43	-	43	0.00
9	45	0.02	6	49	0	49	-	49	0.00
10	50	0.02	6	55	0	55	-	55	0.00
11	55	0.02	6	61	0	61	-	61	0.00
12	60	0.02	7	68	0	68	-	68	0.00
13	65	0.02	7	74	0	74	-	74	0.00
14	70	0.02	7	81	0	81	-	81	0.00
15	75	0.02	7	88	0	88	-	88	0.00
16	80	0.02	7	95	0	95	-	95	0.00
17	85	0.02	7	102	0	102	-	102	0.00
18	90	0.02	7	109	0	109	-	109	0.00
19	95	0.02	7	115	0	115	-	115	0.00
20	100	0.02	7	122	0	122	-	122	0.00
21	105	0.02	7	129	0	129	-	129	0.00
22	110	0.02	7	136	0	136	-	136	0.00
23	115	0.02	7	143	0	143	-	143	0.00
24	120	0.03	8	150	0	150	-	150	0.00
25	125	0.02	7	157	0	157	-	157	0.00
26	130	0.03	8	165	0	165	-	165	0.00
27	135	0.03	8	173	0	173	-	173	0.00
28	140	0.03	8	180	0	180	-	180	0.00
29	145	0.03	8	188	0	188	-	188	0.00
30	150	0.03	8	196	0	196	-	196	0.00
31	155	0.03	8	203	0	203	-	203	0.00
32	160	0.03	8	211	0	211	-	211	0.00
33	165	0.03	9	220	0	220	-	220	0.01
34	170	0.03	9	228	0	228	-	228	0.01
35	175	0.03	9	237	0	237	-	237	0.01
36	180	0.03	9	245	0	245	-	245	0.01
37	185	0.03	9	254	0	254	-	254	0.01
38	190	0.03	9	263	0	263	-	263	0.01
39	195	0.03	9	273	0	273	-	273	0.01
40	200	0.03	9	282	0	282	-	282	0.01
41	205	0.03	10	292	0	292	-	292	0.01
42	210	0.04	11	303	0	303	-	303	0.01
43	215	0.04	12	315	0	315	-	315	0.01
44	220	0.04	12	327	0	327	-	327	0.01
45	225	0.04	13	340	0	340	-	340	0.01
46	230	0.04	13	353	0	353	-	353	0.01
47	235	0.05	14	367	0	367	-	367	0.01
48	240	0.05	14	380	0	380	-	380	0.01
49	245	0.02	5	385	0	385	-	385	0.01
50	250	0.04	13	399	0	399	-	399	0.01
51	255	0.07	22	421	0	421	-	421	0.01
52	260	0.10	31	451	0	451	-	451	0.01
53	265	0.13	39	490	0	490	-	490	0.01
54	270	0.13	39	529	0	529	-	529	0.01
55	275	0.16	48	577	0	577	-	577	0.01

1

JOB # C2026

100 YEAR - 6 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
56	280	0.19	56	633	0	633	-	633	0.01
57	285	0.22	65	698	0	698	-	698	0.02
58	290	0.22	65	763	0	763	-	763	0.02
59	295	0.24	73	836	0	836	-	836	0.02
60	300	0.27	82	918	0	918	-	918	0.02
61	305	0.42	125	1,042	0	1,042	-	1,042	0.02
62	310	0.56	167	1,209	0	1,209	-	1,209	0.03
63	315	0.64	193	1,402	0	1,402	-	1,402	0.03
64	320	0.73	219	1,621	0	1,621	-	1,621	0.04
65	325	0.87	261	1,882	0	1,882	-	1,882	0.04
66	330	1.13	338	2,220	0	2,220	-	2,220	0.05
67	335	0.07	22	2,242	0	2,242	-	2,242	0.05
68	340	0.03	8	2,250	0	2,250	-	2,250	0.05
69	345	0.02	5	2,255	0	2,255	-	2,255	0.05
70	350	0.01	4	2,259	0	2,259	-	2,259	0.05
71	355	0.01	3	2,262	0	2,262	-	2,262	0.05
72	360	0.01	2	2,264	0	2,264	-	2,264	0.05

1

JOB # C2026

100 YEAR - 24 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
1	15	0.00	2	2	0	2	-	2	0.00
2	30	0.00	4	6	0	6	-	6	0.00
3	45	0.00	4	9	0	9	-	9	0.00
4	60	0.01	5	14	0	14	-	14	0.00
5	75	0.00	4	18	0	18	-	18	0.00
6	90	0.00	4	21	0	21	-	21	0.00
7	105	0.00	4	25	0	25	-	25	0.00
8	120	0.01	5	29	0	29	-	29	0.00
9	135	0.01	5	34	0	34	-	34	0.00
10	150	0.01	5	39	0	39	-	39	0.00
11	165	0.01	6	45	0	45	-	45	0.00
12	180	0.01	6	51	0	51	-	51	0.00
13	195	0.01	6	57	0	57	-	57	0.00
14	210	0.01	6	62	0	62	-	62	0.00
15	225	0.01	6	68	0	68	-	68	0.00
16	240	0.01	7	75	0	75	-	75	0.00
17	255	0.01	7	82	0	82	-	82	0.00
18	270	0.01	8	91	0	91	-	91	0.00
19	285	0.01	8	99	0	99	-	99	0.00
20	300	0.01	9	108	0	108	-	108	0.00
21	315	0.01	7	115	0	115	-	115	0.00
22	330	0.01	8	124	0	124	-	124	0.00
23	345	0.01	9	133	0	133	-	133	0.00
24	360	0.01	9	143	0	143	-	143	0.00
25	375	0.01	11	153	0	153	-	153	0.00
26	390	0.01	11	164	0	164	-	164	0.00
27	405	0.01	12	175	0	175	-	175	0.00
28	420	0.01	12	187	0	187	-	187	0.00
29	435	0.01	12	199	0	199	-	199	0.00
30	450	0.01	13	212	0	212	-	212	0.00
31	465	0.02	14	226	0	226	-	226	0.01
32	480	0.02	15	241	0	241	-	241	0.01
33	495	0.02	18	259	0	259	-	259	0.01
34	510	0.02	18	277	0	277	-	277	0.01
35	525	0.02	19	296	0	296	-	296	0.01
36	540	0.02	20	316	0	316	-	316	0.01
37	555	0.02	22	338	0	338	-	338	0.01
38	570	0.03	24	362	0	362	-	362	0.01
39	585	0.03	25	386	0	386	-	386	0.01
40	600	0.03	26	412	0	412	-	412	0.01
41	615	0.02	18	430	0	430	-	430	0.01
42	630	0.02	18	448	0	448	-	448	0.01
43	645	0.03	24	471	0	471	-	471	0.01
44	660	0.03	24	495	0	495	-	495	0.01
45	675	0.02	22	517	0	517	-	517	0.01
46	690	0.02	22	539	0	539	-	539	0.01
47	705	0.02	20	559	0	559	-	559	0.01
48	720	0.02	21	581	0	581	-	581	0.01
49	735	0.03	29	610	0	610	-	610	0.01
50	750	0.03	31	641	0	641	-	641	0.01
51	765	0.04	33	674	0	674	-	674	0.02
52	780	0.04	34	708	0	708	-	708	0.02
53	795	0.04	32	740	0	740	-	740	0.02
54	810	0.04	38	778	0	778	-	778	0.02
55	825	0.03	27	805	0	805	-	805	0.02
56	840	0.03	27	832	0	832	-	832	0.02
57	855	0.04	32	864	0	864	-	864	0.02
58	870	0.03	31	895	0	895	-	895	0.02

1

JOB # C2026

100 YEAR - 24 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
59	885	0.03	31	925	0	925	-	925	0.02
60	900	0.03	29	955	0	955	-	955	0.02
61	915	0.03	28	983	0	983	-	983	0.02
62	930	0.03	27	1,010	0	1,010	-	1,010	0.02
63	945	0.02	22	1,033	0	1,033	-	1,033	0.02
64	960	0.02	22	1,055	0	1,055	-	1,055	0.02
65	975	0.01	5	1,060	0	1,060	-	1,060	0.02
66	990	0.01	5	1,064	0	1,064	-	1,064	0.02
67	1005	0.00	4	1,068	0	1,068	-	1,068	0.02
68	1020	0.00	4	1,071	0	1,071	-	1,071	0.02
69	1035	0.01	6	1,077	0	1,077	-	1,077	0.02
70	1050	0.01	6	1,083	0	1,083	-	1,083	0.02
71	1065	0.01	6	1,089	0	1,089	-	1,089	0.03
72	1080	0.01	5	1,094	0	1,094	-	1,094	0.03
73	1095	0.01	5	1,098	0	1,098	-	1,098	0.03
74	1110	0.01	5	1,103	0	1,103	-	1,103	0.03
75	1125	0.00	4	1,107	0	1,107	-	1,107	0.03
76	1140	0.00	2	1,109	0	1,109	-	1,109	0.03
77	1155	0.00	4	1,113	0	1,113	-	1,113	0.03
78	1170	0.01	5	1,117	0	1,117	-	1,117	0.03
79	1185	0.00	4	1,121	0	1,121	-	1,121	0.03
80	1200	0.00	2	1,123	0	1,123	-	1,123	0.03
81	1215	0.00	4	1,127	0	1,127	-	1,127	0.03
82	1230	0.00	4	1,130	0	1,130	-	1,130	0.03
83	1245	0.00	4	1,134	0	1,134	-	1,134	0.03
84	1260	0.00	2	1,136	0	1,136	-	1,136	0.03
85	1275	0.00	4	1,140	0	1,140	-	1,140	0.03
86	1290	0.00	2	1,142	0	1,142	-	1,142	0.03
87	1305	0.00	4	1,146	0	1,146	-	1,146	0.03
88	1320	0.00	2	1,148	0	1,148	-	1,148	0.03
89	1335	0.00	4	1,151	0	1,151	-	1,151	0.03
90	1350	0.00	2	1,154	0	1,154	-	1,154	0.03
91	1365	0.00	2	1,156	0	1,156	-	1,156	0.03
92	1380	0.00	2	1,159	0	1,159	-	1,159	0.03
93	1395	0.00	2	1,161	0	1,161	-	1,161	0.03
94	1410	0.00	2	1,163	0	1,163	-	1,163	0.03
95	1425	0.00	2	1,166	0	1,166	-	1,166	0.03
96	1440	0.00	2	1,168	0	1,168	-	1,168	0.03

V RUNOFF DISCHARGE CALCULATIONS

NORTH

Surface runoff on generated on the northerly portion of the project site is directed to an on-site curb inlet catch basin. Under the existing condition, runoff collected in the curb inlet catch basin enters an existing 24" storm drain pipe and is conveyed off-site. Under the proposed condition, runoff collected in the curb inlet catch basin will be diverted to an underground storage facility with the capacity to store 2,439 cu.ft. of runoff volume. Any runoff that exceeds the capacity of the underground storage facility will then enter the existing 24" storm drain pipe where it will be conveyed off-site as it is under existing conditions.

The volume that enters the existing 24" storm drain pipe to be conveyed off-site is less under the proposed condition that it is under the existing condition. As the runoff volume under both conditions leaves the same conduit with equal size and slope, the discharges (Q) leaving the site for existing vs proposed conditions is proportional to the calculated volumes leaving the 24" conduit for both conditions.

	2 YR DISCHARGE (Q) (CFS) LEAVING SITE	10 YR DISCHARGE (Q) (CFS) LEAVING SITE
NORTH EXISTING	3.88	10.73
NORTH PROPOSED	0	10.13

SOUTH

Surface runoff generated on the southerly portion of the site flows in a southeasterly direction. Under the existing condition, surface runoff flows to the southeasterly property boundary, against an existing perimeter wall, then follows the wall along a mild slope toward the south and ultimately leaves the site. Under the proposed condition, surface flow is directed toward a surface infiltration type detention basin with capacity to store the total runoff generated during the 10 year rain event, therefore no runoff is discharged off of the southerly portion of the site during the 2 year and 10 year events under proposed conditions.

	2 YR DISCHARGE (Q) (CFS) LEAVING SITE	10 YR DISCHARGE (Q) (CFS) LEAVING SITE
SOUTH EXISTING	0.23	0.63
SOUTH PROPOSED	0	0

Riverside County Rational Hydrology Program

CIVILCADD/CIVILDESIGN Engineering Software,(c) 1989 - 2005 Version 7.1

Rational Hydrology Study Date: 03/20/25 File:NORTHEXISTING2YR.out

---

NORTH EXISTING 2 YEAR DISCHARGE

********* Hydrology Study Control Information **********

English (in-lb) Units used in input data file

Program License Serial Number 6253

Rational Method Hydrology Program based on
Riverside County Flood Control & Water Conservation District
1978 hydrology manual

Storm event (year) = 2.00 Antecedent Moisture Condition = 1

2 year, 1 hour precipitation = 0.455(In.)
100 year, 1 hour precipitation = 2.410(In.)

Storm event year = 2.0
Calculated rainfall intensity data:
1 hour intensity = 0.455(In/Hr)
Slope of intensity duration curve = 0.5700

++

Process from Point/Station 100.000 to Point/Station 101.000

**** INITIAL AREA EVALUATION ****

Initial area flow distance = 436.000(Ft.)
Top (of initial area) elevation = 356.000(Ft.)
Bottom (of initial area) elevation = 264.500(Ft.)
Difference in elevation = 91.500(Ft.)
Slope = 0.20986 s(percent)= 20.99
TC = k(0.405)*[(length^3)/(elevation change)]^0.2
Initial area time of concentration = 6.293 min.
Rainfall intensity = 1.645(In/Hr) for a 2.0 year storm

```
USER INPUT of soil data for subarea
Runoff Coefficient = 0.620
Decimal fraction soil group A = 0.730
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.270
RI index for soil(AMC 1)  =   0.00
Pervious area fraction =  0.550; Impervious fraction =  0.450
Initial subarea runoff =      3.876(CFS)
Total initial stream area =        3.800(Ac.)
Pervious area fraction = 0.550
End of computations, total study area =            3.80 (Ac.)
The following figures may
be used for a unit hydrograph study of the same area.

Area averaged pervious area fraction(Ap) = 0.550
Area averaged RI index number =   0.0
```

Riverside County Rational Hydrology Program

CIVILCADD/CIVILDESIGN Engineering Software,(c) 1989 - 2005 Version 7.1

Rational Hydrology Study Date: 03/20/25 File:NORTHEXISTING10YR.out

---

NORTH EXISTING 10 YEAR DISCHARGE

********* Hydrology Study Control Information **********

English (in-lb) Units used in input data file

Program License Serial Number 6253

Rational Method Hydrology Program based on
Riverside County Flood Control & Water Conservation District
1978 hydrology manual

Storm event (year) = 10.00 Antecedent Moisture Condition = 1

2 year, 1 hour precipitation = 0.455(In.)
100 year, 1 hour precipitation = 2.410(In.)

Storm event year = 10.0
Calculated rainfall intensity data:
1 hour intensity = 1.259(In/Hr)
Slope of intensity duration curve = 0.5700

++

Process from Point/Station 100.000 to Point/Station 101.000

**** INITIAL AREA EVALUATION ****

Initial area flow distance = 436.000(Ft.)
Top (of initial area) elevation = 356.000(Ft.)
Bottom (of initial area) elevation = 264.500(Ft.)
Difference in elevation = 91.500(Ft.)
Slope = 0.20986 s(percent)= 20.99
TC = k(0.405)*[(length^3)/(elevation change)]^0.2
Initial area time of concentration = 6.293 min.
Rainfall intensity = 4.553(In/Hr) for a 10.0 year storm

```
USER INPUT of soil data for subarea
Runoff Coefficient = 0.620
Decimal fraction soil group A = 0.730
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.270
RI index for soil(AMC 1)  =   0.00
Pervious area fraction =  0.550; Impervious fraction =  0.450
Initial subarea runoff =     10.728(CFS)
Total initial stream area =        3.800(Ac.)
Pervious area fraction = 0.550
End of computations, total study area =            3.80 (Ac.)
The following figures may
be used for a unit hydrograph study of the same area.

Area averaged pervious area fraction(Ap) = 0.550
Area averaged RI index number =   0.0
```

Riverside County Rational Hydrology Program

CIVILCADD/CIVILDESIGN Engineering Software,(c) 1989 - 2005 Version 7.1

Rational Hydrology Study Date: 03/20/25 File:NORTHPROPOSED2YR.out

---

NORTH PROPOSED 2 YEAR DISCHARGE

********* Hydrology Study Control Information **********

English (in-lb) Units used in input data file

Program License Serial Number 6253

Rational Method Hydrology Program based on
Riverside County Flood Control & Water Conservation District
1978 hydrology manual

Storm event (year) = 2.00 Antecedent Moisture Condition = 1

2 year, 1 hour precipitation = 0.455(In.)
100 year, 1 hour precipitation = 2.410(In.)

Storm event year = 2.0
Calculated rainfall intensity data:
1 hour intensity = 0.455(In/Hr)
Slope of intensity duration curve = 0.5700

++

Process from Point/Station 100.000 to Point/Station 101.000

**** INITIAL AREA EVALUATION ****

Initial area flow distance = 480.000(Ft.)
Top (of initial area) elevation = 356.000(Ft.)
Bottom (of initial area) elevation = 264.500(Ft.)
Difference in elevation = 91.500(Ft.)
Slope = 0.19062 s(percent)= 19.06
TC = k(0.378)*[(length^3)/(elevation change)]^0.2
Initial area time of concentration = 6.222 min.
Rainfall intensity = 1.656(In/Hr) for a 2.0 year storm

USER INPUT of soil data for subarea
Runoff Coefficient = 0.710
Decimal fraction soil group A = 0.730
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.270
RI index for soil(AMC 1) = 0.00
Pervious area fraction = 0.410; Impervious fraction = 0.590
Initial subarea runoff = 4.467(CFS)
Total initial stream area = 3.800(Ac.)
Pervious area fraction = 0.410
End of computations, total study area = 3.80 (Ac.)
The following figures may
be used for a unit hydrograph study of the same area.

Area averaged pervious area fraction(Ap) = 0.410
Area averaged RI index number = 0.0

Riverside County Rational Hydrology Program

CIVILCADD/CIVILDESIGN Engineering Software,(c) 1989 - 2005 Version 7.1

Rational Hydrology Study Date: 03/20/25 File:NORTHPROPOSED10YR.out

---

PROPOSED NORTH 10 YEAR DISCHARGE

********* Hydrology Study Control Information **********

English (in-lb) Units used in input data file

Program License Serial Number 6253

Rational Method Hydrology Program based on
Riverside County Flood Control & Water Conservation District
1978 hydrology manual

Storm event (year) = 10.00 Antecedent Moisture Condition = 1

2 year, 1 hour precipitation = 0.455(In.)
100 year, 1 hour precipitation = 2.410(In.)

Storm event year = 10.0
Calculated rainfall intensity data:
1 hour intensity = 1.259(In/Hr)
Slope of intensity duration curve = 0.5700

++

Process from Point/Station 100.000 to Point/Station 101.000

**** INITIAL AREA EVALUATION ****

Initial area flow distance = 480.000(Ft.)
Top (of initial area) elevation = 356.000(Ft.)
Bottom (of initial area) elevation = 264.500(Ft.)
Difference in elevation = 91.500(Ft.)
Slope = 0.19062 s(percent)= 19.06
TC = k(0.378)*[(length^3)/(elevation change)]^0.2
Initial area time of concentration = 6.222 min.
Rainfall intensity = 4.583(In/Hr) for a 10.0 year storm

USER INPUT of soil data for subarea
Runoff Coefficient = 0.710
Decimal fraction soil group A = 0.730
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.270
RI index for soil(AMC 1) = 0.00
Pervious area fraction = 0.410; Impervious fraction = 0.590
Initial subarea runoff = 12.364(CFS)
Total initial stream area = 3.800(Ac.)
Pervious area fraction = 0.410
End of computations, total study area = 3.80 (Ac.)
The following figures may
be used for a unit hydrograph study of the same area.

Area averaged pervious area fraction(Ap) = 0.410
Area averaged RI index number = 0.0

Riverside County Rational Hydrology Program

CIVILCADD/CIVILDESIGN Engineering Software,(c) 1989 - 2005 Version 7.1

Rational Hydrology Study Date: 03/20/25 File:SOUTHEXISTING2YEAR.out

---

SOUTH EXISTING 2 YEAR DISCHARGE

********* Hydrology Study Control Information **********

English (in-lb) Units used in input data file

Program License Serial Number 6253

Rational Method Hydrology Program based on
Riverside County Flood Control & Water Conservation District
1978 hydrology manual

Storm event (year) = 2.00 Antecedent Moisture Condition = 1

2 year, 1 hour precipitation = 0.455(In.)
100 year, 1 hour precipitation = 2.410(In.)

Storm event year = 2.0
Calculated rainfall intensity data:
1 hour intensity = 0.455(In/Hr)
Slope of intensity duration curve = 0.5700

++

Process from Point/Station 200.000 to Point/Station 201.000

**** INITIAL AREA EVALUATION ****

Initial area flow distance = 320.000(Ft.)
Top (of initial area) elevation = 329.000(Ft.)
Bottom (of initial area) elevation = 267.000(Ft.)
Difference in elevation = 62.000(Ft.)
Slope = 0.19375 s(percent)= 19.38
TC = k(3.290)*[(length^3)/(elevation change)]^0.2
Initial area time of concentration = 45.899 min.
Rainfall intensity = 0.530(In/Hr) for a 2.0 year storm

```
USER INPUT of soil data for subarea
Runoff Coefficient = 0.350
Decimal fraction soil group A = 0.620
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.380
RI index for soil(AMC 1)  =   0.00
Pervious area fraction =  1.000; Impervious fraction =  0.000
Initial subarea runoff =      0.228(CFS)
Total initial stream area =        1.230(Ac.)
Pervious area fraction = 1.000
End of computations, total study area =            1.23 (Ac.)
The following figures may
be used for a unit hydrograph study of the same area.

Area averaged pervious area fraction(Ap) = 1.000
Area averaged RI index number =   0.0
```

Riverside County Rational Hydrology Program

CIVILCADD/CIVILDESIGN Engineering Software,(c) 1989 - 2005 Version 7.1

Rational Hydrology Study Date: 03/20/25 File:SOUTHEXISTING10YEAR.out

---

SOUTH EXISTING 10 YEAR DISCHARGE

********* Hydrology Study Control Information **********

English (in-lb) Units used in input data file

Program License Serial Number 6253

Rational Method Hydrology Program based on
Riverside County Flood Control & Water Conservation District
1978 hydrology manual

Storm event (year) = 10.00 Antecedent Moisture Condition = 1

2 year, 1 hour precipitation = 0.455(In.)
100 year, 1 hour precipitation = 2.410(In.)

Storm event year = 10.0
Calculated rainfall intensity data:
1 hour intensity = 1.259(In/Hr)
Slope of intensity duration curve = 0.5700

++

Process from Point/Station 200.000 to Point/Station 201.000

**** INITIAL AREA EVALUATION ****

Initial area flow distance = 320.000(Ft.)
Top (of initial area) elevation = 329.000(Ft.)
Bottom (of initial area) elevation = 267.000(Ft.)
Difference in elevation = 62.000(Ft.)
Slope = 0.19375 s(percent)= 19.38
TC = k(3.290)*[(length^3)/(elevation change)]^0.2
Initial area time of concentration = 45.899 min.
Rainfall intensity = 1.467(In/Hr) for a 10.0 year storm

```
USER INPUT of soil data for subarea
Runoff Coefficient = 0.350
Decimal fraction soil group A = 0.620
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.380
RI index for soil(AMC 1)  =   0.00
Pervious area fraction =  1.000; Impervious fraction =  0.000
Initial subarea runoff =      0.632(CFS)
Total initial stream area =        1.230(Ac.)
Pervious area fraction = 1.000
End of computations, total study area =            1.23 (Ac.)
The following figures may
be used for a unit hydrograph study of the same area.

Area averaged pervious area fraction(Ap) = 1.000
Area averaged RI index number =   0.0
```

Riverside County Rational Hydrology Program

CIVILCADD/CIVILDESIGN Engineering Software,(c) 1989 - 2005 Version 7.1

Rational Hydrology Study Date: 03/20/25 File:SOUTHPROPOSED2YEAR.out

---

SOUTH PROPOSED 2 YEAR DISCHARGE

********* Hydrology Study Control Information **********

English (in-lb) Units used in input data file

Program License Serial Number 6253

Rational Method Hydrology Program based on
Riverside County Flood Control & Water Conservation District
1978 hydrology manual

Storm event (year) = 2.00 Antecedent Moisture Condition = 1

2 year, 1 hour precipitation = 0.455(In.)
100 year, 1 hour precipitation = 2.410(In.)

Storm event year = 2.0
Calculated rainfall intensity data:
1 hour intensity = 0.455(In/Hr)
Slope of intensity duration curve = 0.5700

++

Process from Point/Station 200.000 to Point/Station 201.000

**** INITIAL AREA EVALUATION ****

Initial area flow distance = 315.000(Ft.)
Top (of initial area) elevation = 329.000(Ft.)
Bottom (of initial area) elevation = 267.000(Ft.)
Difference in elevation = 62.000(Ft.)
Slope = 0.19683 s(percent)= 19.68
TC = k(0.450)*[(length^3)/(elevation change)]^0.2
Initial area time of concentration = 6.219 min.
Rainfall intensity = 1.656(In/Hr) for a 2.0 year storm

USER INPUT of soil data for subarea
Runoff Coefficient = 0.530
Decimal fraction soil group A = 0.620
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.380
RI index for soil(AMC 1) = 0.00
Pervious area fraction = 0.700; Impervious fraction = 0.300
Initial subarea runoff = 1.080(CFS)
Total initial stream area = 1.230(Ac.)
Pervious area fraction = 0.700
End of computations, total study area = 1.23 (Ac.)
The following figures may
be used for a unit hydrograph study of the same area.

Area averaged pervious area fraction(Ap) = 0.700
Area averaged RI index number = 0.0

Riverside County Rational Hydrology Program

CIVILCADD/CIVILDESIGN Engineering Software,(c) 1989 - 2005 Version 7.1

Rational Hydrology Study Date: 03/20/25 File:SOUTHPROPOSED10YEAR.out

---

SOUTH PROPOSED 10 YEAR DISCHARGE

********* Hydrology Study Control Information **********

English (in-lb) Units used in input data file

Program License Serial Number 6253

Rational Method Hydrology Program based on
Riverside County Flood Control & Water Conservation District
1978 hydrology manual

Storm event (year) = 10.00 Antecedent Moisture Condition = 1

2 year, 1 hour precipitation = 0.455(In.)
100 year, 1 hour precipitation = 2.410(In.)

Storm event year = 10.0
Calculated rainfall intensity data:
1 hour intensity = 1.259(In/Hr)
Slope of intensity duration curve = 0.5700

++

Process from Point/Station 200.000 to Point/Station 201.000

**** INITIAL AREA EVALUATION ****

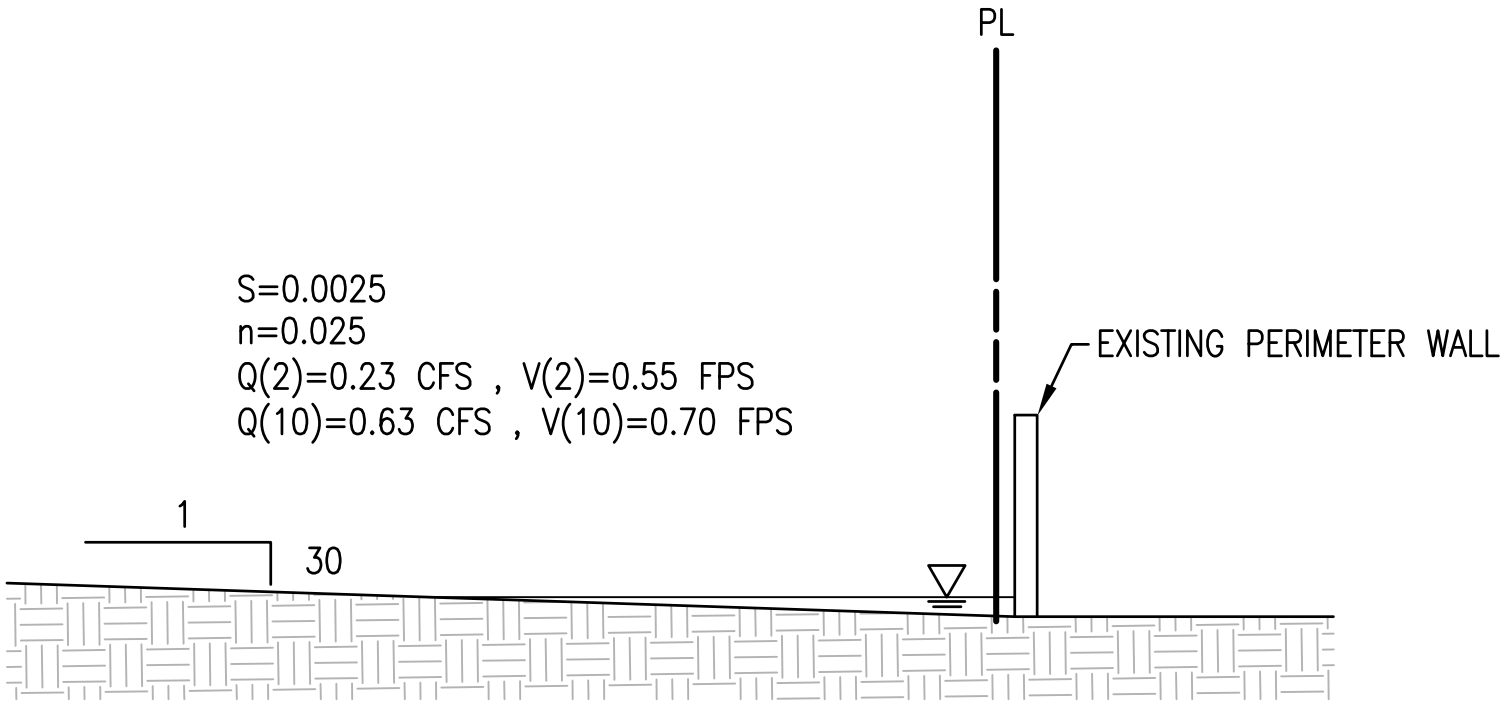
Initial area flow distance = 315.000(Ft.)
Top (of initial area) elevation = 329.000(Ft.)
Bottom (of initial area) elevation = 267.000(Ft.)
Difference in elevation = 62.000(Ft.)
Slope = 0.19683 s(percent)= 19.68
TC = k(0.450)*[(length^3)/(elevation change)]^0.2
Initial area time of concentration = 6.219 min.
Rainfall intensity = 4.584(In/Hr) for a 10.0 year storm

USER INPUT of soil data for subarea
Runoff Coefficient = 0.530
Decimal fraction soil group A = 0.620
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.380
RI index for soil(AMC 1) = 0.00
Pervious area fraction = 0.700; Impervious fraction = 0.300
Initial subarea runoff = 2.988(CFS)
Total initial stream area = 1.230(Ac.)
Pervious area fraction = 0.700
End of computations, total study area = 1.23 (Ac.)
The following figures may
be used for a unit hydrograph study of the same area.

Area averaged pervious area fraction(Ap) = 0.700
Area averaged RI index number = 0.0

VI RUNOFF VELOCITY CALCULATIONS

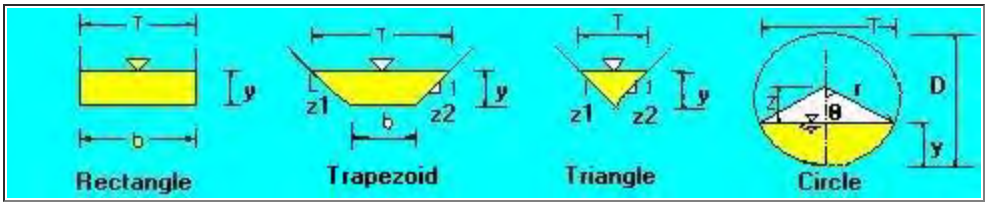
	2 YR DISCHARGE (Q) (CFS) LEAVING SITE	10 YR DISCHARGE (Q) (CFS) LEAVING SITE
SOUTH EXISTING	0.55	0.70
SOUTH PROPOSED	0	0
NORTH EXISTING	5.4	7.12
NORTH PROPOSED	0	7.01



EXISTING PARKING SOUTH OUTFLOW PATH SECTION

The open channel flow calculator

Select Channel Type: Triangle



Depth from Q

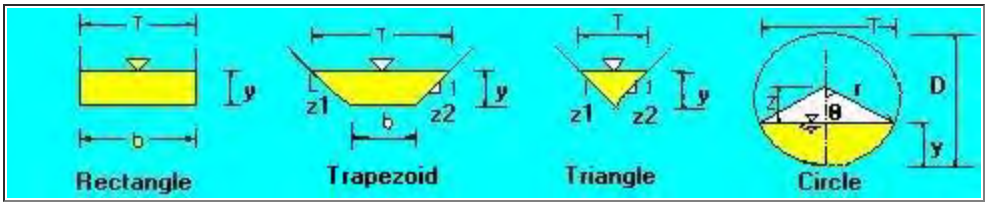
Select unit system: Feet(ft)

Channel slope: 0.0025 ft/ft	Water depth(y): 0.17 ft	Bottom W(b) 0 ft
Flow velocity 0.552442 ft/s	LeftSlope (z_1): 30 to 1 (H:V)	RightSlope (z_2): 0 to 1 (H:V)
Flow discharge 0.23 ft^3/s	Input n value 0.025 or select n	
Calculate!	Status: Calculation finished	Reset
Wetted perimeter 5.17 ft	Flow area 0.42 ft^2	Top width(T) 5 ft
Specific energy 0.17 ft	Froude number 0.34	Flow status Subcritical flow
Critical depth 0.11 ft	Critical slope 0.02 ft/ft	Velocity head 0 ft

Copyright 2007 (updated) by Dr. Xing Fang (xing.fang@auburn.edu), Department of Civil and Environmental Engineering, Auburn University, Alabama, USA.

The open channel flow calculator

Select Channel Type: Triangle



Depth from Q

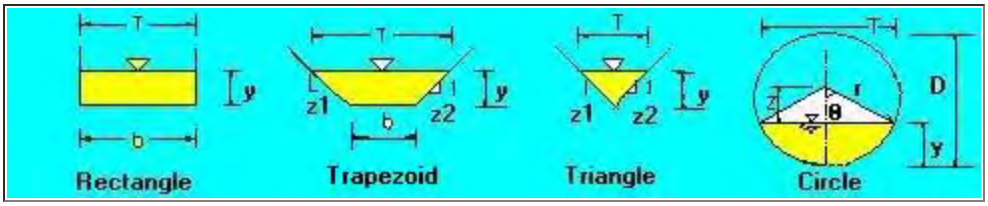
Select unit system: Feet(ft)

Channel slope: 0.0025 ft/ft	Water depth(y): 0.24 ft	Bottom W(b) 0 ft
Flow velocity 0.699708 ft/s	LeftSlope (z_1): 30 to 1 (H:V)	RightSlope (z_2): 0 to 1 (H:V)
Flow discharge 0.63 ft^3/s	Input n value 0.025 or select n	
Calculate!	Status: Calculation finished	Reset
Wetted perimeter 7.6 ft	Flow area 0.9 ft^2	Top width(T) 7.35 ft
Specific energy 0.25 ft	Froude number 0.35	Flow status Subcritical flow
Critical depth 0.16 ft	Critical slope 0.0218 ft/ft	Velocity head 0.01 ft

Copyright 2007 (updated) by Dr. Xing Fang (xing.fang@auburn.edu), Department of Civil and Environmental Engineering, Auburn University, Alabama, USA.

The open channel flow calculator

Select Channel Type: Circle



Depth from Q

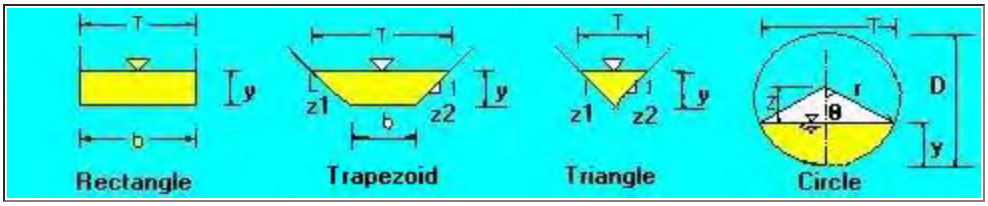
Select unit system: Feet(ft)

Channel slope: 0.01 ft/ft	Water depth(y): 0.56 ft	Radius (r) 1 ft
Flow velocity 5.398 ft/s	LeftSlope (z_1): to 1 (H:V)	RightSlope (z_2): to 1 (H:V)
Flow discharge 3.88 ft^3/s	Input n value 0.013 or select n	
Calculate!	Status: Calculation finished	Reset
Wetted perimeter 2.24 ft	Flow area 0.73 ft^2	Top width(T) 1.8 ft
Specific energy 1.02 ft	Froude number 1.5	Flow status Supercritical flow
Critical depth 0.69 ft	Critical slope 0.0045 ft/ft	Velocity head 0.45 ft

Copyright 2007 (updated) by Dr. Xing Fang (xing.fang@auburn.edu), Department of Civil and Environmental Engineering, Auburn University, Alabama, USA.

The open channel flow calculator

Select Channel Type: Circle



Depth from Q

Select unit system: Feet(ft)

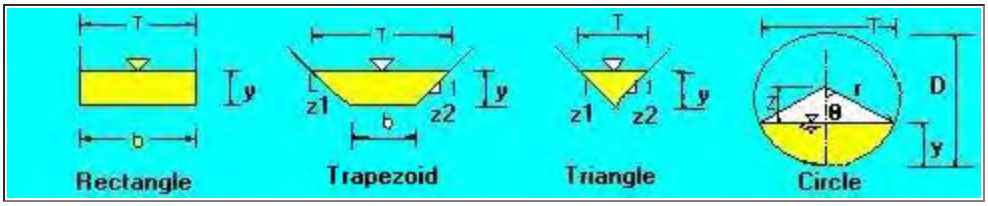
Channel slope: 0.01 ft/ft	Water depth(y): 0.97 ft	Radius (r) 1 ft
Flow velocity 7.108 ft/s	LeftSlope (z_1): to 1 (H:V)	RightSlope (z_2): to 1 (H:V)
Flow discharge 10.73 ft^3/s	Input n value 0.013 or select n clean,uncoated castiron:0.014	
Calculate!	Status: Calculation finished	Reset
Wetted perimeter 3.08 ft	Flow area 1.51 ft^2	Top width(T) 2 ft
Specific energy 1.75 ft	Froude number 1.44	Flow status Supercritical flow
Critical depth 1.18 ft	Critical slope 0.0053 ft/ft	Velocity head 0.78 ft

Copyright 2007 (updated) by Dr. Xing Fang (xing.fang@auburn.edu), Department of Civil and Environmental Engineering, Auburn University, Alabama, USA.

DEVELOPED NORTH 10 YEAR FLOW

The open channel flow calculator

Select Channel Type: Circle



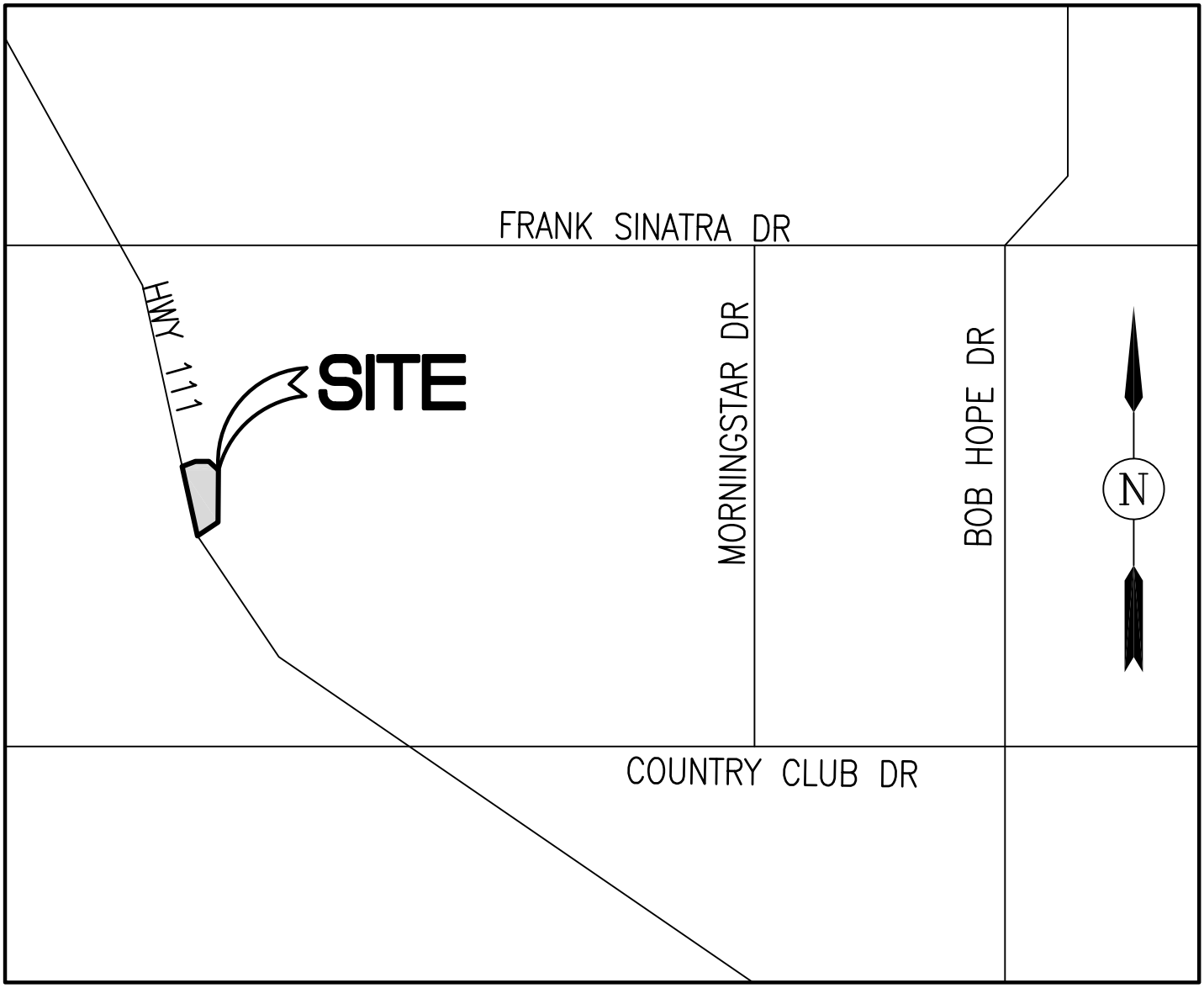
Depth from Q

Select unit system: Feet(ft)

Channel slope: 0.01 ft/ft	Water depth(y): 0.94 ft	Radius (r) 1 ft
Flow velocity 7.012 ft/s	LeftSlope (z_1): to 1 (H:V)	RightSlope (z_2): to 1 (H:V)
Flow discharge 10.13 ft^3/s	Input n value 0.013 or select n clean,uncoated castiron:0.014	
Calculate!	Status: Calculation finished	Reset
Wetted perimeter 3.02 ft	Flow area 1.45 ft^2	Top width(T) 2 ft
Specific energy 1.7 ft	Froude number 1.45	Flow status Supercritical flow
Critical depth 1.14 ft	Critical slope 0.0052 ft/ft	Velocity head 0.76 ft

Copyright 2007 (updated) by Dr. Xing Fang (xing.fang@auburn.edu), Department of Civil and Environmental Engineering, Auburn University, Alabama, USA.

VII APPENDIX



VICINITY MAP

NOT TO SCALE

WORLD WILDLIFE MUSEUM

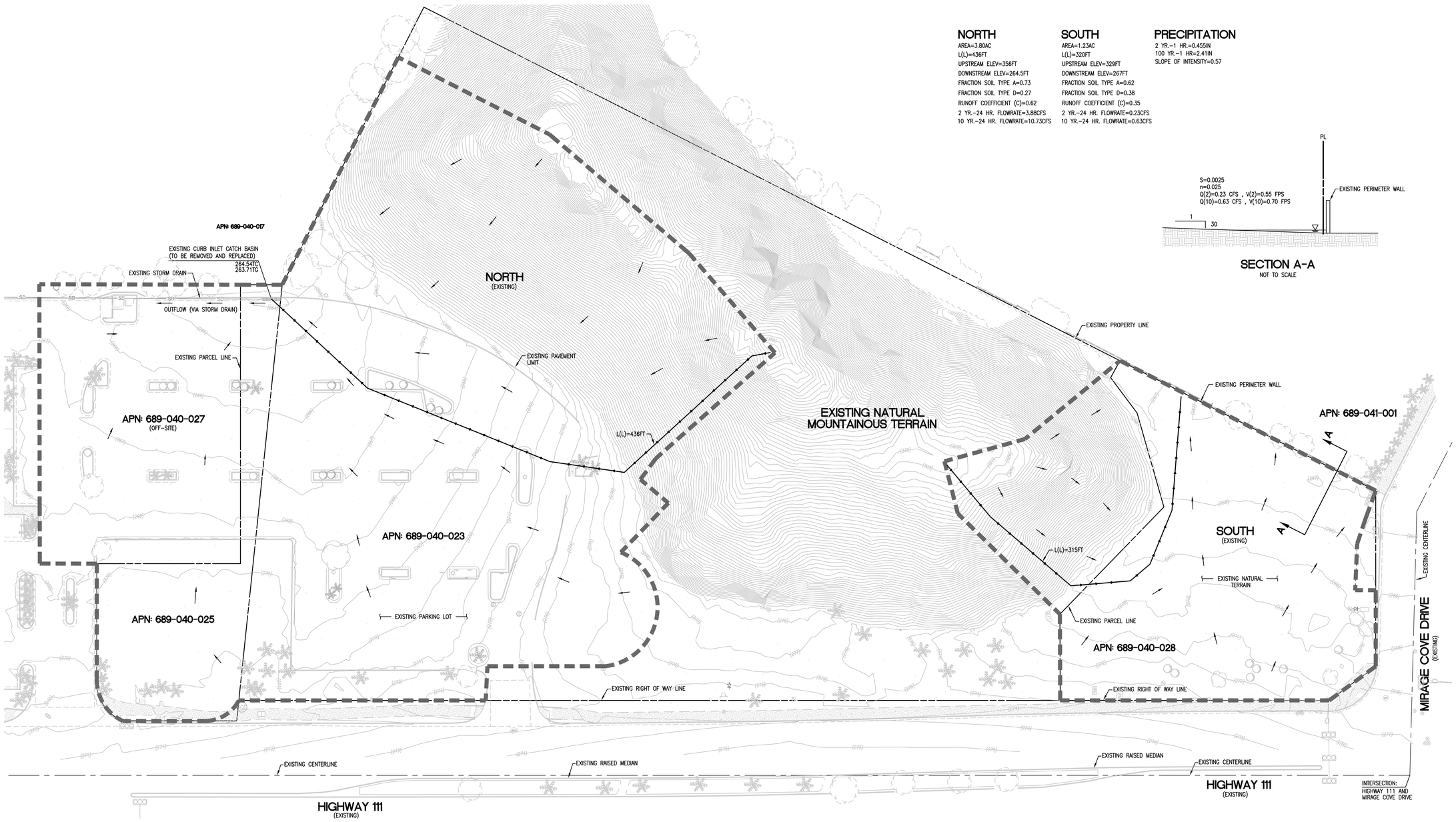
PRELIMINARY WQMP PLAN - EXISTING CONDITION

NORTH
AREA=3.80AC
L(L)=436FT
UPSTREAM ELEV=356FT
DOWNSTREAM ELEV=264.5FT
FRACTION SOIL TYPE A=0.73
FRACTION SOIL TYPE D=0.27
RUNOFF COEFFICIENT (C)=0.62
2 YR.-24 HR. FLOWRATE=3.88CFS
10 YR.-24 HR. FLOWRATE=10.73CFS

SOUTH
AREA=1.23AC
L(L)=320FT
UPSTREAM ELEV=329FT
DOWNSTREAM ELEV=267FT
FRACTION SOIL TYPE A=0.62
FRACTION SOIL TYPE D=0.38
RUNOFF COEFFICIENT (C)=0.35
2 YR.-24 HR. FLOWRATE=0.23CFS
10 YR.-24 HR. FLOWRATE=0.63CFS

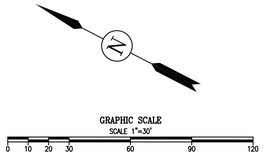
PRECIPITATION
2 YR.-1 HR.=0.455IN
100 YR.-1 HR=2.41IN
SLOPE OF INTENSITY=0.57

SECTION A-A
NOT TO SCALE



LEGEND

- SUBAREA BOUNDARY
- LONGEST LENGTH OF TRAVEL
- PROPOSED EARTHEN SWALE
- DIRECTIONAL FLOW ARROW



(NOT FOR CONSTRUCTION)

The Altum Group
ENGINEERING | PLANNING | SURVEY | ENVIRONMENTAL
44-600 Village Court, Suite 100
Palm Desert, CA 92260
t.760.346.4750 f. 760.340.0089
TheAltumGroup.com

CITY OF PALM DESERT, CALIFORNIA

PRELIMINARY WQMP PLAN - EXISTING
WORLD WILDLIFE MUSEUM

FOR:

SHEET 1
OF 1

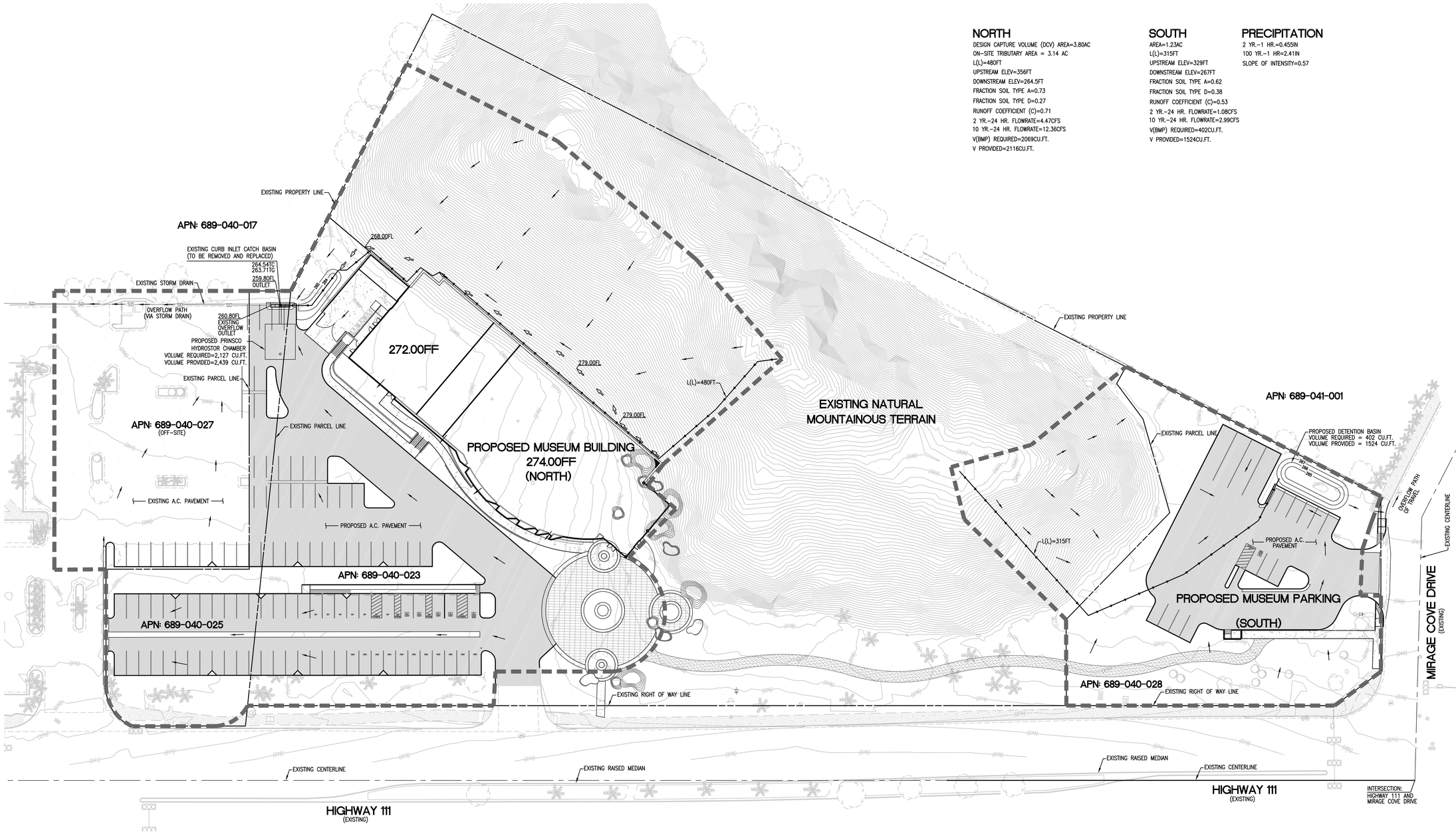
WORLD WILDLIFE MUSEUM

PRELIMINARY WQMP PLAN - DEVELOPED CONDITION

NORTH
DESIGN CAPTURE VOLUME (DCV) AREA=3.80AC
ON-SITE TRIBUTARY AREA = 3.14 AC
L(L)=480FT
UPSTREAM ELEV=356FT
DOWNSTREAM ELEV=264.5FT
FRACTION SOIL TYPE A=0.73
FRACTION SOIL TYPE D=0.27
RUNOFF COEFFICIENT (C)=0.71
2 YR.-24 HR. FLOWRATE=4.47CFS
10 YR.-24 HR. FLOWRATE=12.36CFS
V(BMP) REQUIRED=2069CU.FT.
V PROVIDED=2116CU.FT.

SOUTH
AREA=1.23AC
L(L)=315FT
UPSTREAM ELEV=329FT
DOWNSTREAM ELEV=267FT
FRACTION SOIL TYPE A=0.62
FRACTION SOIL TYPE D=0.38
RUNOFF COEFFICIENT (C)=0.53
2 YR.-24 HR. FLOWRATE=1.08CFS
10 YR.-24 HR. FLOWRATE=2.99CFS
V(BMP) REQUIRED=402CU.FT.
V PROVIDED=1524CU.FT.

PRECIPITATION
2 YR.-1 HR.=0.455IN
100 YR.-1 HR=2.41IN
SLOPE OF INTENSITY=0.57



LEGEND

- SUBAREA BOUNDARY
- LONGEST LENGTH OF TRAVEL
- PROPOSED EARTHEN SWALE
- PROPOSED A.C. PAVEMENT
- DIRECTIONAL FLOW ARROW

GRAPHIC SCALE
SCALE 1"=30'
0 10 20 30 60 90 120

(NOT FOR CONSTRUCTION)

The Altum Group
ENGINEERING | PLANNING | SURVEY | ENVIRONMENTAL
44-600 Village Court, Suite 100
Palm Desert, CA 92260
t.760.346.4750 f. 760.340.0089
TheAltumGroup.com

CITY OF PALM DESERT, CALIFORNIA

PRELIMINARY WQMP PLAN - DEVELOPED
WORLD WILDLIFE MUSEUM

FOR:

SHEET 1
OF 1

NOAA Atlas 14, Volume 6, Version 2
Location name: Rancho Mirage, California, USA*
Latitude: 33.766°, Longitude: -116.443°
Elevation: 274 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.072 (0.060-0.087)	0.117 (0.097-0.142)	0.190 (0.157-0.231)	0.260 (0.214-0.319)	0.378 (0.301-0.479)	0.488 (0.380-0.632)	0.620 (0.471-0.824)	0.800 (0.590-1.09)	1.27 (0.901-1.82)	1.81 (1.24-2.68)
10-min	0.103 (0.086-0.124)	0.168 (0.140-0.203)	0.272 (0.226-0.330)	0.373 (0.307-0.458)	0.541 (0.431-0.687)	0.699 (0.544-0.906)	0.888 (0.675-1.18)	1.15 (0.846-1.57)	1.83 (1.29-2.61)	2.60 (1.78-3.84)
15-min	0.124 (0.104-0.150)	0.203 (0.169-0.246)	0.329 (0.273-0.400)	0.451 (0.372-0.553)	0.655 (0.521-0.831)	0.845 (0.658-1.10)	1.07 (0.816-1.43)	1.39 (1.02-1.90)	2.21 (1.56-3.15)	3.14 (2.15-4.65)
30-min	0.202 (0.169-0.245)	0.330 (0.275-0.400)	0.535 (0.444-0.650)	0.734 (0.605-0.900)	1.06 (0.848-1.35)	1.38 (1.07-1.78)	1.75 (1.33-2.32)	2.26 (1.66-3.09)	3.59 (2.54-5.13)	5.12 (3.49-7.56)
60-min	0.279 (0.233-0.338)	0.455 (0.379-0.552)	0.738 (0.613-0.898)	1.01 (0.835-1.24)	1.47 (1.17-1.87)	1.90 (1.48-2.46)	2.41 (1.83-3.21)	3.12 (2.30-4.26)	4.96 (3.51-7.08)	7.06 (4.83-10.4)
2-hr	0.374 (0.312-0.453)	0.611 (0.509-0.741)	0.969 (0.805-1.18)	1.30 (1.07-1.60)	1.82 (1.45-2.31)	2.28 (1.77-2.95)	2.80 (2.13-3.72)	3.40 (2.51-4.66)	5.01 (3.55-7.15)	7.14 (4.87-10.6)
3-hr	0.443 (0.369-0.536)	0.721 (0.601-0.875)	1.13 (0.940-1.38)	1.50 (1.24-1.84)	2.07 (1.65-2.62)	2.56 (1.99-3.31)	3.10 (2.36-4.12)	3.72 (2.75-5.09)	5.06 (3.58-7.22)	7.21 (4.92-10.7)
6-hr	0.593 (0.494-0.718)	0.953 (0.794-1.16)	1.47 (1.22-1.79)	1.93 (1.59-2.36)	2.60 (2.07-3.30)	3.17 (2.47-4.11)	3.79 (2.88-5.04)	4.48 (3.31-6.14)	5.51 (3.90-7.86)	7.28 (4.97-10.8)
12-hr	0.733 (0.611-0.888)	1.16 (0.969-1.41)	1.77 (1.47-2.15)	2.30 (1.90-2.82)	3.08 (2.45-3.91)	3.72 (2.90-4.83)	4.42 (3.36-5.88)	5.19 (3.83-7.10)	6.31 (4.46-9.00)	7.35 (5.02-10.9)
24-hr	0.867 (0.768-1.00)	1.36 (1.20-1.57)	2.06 (1.81-2.38)	2.66 (2.33-3.10)	3.54 (3.00-4.26)	4.27 (3.54-5.24)	5.05 (4.10-6.36)	5.91 (4.66-7.64)	7.16 (5.43-9.63)	8.20 (6.02-11.4)
2-day	0.996 (0.882-1.15)	1.54 (1.36-1.78)	2.32 (2.04-2.68)	2.99 (2.62-3.49)	3.98 (3.37-4.80)	4.80 (3.99-5.90)	5.69 (4.62-7.16)	6.67 (5.26-8.62)	8.09 (6.14-10.9)	9.28 (6.81-12.9)
3-day	1.06 (0.937-1.22)	1.63 (1.44-1.88)	2.44 (2.15-2.83)	3.16 (2.76-3.68)	4.21 (3.57-5.07)	5.09 (4.23-6.26)	6.05 (4.91-7.62)	7.11 (5.62-9.20)	8.67 (6.58-11.7)	9.99 (7.33-13.9)
4-day	1.09 (0.966-1.26)	1.67 (1.48-1.93)	2.51 (2.21-2.90)	3.24 (2.84-3.78)	4.33 (3.67-5.22)	5.24 (4.35-6.44)	6.24 (5.06-7.85)	7.34 (5.80-9.49)	8.97 (6.80-12.1)	10.4 (7.59-14.4)
7-day	1.19 (1.05-1.37)	1.82 (1.61-2.10)	2.73 (2.40-3.16)	3.52 (3.08-4.11)	4.71 (3.99-5.67)	5.70 (4.73-7.00)	6.78 (5.50-8.54)	7.98 (6.30-10.3)	9.76 (7.40-13.1)	11.3 (8.25-15.7)
10-day	1.26 (1.11-1.45)	1.93 (1.70-2.22)	2.89 (2.55-3.34)	3.74 (3.27-4.36)	5.00 (4.24-6.02)	6.06 (5.03-7.44)	7.21 (5.84-9.07)	8.48 (6.70-11.0)	10.4 (7.86-14.0)	12.0 (8.77-16.6)
20-day	1.38 (1.22-1.60)	2.14 (1.89-2.47)	3.23 (2.85-3.74)	4.20 (3.67-4.90)	5.65 (4.78-6.80)	6.86 (5.70-8.44)	8.20 (6.65-10.3)	9.68 (7.64-12.5)	11.9 (9.00-16.0)	13.7 (10.1-19.1)
30-day	1.55 (1.37-1.79)	2.42 (2.14-2.79)	3.68 (3.24-4.26)	4.80 (4.20-5.61)	6.49 (5.50-7.82)	7.92 (6.57-9.73)	9.48 (7.69-11.9)	11.2 (8.86-14.5)	13.8 (10.5-18.6)	16.0 (11.7-22.3)
45-day	1.70 (1.51-1.97)	2.69 (2.38-3.10)	4.12 (3.64-4.77)	5.41 (4.73-6.32)	7.36 (6.24-8.86)	9.02 (7.48-11.1)	10.8 (8.79-13.6)	12.9 (10.2-16.7)	15.9 (12.1-21.4)	18.5 (13.6-25.8)
60-day	1.83 (1.62-2.11)	2.91 (2.58-3.36)	4.50 (3.97-5.22)	5.94 (5.20-6.93)	8.12 (6.88-9.77)	9.98 (8.28-12.3)	12.0 (9.76-15.1)	14.3 (11.3-18.5)	17.8 (13.5-24.0)	20.8 (15.2-28.9)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

Back to Top

PF graphical

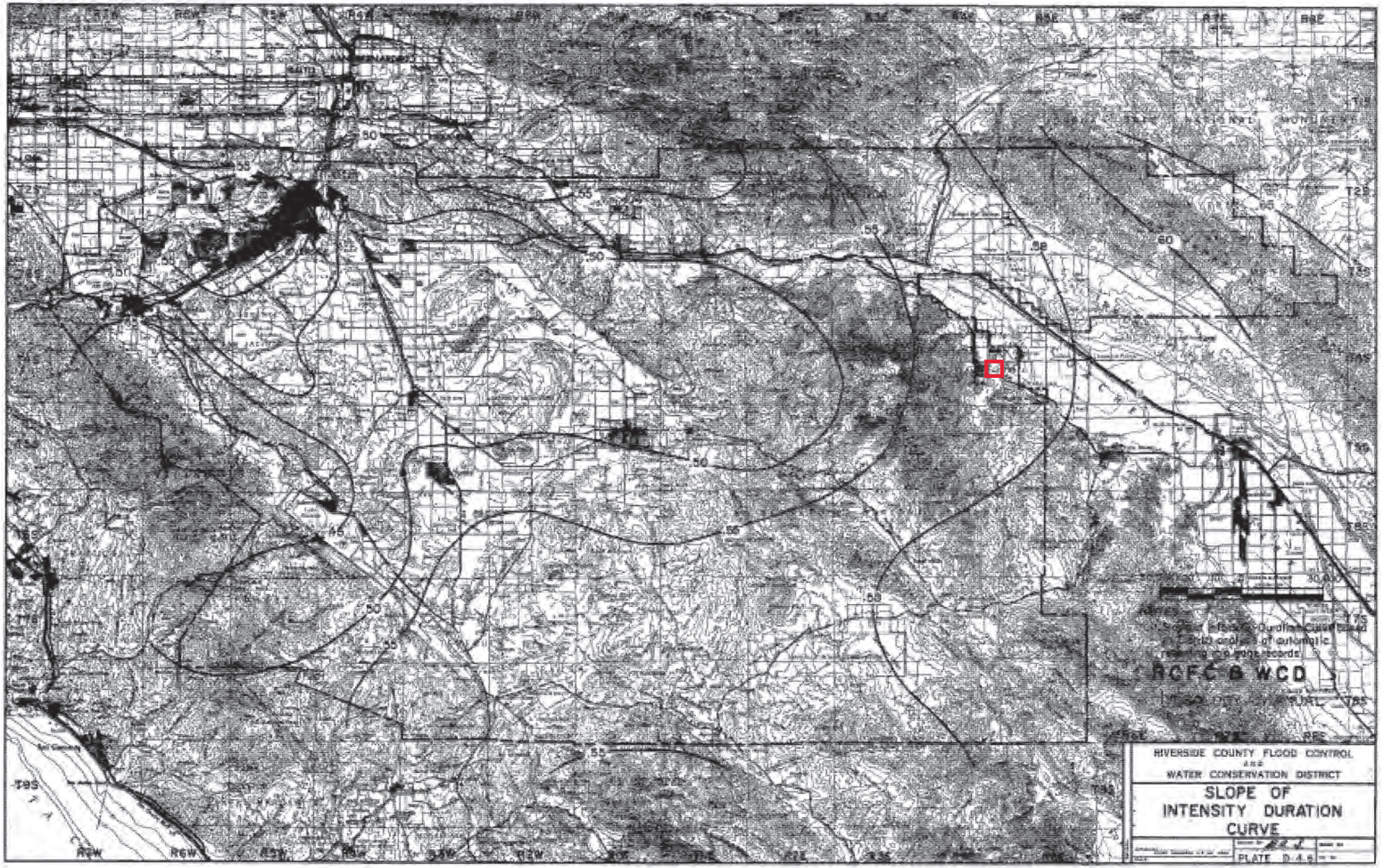
RUNOFF INDEX NUMBERS OF HYDROLOGIC SOIL-COVER COMPLEXES FOR PERVIOUS AREAS-AMC II

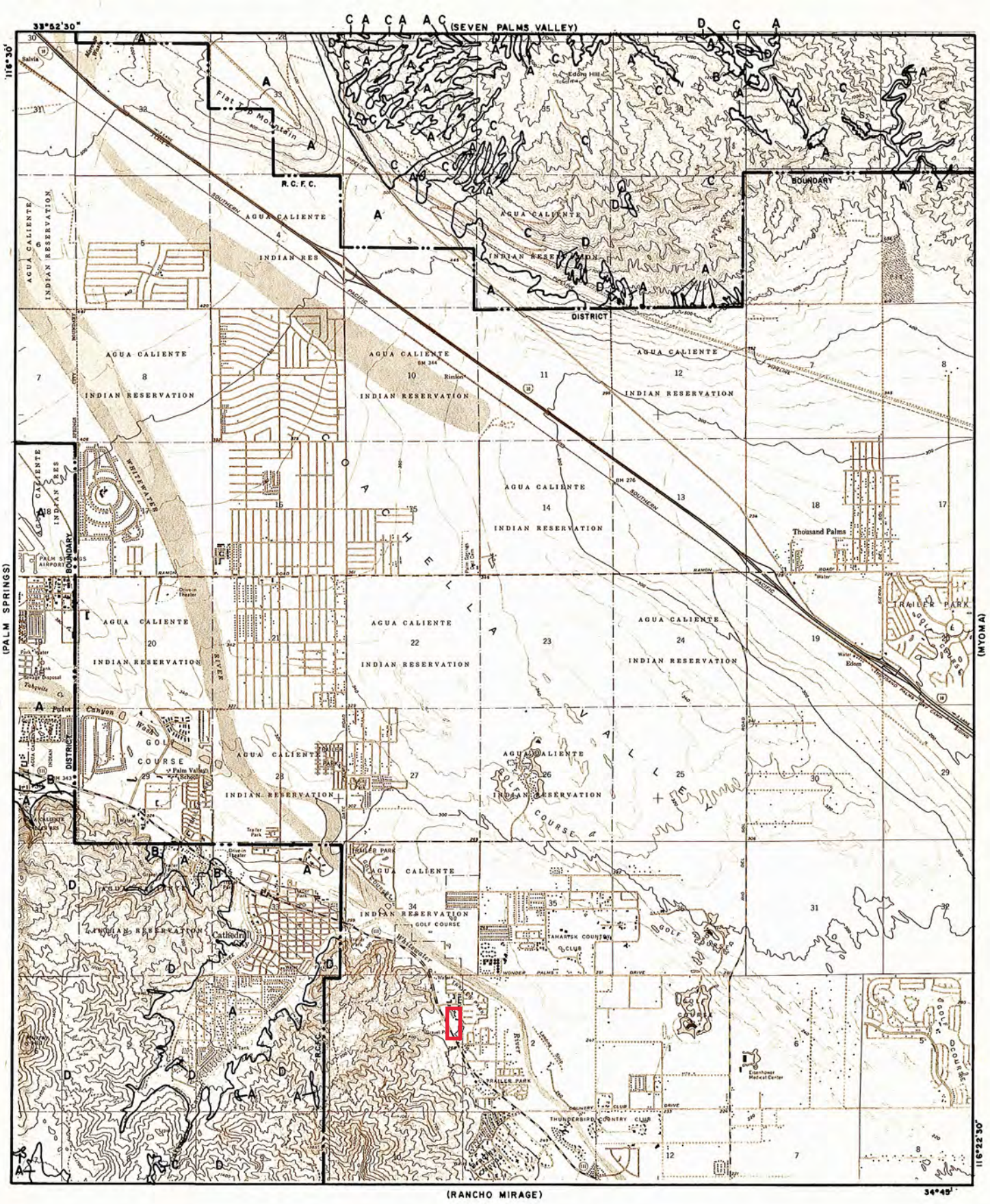
Cover Type (3)	Quality of Cover (2)	Soil Group A	B	C	D
NATURAL COVERS -					
Barren (Rockland, eroded and graded land)		78	86	91	93
Chaparrel, Broadleaf (Manzonita, ceanothus and scrub oak)	Poor	53	70	80	85
	Fair	40	63	75	81
	Good	31	57	71	78
Chaparrel, Narrowleaf (Chamise and redshank)	Poor	71	82	88	91
	Fair	55	72	81	86
Grass, Annual or Perennial	Poor	67	78	86	89
	Fair	50	69	79	84
	Good	38	61	74	80
Meadows or Cienegas (Areas with seasonally high water table, principal vegetation is sod forming grass)	Poor	63	77	85	88
	Fair	51	70	80	84
	Good	30	58	72	78
Open Brush (Soft wood shrubs - buckwheat, sage, etc.)	Poor	62	76	84	88
	Fair	46	66	77	83
	Good	41	63	75	81
Woodland (Coniferous or broadleaf trees predominate. Canopy density is at least 50 percent)	Poor	45	66	77	83
	Fair	36	60	73	79
	Good	28	55	70	77
Woodland, Grass (Coniferous or broadleaf trees with canopy density from 20 to 50 percent)	Poor	57	73	82	86
	Fair	44	65	77	82
	Good	33	58	72	79
URBAN COVERS -					
Residential or Commercial Landscaping (Lawn, shrubs, etc.)	Good	32	56	69	75
Turf (Irrigated and mowed grass)	Poor	58	74	83	87
	Fair	44	65	77	82
	Good	33	58	72	79
AGRICULTURAL COVERS -					
Fallow (Land plowed but not tilled or seeded)		76	85	90	92

RCFC & WCD
HYDROLOGY MANUAL

RUNOFF INDEX NUMBERS FOR PERVIOUS AREA

PLATE D-5.5 (1 of 2)


RGFC & WCD
RIVERSIDE COUNTY FLOOD CONTROL
AND
WATER CONSERVATION DISTRICT
SLOPE OF
INTENSITY DURATION
CURVE
PLATE D-4.6



LEGEND

—— SOILS GROUP BOUNDARY

A SOILS GROUP DESIGNATION

RCFC & WCD

HYDROLOGY MANUAL

0 FEET 5000

HYDROLOGIC SOILS GROUP MAP FOR CATHEDRAL CITY

PLATE C-1.36

Appendix G

AGREEMENTS – CC&RS, COVENANT AND AGREEMENTS, BMP MAINTENANCE AGREEMENTS AND/OR OTHER MECHANISMS FOR ENSURING ONGOING OPERATION, MAINTENANCE, FUNDING AND TRANSFER OF REQUIREMENTS FOR THIS PROJECT-SPECIFIC WQMP

The City of Rancho Mirage Maintenance Agreement will be included in this Appendix before the approval of the Final WQMP.

Appendix H

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT – SUMMARY OF SITE REMEDIATION CONDUCTED AND USE RESTRICTIONS

N/A

Appendix I

PROJECT-SPECIFIC WQMP SUMMARY DATA FORM

Project-Specific WQMP Summary Data Form

Applicant Information	
Name and Title	James Bazua, P.E.
Company	The Altum Group
Phone	(760) 346 – 4750
Email	james.bazua@thealtumgroup.com

Project Information	
Project Name (as shown on project application/project-specific WQMP)	WORLD WILDLIFE MUSEUM
Street Address	69934 CA-111, Rancho Mirage, CA
Nearest Cross Streets	CA-111 & Frank Sinatra Drive
Municipality (City or Unincorporated County)	Rancho Mirage
Zip Code	92270
Tract Number(s) and/or Assessor Parcel Number(s)	689-040-023, 689-040-025, 689-040-028
Other (other information to help identify location of project)	
Watershed	Colorado River Region; Whitewater River

Indicate type of project.	**Priority Development Projects (Use an "X" in cell preceding project type):**	
		SF hillside residence; impervious area ≥ 10,000 sq. ft.; Slope ≥ 25%
		SF hillside residence; impervious area ≥ 10,000 sq. ft.; Slope ≥ 10% & erosive soils
	x	Commercial or Industrial ≥ 100,000 sq. ft.
		Automotive repair shop
		Retail Gasoline Outlet disturbing > 5,000 sq. ft.
		Restaurant disturbing > 5,000 sq. ft.
		Home subdivision ≥ 10 housing units
		Parking lot ≥ 5,000 sq. ft. or ≥ 25 parking spaces

Date Project-Specific PWQMP Submitted	
Size of Project Area (nearest 0.1 acre)	6.78 acres
Project Area managed with Site Design or Low Impact Development (LID) BMPs (nearest 0.1 acre)	5.03 acres (1.75 acres – self treating)
Is the project subject to onsite retention by ordinance or policy?	No
Are Treatment Control BMPs required?	Not Applicable
Name of the entity that will implement, operate, and maintain the post-construction BMPs	Owner
Contact Name	
Street or Mailing Address	
City	
Zip Code	
Phone	

Space Below for Use by City/County Staff Only	
Preceding Information Verified by (consistent with information in project-specific WQMP)	**Name:** **Date:**
Date Project-Specific WQMP Approved:	
Data Entered by	**Name:** **Date:**
Other Comments	

Appendix G

Preliminary Hydrology Report

WORLD WILDLIFE MUSEUM
RANCHO MIRAGE, CA

PRELIMINARY HYDROLOGY REPORT

PREPARED FOR:
PREST VUKSIC GREENWOOD ARCHITECTS
44-530 SAN PABLO AVENUE, STE 200
PALM DESERT, CA 92260

PREPARED BY:

TheAltumGroup

44-600 VILLAGE COURT, SUITE 100
PALM DESERT, CA 92260
(760) 346-4750

MARCH 27, 2025

Prepared Under the Supervision of:

3/27/25

James Bazua, PE
R.C.E. 58394
Expiration Date: December 31, 2026



World Wildlife Museum

PRELIMINARY HYDROLOGY REPORT

TABLE OF CONTENTS:

I PROJECT DESCRIPTION

II DESIGN METHODOLOGY

III DESIGN CAPTURE VOLUME CALCULATIONS

IV RUNOFF VOLUME CALCULATIONS

V RUNOFF DISCHARGE CALCULATIONS

VI RUNOFF VELOCITY CALCULATIONS

VII APPENDIX

I. PROJECT DESCRIPTION

This report was prepared in support of the World Wildlife Museum submittal. The purpose of this preliminary hydrology report is to analyze and compare the drainage patterns for existing and proposed development conditions, to show that the project meets MS4 permit requirements.

The proposed project, 'World Wildlife Museum', is located at 69934 CA State Highway 111, Rancho Mirage, CA 92270 on a 6.78 acre site. Project activities consist of the construction of the World Wildlife Museum, a commercial museum development that will occupy a portion of Parcel 1 of Parcel Map No. 8674 (689-040-025), Parcel 2 of Parcel Map No. 8674 (689-040-023) and Lot 88, R.M. Annex No 2 (689-040-028). Construction activities will disturb approximately 3.2 acres of the 6.78 acre site.

Under existing conditions, the site is partially developed with a parking lot. The existing parking lot served a previous commercial building located on Parcel 2 which has been completely demolished. Existing drainage is designed to surface flow to a low point located in the northeasterly portion of the parking lot toward an existing combination curb inlet/grate catch basin that collects runoff in a sump condition and directs flow into an existing storm drain pipe designed to convey runoff off-site toward the existing Whitewater Evacuation Channel (receiving water) located nearby, to the northeast. Lot 88, R.M. Annex No. 2 (689-040-028) is located at the southerly end of the project boundary, is currently vacant and surface flows over pervious ground cover in a southeasterly direction toward Mirage Cove Drive, and off-site within public right of way and ultimately into Whitewater Evacuation Channel to the east.

Under post development conditions, the existing parking lot (Parcels 1 &2) will be improved and re-purposed, and a new museum building will be constructed and new separate overflow parking facilities will be constructed on Lot 88. Storm runoff generated on improved portions of Parcel 1 and Parcel 2 will continue to flow to the low point of the existing parking lot and into a new combination collection basin and underground storage system designed to replace the existing curb inlet. Storm runoff generated on the overflow parking improvements within Lot 88 will surface flow toward the east into a new surface detention basin.

II. DESIGN METHODOLOGY AND CALCULATIONS

Developments south and southwest of the Whitewater Evacuation Channel within City of Rancho are required to comply with MS4 permit WQMP treatment requirements, but are not required to retain the runoff generated during the 100 year design storm event. The World Wildlife Museum project will collect and store runoff underground (Parcels 1 & 2) and in a surface retention basin (Lot 88) in a manner that captures and treats the Design Capture Volume (DCV) and ensures that flowrates, velocities and volumes leaving the site under the proposed condition do not exceed those under the existing condition. Flows exceeding the storage capacity of the new on-site storage facilities will leave the project site, and continue to flow toward the Whitewater Evacuation Channel as they do under the existing condition.

1.) The Water Quality Management Plan (WQMP) Design Capture Volume (DCV) is calculated using worksheets provided by Riverside County Flood Control and Water Conservation District for Stormwater Quality Best Management Practices for the Riverside County Whitewater River Region.
2.) Riverside County Flood Control District Synthetic Unit Hydrograph methods are used to quantify the runoff volumes generated for the pre and post development site conditions during the 2 year-24 hour and 10 year-24 hour storm events.
3.) Flowrates (Q) generated for the pre and post development site conditions during the 2 year-24 hour and 10 year-24 hour storm events are calculated using CivilD rational method software.
4.) Flow velocities for the pre and post development site conditions during the 2 year-24 hour and 10 year-24 hour storm events are calculated using manning's equation for open channel flow and flowrate results listed in this report

DESIGN CRITERIA

The following Riverside County Flood Control District (RCFCD) parameters were used in the preparation of the analyses:

- 2 year – 1 hour Precipitation 0.455" (NOAA)
- 2 year – 3 hour Precipitation 0.721" (NOAA)
- 2 year – 6 hour Precipitation 0.953" (NOAA)
- 2 year – 24 hour Precipitation 1.36" (NOAA)
- 10 year – 3 hour Precipitation 1.50" (NOAA)
- 10 year – 6 hour Precipitation 1.93" (NOAA)
- 10 year – 24 hour Precipitation 2.66" (NOAA)
- 100 year – 1 hour Precipitation 2.41" (NOAA)
- Hydrologic Soil Type "A" (RCFC&WCD Plate C-1.36)
- Slope Intensity Duration Curve (RCFC&WCD Plate D-4.6)
- Runoff Index Number 32 (RCFC&WCD Plate D-5.5)

III DESIGN CAPTURE VOLUME CALCULATIONS

NORTH

DESIGN CAPTURE VOLUME AREA = 3.80 AC (INCLUDES OFF-SITE FLOW)

IMPERVIOUS FRACTION = 0.55

DESIGN CAPTURE VOLUME = 2,069 CU.FT.

INFILTRATION BMP VOLUME PROVIDED = 2,439 CU.FT.

SOUTH

DESIGN CAPTURE VOLUME AREA = 1.23 AC

IMPERVIOUS FRACTION = 0.30

DESIGN CAPTURE VOLUME = 402 CU.FT.

INFILTRATION BMP VOLUME PROVIDED = 1,524 CU.FT.

Whitewater Watershed

BMP Design Volume, V_{BMP} (Rev. 03-2012)

Legend: Required Entries / Calculated Cells

Company Name	The Altum Group	Date	3/20/2025
Designed by	James Bazua	County/City Case No	C2026
Company Project Number/Name			
Drainage Area Number/Name	WORLD WILDLIFE MUSEUM - NORTH		

Enter the Area Tributary to this Feature A_T = 3.8 acres

Determine the Effective Impervious Fraction

Type of post-development surface cover (use pull down menu): Mixed Surface Types

Effective Impervious Fraction I_f = 0.55

Calculate the composite Runoff Coefficient, C for the BMP Tributary Area

Use the following equation based on the WEF/ASCE Method

$C = 0.858I_f^3 - 0.78I_f^2 + 0.774I_f + 0.04$

C = 0.37

Determine Design Storage Volume, V_{BMP}

Calculate V_U, the 85% Unit Storage Volume $V_U = 0.40 \times C$

V_u = 0.15 (in*ac)/ac

Calculate the design storage volume of the BMP, V_{BMP}.

$$V_{BMP}\ (ft^3) = \frac{V_U\ (in\text{-}ac/ac) \times A_T\ (ac) \times 43{,}560\ (ft^2/ac)}{12\ (in/ft)}$$

V_{BMP} = 2,069 ft^3

Notes:

Whitewater Watershed

BMP Design Volume, V_{BMP} (Rev. 03-2012)

Legend: Required Entries / Calculated Cells

Company Name	The Altum Group	Date	3/20/2025
Designed by	James Bazua	County/City Case No	C2026
Company Project Number/Name			
Drainage Area Number/Name	WORLD WILDLIFE MUSEUM - SOUTH		

Enter the Area Tributary to this Feature A_T = 1.23 acres

Determine the Effective Impervious Fraction

Type of post-development surface cover (use pull down menu): Mixed Surface Types

Effective Impervious Fraction I_f = 0.30

Calculate the composite Runoff Coefficient, C for the BMP Tributary Area

Use the following equation based on the WEF/ASCE Method

$C = 0.858I_f^3 - 0.78I_f^2 + 0.774I_f + 0.04$

C = 0.23

Determine Design Storage Volume, V_{BMP}

Calculate V_U, the 85% Unit Storage Volume $V_U = 0.40 \times C$

V_u = 0.09 (in*ac)/ac

Calculate the design storage volume of the BMP, V_{BMP}.

$$V_{BMP}\ (ft^3) = \frac{V_U\ (in\text{-}ac/ac) \times A_T\ (ac) \times 43{,}560\ (ft^2/ac)}{12\ (in/ft)}$$

V_{BMP} = 402 ft^3

Notes:

IV RUNOFF VOLUME CALCULATIONS

SUBAREA	NORTH EXISTING	NORTH PROPOSED
2 YR. – 24 HR VOLUME (CU.FT.)	1537	1537
2 YR. – 24 HR VOLUME STORED ON-SITE (CU.FT.)	0	1537
2 YR. – 24 HR VOLUME LEAVING SITE (CU.FT.)	1537	0
10 YR. – 24 HR VOLUME (CU.FT.)	3560	5799
10 YR. – 24 HR VOLUME STORED ON-SITE (CU.FT.)	-	2439
10 YR. – 24 HR VOLUME LEAVING SITE (CU.FT.)	3560	3360

SUBAREA	SOUTH EXISTING	SOUTH PROPOSED
2 YR. – 24 HR VOLUME (CU.FT.)	602	602
2 YR. – 24 HR VOLUME STORED ON-SITE (CU.FT.)	0	602
2 YR. – 24 HR VOLUME LEAVING SITE (CU.FT.)	602	0
10 YR. – 24 HR VOLUME (CU.FT.)	1178	1168
10 YR. – 24 HR VOLUME STORED ON-SITE (CU.FT.)	0	1168
10 YR. – 24 HR VOLUME LEAVING SITE (CU.FT.)	1178	0

	A	B	C	D
1	**RCFC&WCD SHORTCUT UNIT HYDROGRAPH METHOD**			
2	DATA INPUT SHEET			
3				
4	WORKSHEET PREPARED BY:	JAMES R. BAZUA, P.E.		
5				
6	PROJECT NAME	WORLD MUSEUM EXIST 2 YR EVENT - NORTH		
7	JOB #	C2026		
8				
9	CONCENTRATION POINT DESIGNATION	1		
10	AREA DESIGNATION	ON-SITE		
11				
12	TRIBUTARY AREAS	ACRES		
13				
14	COMMERCIAL			
15	PAVING/HARDSCAPE	1.24		
16	SF - 1 ACRE			
17	SF - 1/2 ACRE			
18	SF - 1/4 ACRE			
19	MF - CONDOMINIUMS			
20	MF - APARTMENTS			
21	MOBILE HOME PARK			
22	LANDSCAPING	0.87		
23	RETENTION BASIN			
24	GOLF COURSE			
25	MOUNTAINOUS	1.03		
26	LOW LOSS RATE (PERCENT)	90%		
27				
28	LENGTH OF WATERCOURSE (L)	436		
29	LENGTH TO POINT OPPOSITE CENTROID (Lca)	46		
30				
31	ELEVATION OF HEADWATER	356		
32	ELEVATION OF CONCENTRATION POINT	264.5		
33				
34	AVERAGE MANNINGS 'N' VALUE	0.02		
35				
36	STORM FREQUENCY (YEAR)	100		
37				
38	POINT RAIN			
39	3-HOUR	0.721		
40	6-HOUR	0.953		
41	24-HOUR	1.36		
42				
43	BASIN CHARACTERISTICS:	ELEVATION	AREA	
44				
45				
46				
47				
48				
49				
50				
51				
52	PERCOLATION RATE (in/hr)			
53				
54	DRYWELL DATA			
55	NUMBER USED			
56	PERCOLATION RATE (cfs)			

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
BASIC DATA CALCULATION FORM
SHORTCUT METHOD

PROJECT: WORLD MUSEUM EXIST 2 YR EVENT - NORTH
JOB # C2026
BY ES R. BAZUA, P.E. DATE 3/28/2025

PHYSICAL DATA

[1] CONCENTRATION POINT	1
[2] AREA DESIGNATION	ON-SITE
[3] AREA - ACRES	3.140
[4] L-FEET	436
[5] L-MILES	0.083
[6] La-FEET	46.00
[7] La-MILES	0.009
[8] ELEVATION OF HEADWATER	356
[9] ELEVATION OF CONCENTRATION POINT	264.5
[10] H-FEET	91.5
[11] S-FEET/MILE	1108.1
[12] S^0.5	33.29
[13] L*LCA/S^0.5	0.000
[14] AVERAGE MANNINGS 'N'	0.02
[15] LAG TIME-HOURS	0.01
[16] LAG TIME-MINUTES	0.5
[17] 100% OF LAG-MINUTES	0.5
[18] 200% OF LAG-MINUTES	1.0
[19] UNIT TIME-MINUTES (100%-200% OF LAG)	5
[24] TOTAL PERCOLATION RATE (cfs)	0.00

RAINFALL DATA

[1] SOURCE
[2] FREQUENCY-YEARS 100
[3] DURATION:

3-HOURS				6-HOURS				24-HOURS			
[4] POINT RAIN INCHES (Plate E-5.2)	[5] AREA	[6]	[7] AVERAGE POINT RAIN INCHES	[8] POINT RAIN INCHES (Plate E-5.4)	[9] AREA	[10]	[11] AVERAGE POINT RAIN INCHES	[12] POINT RAIN INCHES (Plate E-5.6)	[13] AREA	[14]	[15] AVERAGE POINT RAIN INCHES
0.72	3.140	1.00	0.72	0.95	3.140	1.00	0.95	1.36	3.140	1.00	1.36
		0.00	0.00			0.00	0.00			0.00	0.00
		0.00	0.00			0.00	0.00			0.00	0.00
		0.00	0.00			0.00	0.00			0.00	0.00
SUM [5]	3.14	SUM [7]	0.72	SUM [9]	3.14	SUM [11]	0.95	SUM [13]	3.14	SUM [15]	1.36
[16] AREA ADJ FACTOR			1.000				1.000				1.000
[17] ADJ AVG POINT RAIN			0.72				0.95				1.36

STORM EVENT SUMMARY

DURATION		3-HOUR	6-HOUR	24-HOUR
EFFECTIVE RAIN	(in)	0.17	0.16	0.14
FLOOD VOLUME	(cu-ft)	1,896	1,843	1,550
	(acre-ft)	0.04	0.04	0.04
REQUIRED STORAGE	(cu-ft)	1,880	1,828	1,537
	(acre-ft)	0.04	0.04	0.04
PEAK FLOW	(cfs)	1.31	1.09	0.06
MAXIMUM WSEL	(ft)	-	-	-

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD	PROJECT WORLD MUSEUM EXIST 2 YR EVENT - NORTH
	CONCENTRATION POINT: 1
	BY MES R. BAZUA, P.E. DATE 3/28/2025

ADJUSTED LOSS RATE

SOIL GROUP [Plate C-1]	LAND USE	RI NUMBER [Plate E-6.1]	PERVIOUS AREA INFILTRATION RATE (in/hr) [Plate E-6.2]	DECIMAL PERCENT OF AREA IMPERVIOUS [Plate E-6.3]	ADJUSTED INFILTRATION RATE (in/hr)	AREA		AVERAGE ADJUSTED INFILTRATION RATE (in/hr)
A	COMMERCIAL	32	0.74	90%	0.14	0.00	0.000	0.0000
A	PAVING/HARDSCAPE	32	0.74	100%	0.07	1.24	0.395	0.0292
A	SF - 1 ACRE	32	0.74	20%	0.61	0.00	0.000	0.0000
A	SF - 1/2 ACRE	32	0.74	40%	0.47	0.00	0.000	0.0000
A	SF - 1/4 ACRE	32	0.74	50%	0.41	0.00	0.000	0.0000
A	MF - COND0MINIUMS	32	0.74	65%	0.31	0.00	0.000	0.0000
A	MF - APARTMENTS	32	0.74	80%	0.21	0.00	0.000	0.0000
A	MOBILE HOME PARKS	32	0.74	75%	0.24	0.00	0.000	0.0000
A	LANDSCAPING	32	0.74	0%	0.74	0.87	0.277	0.2050
A	RETENTION BASINS	32	0.74	0%	0.74	0.00	0.000	0.0000
A	GOLF COURSE	32	0.74	0%	0.74	0.00	0.000	0.0000
D	MOUNTAINOUS	93	0.95	90%	0.18	1.03	0.328	0.0592
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
						SUM 3.14	SUM	0.2935

VARIABLE LOSS RATE CURVE (24-HOUR STORM ONLY)

Fm= 0.146731688

C= 0.00272

Ft=C(24-(T/60))^1.55 = 0.00272 (24-(T/60))^1.55 + 0.15 in/hr

LOW LOSS RATE (80-90 PERCENT) = 90%

Where:

T=Time in minutes. To get an average value for each unit time period, Use T=1/2 the unit time for the first time period,
T=1 1/2 unit time for the second period, etc.

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
100 YEAR - 3 HOUR STORM EVENT

PROJECT: WORLD MUSEUM EXIST 2 YR EVENT - NORTH
CONCENTRATION POINT: 1

BY: IES R. BAZUA, DATE 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	3.14
UNIT TIME-MINUTES	5
LAG TIME - MINUTES	0.49
UNIT TIME-PERCENT OF LAG	1029.0
TOTAL ADJUSTED STORM RAIN-INCHES	0.72
CONSTANT LOSS RATE-in/hr	0.29
LOW LOSS RATE - PERCENT	90%

TOTAL PERCOLATION RATE (cfs) 0.00 cfs

Unit Time Period	Time Minutes	Time Hours	Pattern Percent (Plate E-5.9)	Storm Rain in/hr	Loss Rate in/hr Max	Loss Rate in/hr Low	Effective Rain in/hr	Flood Hydrograph Flow cfs	Required Storage cf
1	5	0.08	1.3	0.112	0.29	0.10	0.01	0.04	10.60
2	10	0.17	1.3	0.112	0.29	0.10	0.01	0.04	10.60
3	15	0.25	1.1	0.095	0.29	0.09	0.01	0.03	8.97
4	20	0.33	1.5	0.130	0.29	0.12	0.01	0.04	12.23
5	25	0.42	1.5	0.130	0.29	0.12	0.01	0.04	12.23
6	30	0.50	1.8	0.156	0.29	0.14	0.02	0.05	14.67
7	35	0.58	1.5	0.130	0.29	0.12	0.01	0.04	12.23
8	40	0.67	1.8	0.156	0.29	0.14	0.02	0.05	14.67
9	45	0.75	1.8	0.156	0.29	0.14	0.02	0.05	14.67
10	50	0.83	1.5	0.130	0.29	0.12	0.01	0.04	12.23
11	55	0.92	1.6	0.138	0.29	0.12	0.01	0.04	13.04
12	60	1.00	1.8	0.156	0.29	0.14	0.02	0.05	14.67
13	65	1.08	2.2	0.190	0.29	0.17	0.02	0.06	17.93
14	70	1.17	2.2	0.190	0.29	0.17	0.02	0.06	17.93
15	75	1.25	2.2	0.190	0.29	0.17	0.02	0.06	17.93
16	80	1.33	2.0	0.173	0.29	0.16	0.02	0.05	16.30
17	85	1.42	2.6	0.225	0.29	0.20	0.02	0.07	21.19
18	90	1.50	2.7	0.234	0.29	0.21	0.02	0.07	22.01
19	95	1.58	2.4	0.208	0.29	0.19	0.02	0.07	19.56
20	100	1.67	2.7	0.234	0.29	0.21	0.02	0.07	22.01
21	105	1.75	3.3	0.286	0.29	0.26	0.03	0.09	26.90
22	110	1.83	3.1	0.268	0.29	0.24	0.03	0.08	25.27
23	115	1.92	2.9	0.251	0.29	0.23	0.03	0.08	23.64
24	120	2.00	3.0	0.260	0.29	0.23	0.03	0.08	24.45
25	125	2.08	3.1	0.268	0.29	0.24	0.03	0.08	25.27
26	130	2.17	4.2	0.363	0.29	0.33	0.07	0.22	65.87
27	135	2.25	5.0	0.433	0.29	0.39	0.14	0.44	131.07
28	140	2.33	3.5	0.303	0.29	0.27	0.01	0.03	8.81
29	145	2.42	6.8	0.588	0.29	0.53	0.29	0.93	277.77
30	150	2.50	7.3	0.632	0.29	0.57	0.34	1.06	318.52
31	155	2.58	8.2	0.709	0.29	0.64	0.42	1.31	391.87
32	160	2.67	5.9	0.510	0.29	0.46	0.22	0.68	204.42
33	165	2.75	2.0	0.173	0.29	0.16	0.02	0.05	16.30
34	170	2.83	1.8	0.156	0.29	0.14	0.02	0.05	14.67
35	175	2.92	1.8	0.156	0.29	0.14	0.02	0.05	14.67
36	180	3.00	0.6	0.052	0.29	0.05	0.01	0.02	4.89

EFFECTIVE RAIN & FLOOD VOLUMES SUMMARY

EFFECTIVE RAIN (in)	0.17
FLOOD VOLUME (acft)	0.04
FLOOD VOLUME (cuft)	1895.68
REQUIRED STORAGE (acft)	0.04
REQUIRED STORAGE (cuft)	1880.00
PEAK FLOW RATE (cfs)	1.31

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
100 YEAR - 6 HOUR STORM EVENT

PROJECT: WORLD MUSEUM EXIST 2 YR EVENT - NOR
CONCENTRATION POINT: 1

BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	3.14
UNIT TIME-MINUTES	5
LAG TIME - MINUTES	0.49
UNIT TIME-PERCENT OF LAG	1029.0
TOTAL ADJUSTED STORM RAIN-INCHES	0.95
CONSTANT LOSS RATE-in/hr	0.293
LOW LOSS RATE - PERCENT	90%

TOTAL PERCOLATION RATE (cfs) 0.00 cfs

Unit Time Period	Time		Pattern	Storm Rain	Loss Rate in/hr		Effective Rain	Flood Hydrograph Flow	Required Storage
	Minutes	Hours	Percent (Plate E-5.9)	in/hr	Max	Low	in/hr	cfs	cf
1	5	0.08	0.5	0.057	0.29	0.05	0.01	0.02	5.39
2	10	0.17	0.6	0.069	0.29	0.06	0.01	0.02	6.46
3	15	0.25	0.6	0.069	0.29	0.06	0.01	0.02	6.46
4	20	0.33	0.6	0.069	0.29	0.06	0.01	0.02	6.46
5	25	0.42	0.6	0.069	0.29	0.06	0.01	0.02	6.46
6	30	0.50	0.7	0.080	0.29	0.07	0.01	0.03	7.54
7	35	0.58	0.7	0.080	0.29	0.07	0.01	0.03	7.54
8	40	0.67	0.7	0.080	0.29	0.07	0.01	0.03	7.54
9	45	0.75	0.7	0.080	0.29	0.07	0.01	0.03	7.54
10	50	0.83	0.7	0.080	0.29	0.07	0.01	0.03	7.54
11	55	0.92	0.7	0.080	0.29	0.07	0.01	0.03	7.54
12	60	1.00	0.8	0.091	0.29	0.08	0.01	0.03	8.62
13	65	1.08	0.8	0.091	0.29	0.08	0.01	0.03	8.62
14	70	1.17	0.8	0.091	0.29	0.08	0.01	0.03	8.62
15	75	1.25	0.8	0.091	0.29	0.08	0.01	0.03	8.62
16	80	1.33	0.8	0.091	0.29	0.08	0.01	0.03	8.62
17	85	1.42	0.8	0.091	0.29	0.08	0.01	0.03	8.62
18	90	1.50	0.8	0.091	0.29	0.08	0.01	0.03	8.62
19	95	1.58	0.8	0.091	0.29	0.08	0.01	0.03	8.62
20	100	1.67	0.8	0.091	0.29	0.08	0.01	0.03	8.62
21	105	1.75	0.8	0.091	0.29	0.08	0.01	0.03	8.62
22	110	1.83	0.8	0.091	0.29	0.08	0.01	0.03	8.62
23	115	1.92	0.8	0.091	0.29	0.08	0.01	0.03	8.62
24	120	2.00	0.9	0.103	0.29	0.09	0.01	0.03	9.70
25	125	2.08	0.8	0.091	0.29	0.08	0.01	0.03	8.62
26	130	2.17	0.9	0.103	0.29	0.09	0.01	0.03	9.70
27	135	2.25	0.9	0.103	0.29	0.09	0.01	0.03	9.70
28	140	2.33	0.9	0.103	0.29	0.09	0.01	0.03	9.70
29	145	2.42	0.9	0.103	0.29	0.09	0.01	0.03	9.70
30	150	2.50	0.9	0.103	0.29	0.09	0.01	0.03	9.70
31	155	2.58	0.9	0.103	0.29	0.09	0.01	0.03	9.70
32	160	2.67	0.9	0.103	0.29	0.09	0.01	0.03	9.70
33	165	2.75	1.0	0.114	0.29	0.10	0.01	0.04	10.77
34	170	2.83	1.0	0.114	0.29	0.10	0.01	0.04	10.77
35	175	2.92	1.0	0.114	0.29	0.10	0.01	0.04	10.77
36	180	3.00	1.0	0.114	0.29	0.10	0.01	0.04	10.77
37	185	3.08	1.0	0.114	0.29	0.10	0.01	0.04	10.77
38	190	3.17	1.1	0.126	0.29	0.11	0.01	0.04	11.85
39	195	3.25	1.1	0.126	0.29	0.11	0.01	0.04	11.85
40	200	3.33	1.1	0.126	0.29	0.11	0.01	0.04	11.85
41	205	3.42	1.2	0.137	0.29	0.12	0.01	0.04	12.93
42	210	3.50	1.3	0.149	0.29	0.13	0.01	0.05	14.00
43	215	3.58	1.4	0.160	0.29	0.14	0.02	0.05	15.08
44	220	3.67	1.4	0.160	0.29	0.14	0.02	0.05	15.08
45	225	3.75	1.5	0.172	0.29	0.15	0.02	0.05	16.16
46	230	3.83	1.5	0.172	0.29	0.15	0.02	0.05	16.16
47	235	3.92	1.6	0.183	0.29	0.16	0.02	0.06	17.24
48	240	4.00	1.6	0.183	0.29	0.16	0.02	0.06	17.24
49	245	4.08	1.7	0.194	0.29	0.17	0.02	0.06	18.31
50	250	4.17	1.8	0.206	0.29	0.19	0.02	0.06	19.39
51	255	4.25	1.9	0.217	0.29	0.20	0.02	0.07	20.47
52	260	4.33	2.0	0.229	0.29	0.21	0.02	0.07	21.55
53	265	4.42	2.1	0.240	0.29	0.22	0.02	0.08	22.62
54	270	4.50	2.1	0.240	0.29	0.22	0.02	0.08	22.62
55	275	4.58	2.2	0.252	0.29	0.23	0.03	0.08	23.70
56	280	4.67	2.3	0.263	0.29	0.24	0.03	0.08	24.78

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD 100 YEAR - 6 HOUR STORM EVENT	PROJECT: WORLD MUSEUM EXIST 2 YR EVENT - NOR CONCENTRATION POINT: 1 BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	3.14		
UNIT TIME-MINUTES	5		
LAG TIME - MINUTES	0.49		
UNIT TIME-PERCENT OF LAG	1029.0		
TOTAL ADJUSTED STORM RAIN-INCHES	0.95		
CONSTANT LOSS RATE-in/hr	0.293		
LOW LOSS RATE - PERCENT	90%	TOTAL PERCOLATION RATE (cfs)	0.00 cfs

Unit Time Period	Time		Pattern	Storm Rain	Loss Rate in/hr		Effective Rain	Flood Hydrograph Flow	Required Storage
	Minutes	Hours	Percent (Plate E-5.9)	in/hr	Max	Low	in/hr	cfs	cf
57	285	4.75	2.4	0.274	0.29	0.25	0.03	0.09	25.85
58	290	4.83	2.4	0.274	0.29	0.25	0.03	0.09	25.85
59	295	4.92	2.5	0.286	0.29	0.26	0.03	0.09	26.93
60	300	5.00	2.6	0.297	0.29	0.27	0.00	0.01	3.65
61	305	5.08	3.1	0.355	0.29	0.32	0.06	0.19	57.51
62	310	5.17	3.6	0.412	0.29	0.37	0.12	0.37	111.38
63	315	5.25	3.9	0.446	0.29	0.40	0.15	0.48	143.69
64	320	5.33	4.2	0.480	0.29	0.43	0.19	0.59	176.01
65	325	5.42	4.7	0.537	0.29	0.48	0.24	0.77	229.87
66	330	5.50	5.6	0.640	0.29	0.58	0.35	1.09	326.83
67	335	5.58	1.9	0.217	0.29	0.20	0.02	0.07	20.47
68	340	5.67	0.9	0.103	0.29	0.09	0.01	0.03	9.70
69	345	5.75	0.6	0.069	0.29	0.06	0.01	0.02	6.46
70	350	5.83	0.5	0.057	0.29	0.05	0.01	0.02	5.39
71	355	5.92	0.3	0.034	0.29	0.03	0.00	0.01	3.23
72	360	6.00	0.2	0.023	0.29	0.02	0.00	0.01	2.15

EFFECTIVE RAIN & FLOOD VOLUMES SUMMARY

EFFECTIVE RAIN (in)	0.16
FLOOD VOLUME (acft)	0.04
FLOOD VOLUME (cuft)	1843.05
REQUIRED STORAGE (acft)	0.04
REQUIRED STORAGE (cuft)	1827.81
PEAK FLOW RATE (cfs)	1.09

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
100 YEAR - 24 HOUR STORM EVENT

PROJECT: WORLD MUSEUM EXIST 2 YR EVENT - NORTH
CONCENTRATION POINT: 1

BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	3.140	CONSTANT LOSS RATE-in/hr	n/a
UNIT TIME-MINUTES	15	VARIABLE LOSS RATE (AVG) in/hr	0.2935
LAG TIME - MINUTES	0.49	MINIMUM LOSS RATE (for var. loss) - in/hr	0.147
UNIT TIME-PERCENT OF LAG	3086.9	LOW LOSS RATE - DECIMAL	0.90
TOTAL ADJUSTED STORM RAIN-INCHES	1.36	C	0.00272
		PERCOLATION RATE (cfs)	0.00

Unit Time Period	Time		Pattern Percent	Storm Rain in/hr	Loss Rate in/hr		Effective Rain in/hr	Flood Hydrograph Flow cfs	Required Storage cf
	Minutes	Hours	(Plate E-5.9)		Max	Low			
1	15	0.25	0.2	0.011	0.518	0.010	0.001	0.00	3.07
2	30	0.50	0.3	0.016	0.512	0.015	0.002	0.01	4.61
3	45	0.75	0.3	0.016	0.506	0.015	0.002	0.01	4.61
4	60	1.00	0.4	0.022	0.500	0.020	0.002	0.01	6.15
5	75	1.25	0.3	0.016	0.494	0.015	0.002	0.01	4.61
6	90	1.50	0.3	0.016	0.489	0.015	0.002	0.01	4.61
7	105	1.75	0.3	0.016	0.483	0.015	0.002	0.01	4.61
8	120	2.00	0.4	0.022	0.477	0.020	0.002	0.01	6.15
9	135	2.25	0.4	0.022	0.471	0.020	0.002	0.01	6.15
10	150	2.50	0.4	0.022	0.465	0.020	0.002	0.01	6.15
11	165	2.75	0.5	0.027	0.460	0.024	0.003	0.01	7.69
12	180	3.00	0.5	0.027	0.454	0.024	0.003	0.01	7.69
13	195	3.25	0.5	0.027	0.448	0.024	0.003	0.01	7.69
14	210	3.50	0.5	0.027	0.443	0.024	0.003	0.01	7.69
15	225	3.75	0.5	0.027	0.437	0.024	0.003	0.01	7.69
16	240	4.00	0.6	0.033	0.432	0.029	0.003	0.01	9.22
17	255	4.25	0.6	0.033	0.426	0.029	0.003	0.01	9.22
18	270	4.50	0.7	0.038	0.421	0.034	0.004	0.01	10.76
19	285	4.75	0.7	0.038	0.415	0.034	0.004	0.01	10.76
20	300	5.00	0.8	0.044	0.410	0.039	0.004	0.01	12.30
21	315	5.25	0.6	0.033	0.405	0.029	0.003	0.01	9.22
22	330	5.50	0.7	0.038	0.400	0.034	0.004	0.01	10.76
23	345	5.75	0.8	0.044	0.394	0.039	0.004	0.01	12.30
24	360	6.00	0.8	0.044	0.389	0.039	0.004	0.01	12.30
25	375	6.25	0.9	0.049	0.384	0.044	0.005	0.02	13.84
26	390	6.50	0.9	0.049	0.379	0.044	0.005	0.02	13.84
27	405	6.75	1.0	0.054	0.374	0.049	0.005	0.02	15.37
28	420	7.00	1.0	0.054	0.369	0.049	0.005	0.02	15.37
29	435	7.25	1.0	0.054	0.364	0.049	0.005	0.02	15.37
30	450	7.50	1.1	0.060	0.359	0.054	0.006	0.02	16.91
31	465	7.75	1.2	0.065	0.354	0.059	0.007	0.02	18.45
32	480	8.00	1.3	0.071	0.349	0.064	0.007	0.02	19.99
33	495	8.25	1.5	0.082	0.344	0.073	0.008	0.03	23.06
34	510	8.50	1.5	0.082	0.339	0.073	0.008	0.03	23.06
35	525	8.75	1.6	0.087	0.335	0.078	0.009	0.03	24.60
36	540	9.00	1.7	0.092	0.330	0.083	0.009	0.03	26.13
37	555	9.25	1.9	0.103	0.325	0.093	0.010	0.03	29.21
38	570	9.50	2.0	0.109	0.321	0.098	0.011	0.03	30.75
39	585	9.75	2.1	0.114	0.316	0.103	0.011	0.04	32.28
40	600	10.00	2.2	0.120	0.311	0.108	0.012	0.04	33.82
41	615	10.25	1.5	0.082	0.307	0.073	0.008	0.03	23.06
42	630	10.50	1.5	0.082	0.302	0.073	0.008	0.03	23.06
43	645	10.75	2.0	0.109	0.298	0.098	0.011	0.03	30.75
44	660	11.00	2.0	0.109	0.294	0.098	0.011	0.03	30.75
45	675	11.25	1.9	0.103	0.289	0.093	0.010	0.03	29.21
46	690	11.50	1.9	0.103	0.285	0.093	0.010	0.03	29.21
47	705	11.75	1.7	0.092	0.281	0.083	0.009	0.03	26.13
48	720	12.00	1.8	0.098	0.277	0.088	0.010	0.03	27.67
49	735	12.25	2.5	0.136	0.273	0.122	0.014	0.04	38.43
50	750	12.50	2.6	0.141	0.268	0.127	0.014	0.04	39.97
51	765	12.75	2.8	0.152	0.264	0.137	0.015	0.05	43.05
52	780	13.00	2.9	0.158	0.260	0.142	0.016	0.05	44.58
53	795	13.25	3.4	0.185	0.257	0.166	0.018	0.06	52.27
54	810	13.50	3.4	0.185	0.253	0.166	0.018	0.06	52.27
55	825	13.75	2.3	0.125	0.249	0.113	0.013	0.04	35.36
56	840	14.00	2.3	0.125	0.245	0.113	0.013	0.04	35.36
57	855	14.25	2.7	0.147	0.241	0.132	0.015	0.05	41.51
58	870	14.50	2.6	0.141	0.238	0.127	0.014	0.04	39.97
59	885	14.75	2.6	0.141	0.234	0.127	0.014	0.04	39.97
60	900	15.00	2.5	0.136	0.230	0.122	0.014	0.04	38.43
61	915	15.25	2.4	0.131	0.227	0.118	0.013	0.04	36.90
62	930	15.50	2.3	0.125	0.223	0.113	0.013	0.04	35.36
63	945	15.75	1.9	0.103	0.220	0.093	0.010	0.03	29.21
64	960	16.00	1.9	0.103	0.217	0.093	0.010	0.03	29.21
65	975	16.25	0.4	0.022	0.213	0.020	0.002	0.01	6.15
66	990	16.50	0.4	0.022	0.210	0.020	0.002	0.01	6.15
67	1005	16.75	0.3	0.016	0.207	0.015	0.002	0.01	4.61

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD 100 YEAR - 24 HOUR STORM EVENT	PROJECT: WORLD MUSEUM EXIST 2 YR EVENT - NORTH CONCENTRATION POINT: 1 BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	3.140	CONSTANT LOSS RATE-in/hr	n/a
UNIT TIME-MINUTES	15	VARIABLE LOSS RATE (AVG) in/hr	0.2935
LAG TIME - MINUTES	0.49	MINIMUM LOSS RATE (for var. loss) - in/hr	0.147
UNIT TIME-PERCENT OF LAG	3086.9	LOW LOSS RATE - DECIMAL	0.90
TOTAL ADJUSTED STORM RAIN-INCHES	1.36	C	0.00272
		PERCOLATION RATE (cfs)	0.00

Unit Time Period	Time Minutes	Time Hours	Pattern Percent (Plate E-5.9)	Storm Rain in/hr	Loss Rate in/hr Max	Loss Rate in/hr Low	Effective Rain in/hr	Flood Hydrograph Flow cfs	Required Storage cf
68	1020	17.00	0.3	0.016	0.204	0.015	0.002	0.01	4.61
69	1035	17.25	0.5	0.027	0.201	0.024	0.003	0.01	7.69
70	1050	17.50	0.5	0.027	0.198	0.024	0.003	0.01	7.69
71	1065	17.75	0.5	0.027	0.195	0.024	0.003	0.01	7.69
72	1080	18.00	0.4	0.022	0.192	0.020	0.002	0.01	6.15
73	1095	18.25	0.4	0.022	0.189	0.020	0.002	0.01	6.15
74	1110	18.50	0.4	0.022	0.186	0.020	0.002	0.01	6.15
75	1125	18.75	0.3	0.016	0.184	0.015	0.002	0.01	4.61
76	1140	19.00	0.2	0.011	0.181	0.010	0.001	0.00	3.07
77	1155	19.25	0.3	0.016	0.178	0.015	0.002	0.01	4.61
78	1170	19.50	0.4	0.022	0.176	0.020	0.002	0.01	6.15
79	1185	19.75	0.3	0.016	0.174	0.015	0.002	0.01	4.61
80	1200	20.00	0.2	0.011	0.171	0.010	0.001	0.00	3.07
81	1215	20.25	0.3	0.016	0.169	0.015	0.002	0.01	4.61
82	1230	20.50	0.3	0.016	0.167	0.015	0.002	0.01	4.61
83	1245	20.75	0.3	0.016	0.165	0.015	0.002	0.01	4.61
84	1260	21.00	0.2	0.011	0.163	0.010	0.001	0.00	3.07
85	1275	21.25	0.3	0.016	0.161	0.015	0.002	0.01	4.61
86	1290	21.50	0.2	0.011	0.159	0.010	0.001	0.00	3.07
87	1305	21.75	0.3	0.016	0.157	0.015	0.002	0.01	4.61
88	1320	22.00	0.2	0.011	0.155	0.010	0.001	0.00	3.07
89	1335	22.25	0.3	0.016	0.154	0.015	0.002	0.01	4.61
90	1350	22.50	0.2	0.011	0.152	0.010	0.001	0.00	3.07
91	1365	22.75	0.2	0.011	0.151	0.010	0.001	0.00	3.07
92	1380	23.00	0.2	0.011	0.150	0.010	0.001	0.00	3.07
93	1395	23.25	0.2	0.011	0.149	0.010	0.001	0.00	3.07
94	1410	23.50	0.2	0.011	0.148	0.010	0.001	0.00	3.07
95	1425	23.75	0.2	0.011	0.147	0.010	0.001	0.00	3.07
96	1440	24.00	0.2	0.011	0.147	0.010	0.001	0.00	3.07

EFFECTIVE RAIN & FLOOD VOLUMES SUMMARY	
EFFECTIVE RAIN (in)	0.14
FLOOD VOLUME (acft)	0.04
FLOOD VOLUME (cuft)	1550.16
REQUIRED STORAGE (acft)	0.04
REQUIRED STORAGE (cuft)	1537.34
PEAK FLOW (cfs)	0.06

PROJECT: WORLD MUSEUM EXIST 2 YR EVENT - NORTH
JOB # C2026
1

BASIN CHARACTERISTICS

CONTOUR	DEPTH		AREA		VOLUME		
	INCR (ft)	TOTAL (ft)	INCR (sf)	TOTAL (sf)	INCR (cuft)	TOTAL (cuft)	(acre-ft)
0	0	0		0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00

PERCOLATION CALCULATIONS
PERCOLATION RATE 0 in/hr 0.00 cfs

MAXWELL IV DRYWELLS
NUMBER USED 0
RATE/DRYWELL 0 cfs
TOTAL DISSIPATED 0 cfs

TOTAL PERCOLATION RATE 0.00 cfs

1

JOB # C2026

100 YEAR - 3 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
1	5	0.04	11	11	0	11	-	11	0.00
2	10	0.04	11	21	0	21	-	21	0.00
3	15	0.03	9	30	0	30	-	30	0.00
4	20	0.04	12	42	0	42	-	42	0.00
5	25	0.04	12	55	0	55	-	55	0.00
6	30	0.05	15	69	0	69	-	69	0.00
7	35	0.04	12	82	0	82	-	82	0.00
8	40	0.05	15	96	0	96	-	96	0.00
9	45	0.05	15	111	0	111	-	111	0.00
10	50	0.04	12	123	0	123	-	123	0.00
11	55	0.04	13	136	0	136	-	136	0.00
12	60	0.05	15	151	0	151	-	151	0.00
13	65	0.06	18	169	0	169	-	169	0.00
14	70	0.06	18	187	0	187	-	187	0.00
15	75	0.06	18	205	0	205	-	205	0.00
16	80	0.05	16	221	0	221	-	221	0.01
17	85	0.07	21	242	0	242	-	242	0.01
18	90	0.07	22	264	0	264	-	264	0.01
19	95	0.07	20	284	0	284	-	284	0.01
20	100	0.07	22	306	0	306	-	306	0.01
21	105	0.09	27	333	0	333	-	333	0.01
22	110	0.08	25	358	0	358	-	358	0.01
23	115	0.08	24	381	0	381	-	381	0.01
24	120	0.08	24	406	0	406	-	406	0.01
25	125	0.08	25	431	0	431	-	431	0.01
26	130	0.22	66	497	0	497	-	497	0.01
27	135	0.44	131	628	0	628	-	628	0.01
28	140	0.03	9	637	0	637	-	637	0.01
29	145	0.93	278	915	0	915	-	915	0.02
30	150	1.06	319	1,233	0	1,233	-	1,233	0.03
31	155	1.31	392	1,625	0	1,625	-	1,625	0.04
32	160	0.68	204	1,829	0	1,829	-	1,829	0.04
33	165	0.05	16	1,846	0	1,846	-	1,846	0.04
34	170	0.05	15	1,860	0	1,860	-	1,860	0.04
35	175	0.05	15	1,875	0	1,875	-	1,875	0.04
36	180	0.02	5	1,880	0	1,880	-	1,880	0.04

1

JOB # C2026

100 YEAR - 6 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
1	5	0.02	5	5	0	5	-	5	0.00
2	10	0.02	6	12	0	12	-	12	0.00
3	15	0.02	6	18	0	18	-	18	0.00
4	20	0.02	6	25	0	25	-	25	0.00
5	25	0.02	6	31	0	31	-	31	0.00
6	30	0.03	8	39	0	39	-	39	0.00
7	35	0.03	8	46	0	46	-	46	0.00
8	40	0.03	8	54	0	54	-	54	0.00
9	45	0.03	8	61	0	61	-	61	0.00
10	50	0.03	8	69	0	69	-	69	0.00
11	55	0.03	8	76	0	76	-	76	0.00
12	60	0.03	9	85	0	85	-	85	0.00
13	65	0.03	9	94	0	94	-	94	0.00
14	70	0.03	9	102	0	102	-	102	0.00
15	75	0.03	9	111	0	111	-	111	0.00
16	80	0.03	9	120	0	120	-	120	0.00
17	85	0.03	9	128	0	128	-	128	0.00
18	90	0.03	9	137	0	137	-	137	0.00
19	95	0.03	9	145	0	145	-	145	0.00
20	100	0.03	9	154	0	154	-	154	0.00
21	105	0.03	9	163	0	163	-	163	0.00
22	110	0.03	9	171	0	171	-	171	0.00
23	115	0.03	9	180	0	180	-	180	0.00
24	120	0.03	10	190	0	190	-	190	0.00
25	125	0.03	9	198	0	198	-	198	0.00
26	130	0.03	10	208	0	208	-	208	0.00
27	135	0.03	10	218	0	218	-	218	0.00
28	140	0.03	10	227	0	227	-	227	0.01
29	145	0.03	10	237	0	237	-	237	0.01
30	150	0.03	10	247	0	247	-	247	0.01
31	155	0.03	10	256	0	256	-	256	0.01
32	160	0.03	10	266	0	266	-	266	0.01
33	165	0.04	11	277	0	277	-	277	0.01
34	170	0.04	11	288	0	288	-	288	0.01
35	175	0.04	11	298	0	298	-	298	0.01
36	180	0.04	11	309	0	309	-	309	0.01
37	185	0.04	11	320	0	320	-	320	0.01
38	190	0.04	12	332	0	332	-	332	0.01
39	195	0.04	12	344	0	344	-	344	0.01
40	200	0.04	12	355	0	355	-	355	0.01
41	205	0.04	13	368	0	368	-	368	0.01
42	210	0.05	14	382	0	382	-	382	0.01
43	215	0.05	15	398	0	398	-	398	0.01
44	220	0.05	15	413	0	413	-	413	0.01
45	225	0.05	16	429	0	429	-	429	0.01
46	230	0.05	16	445	0	445	-	445	0.01
47	235	0.06	17	462	0	462	-	462	0.01
48	240	0.06	17	479	0	479	-	479	0.01
49	245	0.06	18	498	0	498	-	498	0.01
50	250	0.06	19	517	0	517	-	517	0.01
51	255	0.07	20	538	0	538	-	538	0.01
52	260	0.07	22	559	0	559	-	559	0.01
53	265	0.08	23	582	0	582	-	582	0.01
54	270	0.08	23	604	0	604	-	604	0.01
55	275	0.08	24	628	0	628	-	628	0.01

1

JOB # C2026

100 YEAR - 6 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
56	280	0.08	25	653	0	653	-	653	0.01
57	285	0.09	26	679	0	679	-	679	0.02
58	290	0.09	26	705	0	705	-	705	0.02
59	295	0.09	27	731	0	731	-	731	0.02
60	300	0.01	4	735	0	735	-	735	0.02
61	305	0.19	58	793	0	793	-	793	0.02
62	310	0.37	111	904	0	904	-	904	0.02
63	315	0.48	144	1,048	0	1,048	-	1,048	0.02
64	320	0.59	176	1,224	0	1,224	-	1,224	0.03
65	325	0.77	230	1,454	0	1,454	-	1,454	0.03
66	330	1.09	327	1,780	0	1,780	-	1,780	0.04
67	335	0.07	20	1,801	0	1,801	-	1,801	0.04
68	340	0.03	10	1,811	0	1,811	-	1,811	0.04
69	345	0.02	6	1,817	0	1,817	-	1,817	0.04
70	350	0.02	5	1,822	0	1,822	-	1,822	0.04
71	355	0.01	3	1,826	0	1,826	-	1,826	0.04
72	360	0.01	2	1,828	0	1,828	-	1,828	0.04

1

JOB # C2026

100 YEAR - 24 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
1	15	0.00	3	3	0	3	-	3	0.00
2	30	0.01	5	8	0	8	-	8	0.00
3	45	0.01	5	12	0	12	-	12	0.00
4	60	0.01	6	18	0	18	-	18	0.00
5	75	0.01	5	23	0	23	-	23	0.00
6	90	0.01	5	28	0	28	-	28	0.00
7	105	0.01	5	32	0	32	-	32	0.00
8	120	0.01	6	38	0	38	-	38	0.00
9	135	0.01	6	45	0	45	-	45	0.00
10	150	0.01	6	51	0	51	-	51	0.00
11	165	0.01	8	58	0	58	-	58	0.00
12	180	0.01	8	66	0	66	-	66	0.00
13	195	0.01	8	74	0	74	-	74	0.00
14	210	0.01	8	81	0	81	-	81	0.00
15	225	0.01	8	89	0	89	-	89	0.00
16	240	0.01	9	98	0	98	-	98	0.00
17	255	0.01	9	108	0	108	-	108	0.00
18	270	0.01	11	118	0	118	-	118	0.00
19	285	0.01	11	129	0	129	-	129	0.00
20	300	0.01	12	141	0	141	-	141	0.00
21	315	0.01	9	151	0	151	-	151	0.00
22	330	0.01	11	161	0	161	-	161	0.00
23	345	0.01	12	174	0	174	-	174	0.00
24	360	0.01	12	186	0	186	-	186	0.00
25	375	0.02	14	200	0	200	-	200	0.00
26	390	0.02	14	214	0	214	-	214	0.00
27	405	0.02	15	229	0	229	-	229	0.01
28	420	0.02	15	244	0	244	-	244	0.01
29	435	0.02	15	260	0	260	-	260	0.01
30	450	0.02	17	277	0	277	-	277	0.01
31	465	0.02	18	295	0	295	-	295	0.01
32	480	0.02	20	315	0	315	-	315	0.01
33	495	0.03	23	338	0	338	-	338	0.01
34	510	0.03	23	361	0	361	-	361	0.01
35	525	0.03	25	386	0	386	-	386	0.01
36	540	0.03	26	412	0	412	-	412	0.01
37	555	0.03	29	441	0	441	-	441	0.01
38	570	0.03	31	472	0	472	-	472	0.01
39	585	0.04	32	504	0	504	-	504	0.01
40	600	0.04	34	538	0	538	-	538	0.01
41	615	0.03	23	561	0	561	-	561	0.01
42	630	0.03	23	584	0	584	-	584	0.01
43	645	0.03	31	615	0	615	-	615	0.01
44	660	0.03	31	646	0	646	-	646	0.01
45	675	0.03	29	675	0	675	-	675	0.02
46	690	0.03	29	704	0	704	-	704	0.02
47	705	0.03	26	730	0	730	-	730	0.02
48	720	0.03	28	758	0	758	-	758	0.02
49	735	0.04	38	796	0	796	-	796	0.02
50	750	0.04	40	836	0	836	-	836	0.02
51	765	0.05	43	879	0	879	-	879	0.02
52	780	0.05	45	924	0	924	-	924	0.02
53	795	0.06	52	976	0	976	-	976	0.02
54	810	0.06	52	1,028	0	1,028	-	1,028	0.02
55	825	0.04	35	1,064	0	1,064	-	1,064	0.02
56	840	0.04	35	1,099	0	1,099	-	1,099	0.03
57	855	0.05	42	1,141	0	1,141	-	1,141	0.03
58	870	0.04	40	1,181	0	1,181	-	1,181	0.03

1

JOB # C2026

100 YEAR - 24 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
59	885	0.04	40	1,221	0	1,221	-	1,221	0.03
60	900	0.04	38	1,259	0	1,259	-	1,259	0.03
61	915	0.04	37	1,296	0	1,296	-	1,296	0.03
62	930	0.04	35	1,331	0	1,331	-	1,331	0.03
63	945	0.03	29	1,361	0	1,361	-	1,361	0.03
64	960	0.03	29	1,390	0	1,390	-	1,390	0.03
65	975	0.01	6	1,396	0	1,396	-	1,396	0.03
66	990	0.01	6	1,402	0	1,402	-	1,402	0.03
67	1005	0.01	5	1,407	0	1,407	-	1,407	0.03
68	1020	0.01	5	1,411	0	1,411	-	1,411	0.03
69	1035	0.01	8	1,419	0	1,419	-	1,419	0.03
70	1050	0.01	8	1,427	0	1,427	-	1,427	0.03
71	1065	0.01	8	1,434	0	1,434	-	1,434	0.03
72	1080	0.01	6	1,440	0	1,440	-	1,440	0.03
73	1095	0.01	6	1,447	0	1,447	-	1,447	0.03
74	1110	0.01	6	1,453	0	1,453	-	1,453	0.03
75	1125	0.01	5	1,457	0	1,457	-	1,457	0.03
76	1140	0.00	3	1,460	0	1,460	-	1,460	0.03
77	1155	0.01	5	1,465	0	1,465	-	1,465	0.03
78	1170	0.01	6	1,471	0	1,471	-	1,471	0.03
79	1185	0.01	5	1,476	0	1,476	-	1,476	0.03
80	1200	0.00	3	1,479	0	1,479	-	1,479	0.03
81	1215	0.01	5	1,484	0	1,484	-	1,484	0.03
82	1230	0.01	5	1,488	0	1,488	-	1,488	0.03
83	1245	0.01	5	1,493	0	1,493	-	1,493	0.03
84	1260	0.00	3	1,496	0	1,496	-	1,496	0.03
85	1275	0.01	5	1,500	0	1,500	-	1,500	0.03
86	1290	0.00	3	1,504	0	1,504	-	1,504	0.03
87	1305	0.01	5	1,508	0	1,508	-	1,508	0.03
88	1320	0.00	3	1,511	0	1,511	-	1,511	0.03
89	1335	0.01	5	1,516	0	1,516	-	1,516	0.03
90	1350	0.00	3	1,519	0	1,519	-	1,519	0.03
91	1365	0.00	3	1,522	0	1,522	-	1,522	0.03
92	1380	0.00	3	1,525	0	1,525	-	1,525	0.04
93	1395	0.00	3	1,528	0	1,528	-	1,528	0.04
94	1410	0.00	3	1,531	0	1,531	-	1,531	0.04
95	1425	0.00	3	1,534	0	1,534	-	1,534	0.04
96	1440	0.00	3	1,537	0	1,537	-	1,537	0.04

	A	B	C	D
1	**RCFC&WCD SHORTCUT UNIT HYDROGRAPH METHOD**			
2	DATA INPUT SHEET			
3				
4	WORKSHEET PREPARED BY:	JAMES R. BAZUA, P.E.		
5				
6	PROJECT NAME	WORLD MUSEUM NORTH EXIST 10 YR EVENT		
7	JOB #	C2026		
8				
9	CONCENTRATION POINT DESIGNATION	1		
10	AREA DESIGNATION	ON-SITE		
11				
12	TRIBUTARY AREAS	ACRES		
13				
14	COMMERCIAL			
15	PAVING/HARDSCAPE	1.24		
16	SF - 1 ACRE			
17	SF - 1/2 ACRE			
18	SF - 1/4 ACRE			
19	MF - CONDOMINIUMS			
20	MF - APARTMENTS			
21	MOBILE HOME PARK			
22	LANDSCAPING	0.87		
23	RETENTION BASIN			
24	GOLF COURSE			
25	MOUNTAINOUS	1.03		
26	LOW LOSS RATE (PERCENT)	90%		
27				
28	LENGTH OF WATERCOURSE (L)	436		
29	LENGTH TO POINT OPPOSITE CENTROID (Lca)	46		
30				
31	ELEVATION OF HEADWATER	356		
32	ELEVATION OF CONCENTRATION POINT	264.5		
33				
34	AVERAGE MANNINGS 'N' VALUE	0.02		
35				
36	STORM FREQUENCY (YEAR)	100		
37				
38	POINT RAIN			
39	3-HOUR	1.5		
40	6-HOUR	1.93		
41	24-HOUR	2.66		
42				
43	BASIN CHARACTERISTICS:	ELEVATION	AREA	
44				
45				
46				
47				
48				
49				
50				
51				
52	PERCOLATION RATE (in/hr)			
53				
54	DRYWELL DATA			
55	NUMBER USED			
56	PERCOLATION RATE (cfs)			

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
BASIC DATA CALCULATION FORM
SHORTCUT METHOD

PROJECT: WORLD MUSEUM NORTH EXIST 10 YR EVENT
JOB # C2026
BY ES R. BAZUA, P.E. DATE 3/28/2025

PHYSICAL DATA

[1] CONCENTRATION POINT	1
[2] AREA DESIGNATION	ON-SITE
[3] AREA - ACRES	3.140
[4] L-FEET	436
[5] L-MILES	0.083
[6] La-FEET	46.00
[7] La-MILES	0.009
[8] ELEVATION OF HEADWATER	356
[9] ELEVATION OF CONCENTRATION POINT	264.5
[10] H-FEET	91.5
[11] S-FEET/MILE	1108.1
[12] S^0.5	33.29
[13] L*LCA/S^0.5	0.000
[14] AVERAGE MANNINGS 'N'	0.02
[15] LAG TIME-HOURS	0.01
[16] LAG TIME-MINUTES	0.5
[17] 100% OF LAG-MINUTES	0.5
[18] 200% OF LAG-MINUTES	1.0
[19] UNIT TIME-MINUTES (100%-200% OF LAG)	5
[24] TOTAL PERCOLATION RATE (cfs)	0.00

RAINFALL DATA

[1] SOURCE
[2] FREQUENCY-YEARS 100
[3] DURATION:

3-HOURS				6-HOURS				24-HOURS			
[4] POINT RAIN INCHES (Plate E-5.2)	[5] AREA	[6]	[7] AVERAGE POINT RAIN INCHES	[8] POINT RAIN INCHES (Plate E-5.4)	[9] AREA	[10]	[11] AVERAGE POINT RAIN INCHES	[12] POINT RAIN INCHES (Plate E-5.6)	[13] AREA	[14]	[15] AVERAGE POINT RAIN INCHES
1.50	3.140	1.00	1.50	1.93	3.140	1.00	1.93	2.66	3.140	1.00	2.66
		0.00	0.00			0.00	0.00			0.00	0.00
		0.00	0.00			0.00	0.00			0.00	0.00
		0.00	0.00			0.00	0.00			0.00	0.00
SUM [5]	3.14	SUM [7]	1.50	SUM [9]	3.14	SUM [11]	1.93	SUM [13]	3.14	SUM [15]	2.66
[16] AREA ADJ FACTOR			1.000				1.000				1.000
[17] ADJ AVG POINT RAIN			1.50				1.93				2.66

STORM EVENT SUMMARY

DURATION		3-HOUR	6-HOUR	24-HOUR
EFFECTIVE RAIN	(in)	0.68	0.66	0.31
FLOOD VOLUME	(cu-ft)	7,740	7,485	3,590
	(acre-ft)	0.18	0.17	0.08
REQUIRED STORAGE	(cu-ft)	7,676	7,423	3,560
	(acre-ft)	0.18	0.17	0.08
PEAK FLOW	(cfs)	3.71	3.15	0.34
MAXIMUM WSEL	(ft)	-	-	-

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD	PROJECT WORLD MUSEUM NORTH EXIST 10 YR EVENT
	CONCENTRATION POINT: 1
	BY MES R. BAZUA, P.E. DATE 3/28/2025

ADJUSTED LOSS RATE

SOIL GROUP [Plate C-1]	LAND USE	RI NUMBER [Plate E-6.1]	PERVIOUS AREA INFILTRATION RATE (in/hr) [Plate E-6.2]	DECIMAL PERCENT OF AREA IMPERVIOUS [Plate E-6.3]	ADJUSTED INFILTRATION RATE (in/hr)	AREA		AVERAGE ADJUSTED INFILTRATION RATE (in/hr)
A	COMMERCIAL	32	0.74	90%	0.14	0.00	0.000	0.0000
A	PAVING/HARDSCAPE	32	0.74	100%	0.07	1.24	0.395	0.0292
A	SF - 1 ACRE	32	0.74	20%	0.61	0.00	0.000	0.0000
A	SF - 1/2 ACRE	32	0.74	40%	0.47	0.00	0.000	0.0000
A	SF - 1/4 ACRE	32	0.74	50%	0.41	0.00	0.000	0.0000
A	MF - COND0MINIUMS	32	0.74	65%	0.31	0.00	0.000	0.0000
A	MF - APARTMENTS	32	0.74	80%	0.21	0.00	0.000	0.0000
A	MOBILE HOME PARKS	32	0.74	75%	0.24	0.00	0.000	0.0000
A	LANDSCAPING	32	0.74	0%	0.74	0.87	0.277	0.2050
A	RETENTION BASINS	32	0.74	0%	0.74	0.00	0.000	0.0000
A	GOLF COURSE	32	0.74	0%	0.74	0.00	0.000	0.0000
D	MOUNTAINOUS	93	0.95	90%	0.18	1.03	0.328	0.0592
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
						SUM 3.14	SUM	0.2935

VARIABLE LOSS RATE CURVE (24-HOUR STORM ONLY)

Fm= 0.146731688

C= 0.00272

Ft=C(24-(T/60))^1.55 = 0.00272 (24-(T/60))^1.55 + 0.15 in/hr

LOW LOSS RATE (80-90 PERCENT) = 90%

Where:

T=Time in minutes. To get an average value for each unit time period, Use T=1/2 the unit time for the first time period,
T=1 1/2 unit time for the second period, etc.

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
100 YEAR - 3 HOUR STORM EVENT

PROJECT: WORLD MUSEUM NORTH EXIST 10 YR EVENT
CONCENTRATION POINT: 1

BY: IES R. BAZUA, DATE 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	3.14
UNIT TIME-MINUTES	5
LAG TIME - MINUTES	0.49
UNIT TIME-PERCENT OF LAG	1029.0
TOTAL ADJUSTED STORM RAIN-INCHES	1.50
CONSTANT LOSS RATE-in/hr	0.29
LOW LOSS RATE - PERCENT	90%

TOTAL PERCOLATION RATE (cfs) 0.00 cfs

Unit Time Period	Time Minutes	Time Hours	Pattern Percent (Plate E-5.9)	Storm Rain in/hr	Loss Rate in/hr Max	Loss Rate in/hr Low	Effective Rain in/hr	Flood Hydrograph Flow cfs	Required Storage cf
1	5	0.08	1.3	0.234	0.29	0.21	0.02	0.07	22.04
2	10	0.17	1.3	0.234	0.29	0.21	0.02	0.07	22.04
3	15	0.25	1.1	0.198	0.29	0.18	0.02	0.06	18.65
4	20	0.33	1.5	0.270	0.29	0.24	0.03	0.08	25.43
5	25	0.42	1.5	0.270	0.29	0.24	0.03	0.08	25.43
6	30	0.50	1.8	0.324	0.29	0.29	0.03	0.10	28.77
7	35	0.58	1.5	0.270	0.29	0.24	0.03	0.08	25.43
8	40	0.67	1.8	0.324	0.29	0.29	0.03	0.10	28.77
9	45	0.75	1.8	0.324	0.29	0.29	0.03	0.10	28.77
10	50	0.83	1.5	0.270	0.29	0.24	0.03	0.08	25.43
11	55	0.92	1.6	0.288	0.29	0.26	0.03	0.09	27.13
12	60	1.00	1.8	0.324	0.29	0.29	0.03	0.10	28.77
13	65	1.08	2.2	0.396	0.29	0.36	0.10	0.32	96.59
14	70	1.17	2.2	0.396	0.29	0.36	0.10	0.32	96.59
15	75	1.25	2.2	0.396	0.29	0.36	0.10	0.32	96.59
16	80	1.33	2.0	0.360	0.29	0.32	0.07	0.21	62.68
17	85	1.42	2.6	0.468	0.29	0.42	0.17	0.55	164.41
18	90	1.50	2.7	0.486	0.29	0.44	0.19	0.60	181.37
19	95	1.58	2.4	0.432	0.29	0.39	0.14	0.44	130.50
20	100	1.67	2.7	0.486	0.29	0.44	0.19	0.60	181.37
21	105	1.75	3.3	0.594	0.29	0.53	0.30	0.94	283.11
22	110	1.83	3.1	0.558	0.29	0.50	0.26	0.83	249.19
23	115	1.92	2.9	0.522	0.29	0.47	0.23	0.72	215.28
24	120	2.00	3.0	0.540	0.29	0.49	0.25	0.77	232.24
25	125	2.08	3.1	0.558	0.29	0.50	0.26	0.83	249.19
26	130	2.17	4.2	0.756	0.29	0.68	0.46	1.45	435.71
27	135	2.25	5.0	0.900	0.29	0.81	0.61	1.90	571.36
28	140	2.33	3.5	0.630	0.29	0.57	0.34	1.06	317.02
29	145	2.42	6.8	1.224	0.29	1.10	0.93	2.92	876.57
30	150	2.50	7.3	1.314	0.29	1.18	1.02	3.20	961.35
31	155	2.58	8.2	1.476	0.29	1.33	1.18	3.71	1113.95
32	160	2.67	5.9	1.062	0.29	0.96	0.77	2.41	723.96
33	165	2.75	2.0	0.360	0.29	0.32	0.07	0.21	62.68
34	170	2.83	1.8	0.324	0.29	0.29	0.03	0.10	28.77
35	175	2.92	1.8	0.324	0.29	0.29	0.03	0.10	28.77
36	180	3.00	0.6	0.108	0.29	0.10	0.01	0.03	10.17

EFFECTIVE RAIN & FLOOD VOLUMES SUMMARY

EFFECTIVE RAIN (in)	0.68
FLOOD VOLUME (acft)	0.18
FLOOD VOLUME (cuft)	7740.06
REQUIRED STORAGE (acft)	0.18
REQUIRED STORAGE (cuft)	7676.06
PEAK FLOW RATE (cfs)	3.71

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
100 YEAR - 6 HOUR STORM EVENT

PROJECT: WORLD MUSEUM NORTH EXIST 10 YR EVE
CONCENTRATION POINT: 1

BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	3.14
UNIT TIME-MINUTES	5
LAG TIME - MINUTES	0.49
UNIT TIME-PERCENT OF LAG	1029.0
TOTAL ADJUSTED STORM RAIN-INCHES	1.93
CONSTANT LOSS RATE-in/hr	0.293
LOW LOSS RATE - PERCENT	90%

TOTAL PERCOLATION RATE (cfs) 0.00 cfs

Unit Time Period	Time		Pattern	Storm Rain	Loss Rate in/hr		Effective Rain	Flood Hydrograph Flow	Required Storage
	Minutes	Hours	Percent (Plate E-5.9)	in/hr	Max	Low	in/hr	cfs	cf
1	5	0.08	0.5	0.116	0.29	0.10	0.01	0.04	10.91
2	10	0.17	0.6	0.139	0.29	0.13	0.01	0.04	13.09
3	15	0.25	0.6	0.139	0.29	0.13	0.01	0.04	13.09
4	20	0.33	0.6	0.139	0.29	0.13	0.01	0.04	13.09
5	25	0.42	0.6	0.139	0.29	0.13	0.01	0.04	13.09
6	30	0.50	0.7	0.162	0.29	0.15	0.02	0.05	15.27
7	35	0.58	0.7	0.162	0.29	0.15	0.02	0.05	15.27
8	40	0.67	0.7	0.162	0.29	0.15	0.02	0.05	15.27
9	45	0.75	0.7	0.162	0.29	0.15	0.02	0.05	15.27
10	50	0.83	0.7	0.162	0.29	0.15	0.02	0.05	15.27
11	55	0.92	0.7	0.162	0.29	0.15	0.02	0.05	15.27
12	60	1.00	0.8	0.185	0.29	0.17	0.02	0.06	17.45
13	65	1.08	0.8	0.185	0.29	0.17	0.02	0.06	17.45
14	70	1.17	0.8	0.185	0.29	0.17	0.02	0.06	17.45
15	75	1.25	0.8	0.185	0.29	0.17	0.02	0.06	17.45
16	80	1.33	0.8	0.185	0.29	0.17	0.02	0.06	17.45
17	85	1.42	0.8	0.185	0.29	0.17	0.02	0.06	17.45
18	90	1.50	0.8	0.185	0.29	0.17	0.02	0.06	17.45
19	95	1.58	0.8	0.185	0.29	0.17	0.02	0.06	17.45
20	100	1.67	0.8	0.185	0.29	0.17	0.02	0.06	17.45
21	105	1.75	0.8	0.185	0.29	0.17	0.02	0.06	17.45
22	110	1.83	0.8	0.185	0.29	0.17	0.02	0.06	17.45
23	115	1.92	0.8	0.185	0.29	0.17	0.02	0.06	17.45
24	120	2.00	0.9	0.208	0.29	0.19	0.02	0.07	19.64
25	125	2.08	0.8	0.185	0.29	0.17	0.02	0.06	17.45
26	130	2.17	0.9	0.208	0.29	0.19	0.02	0.07	19.64
27	135	2.25	0.9	0.208	0.29	0.19	0.02	0.07	19.64
28	140	2.33	0.9	0.208	0.29	0.19	0.02	0.07	19.64
29	145	2.42	0.9	0.208	0.29	0.19	0.02	0.07	19.64
30	150	2.50	0.9	0.208	0.29	0.19	0.02	0.07	19.64
31	155	2.58	0.9	0.208	0.29	0.19	0.02	0.07	19.64
32	160	2.67	0.9	0.208	0.29	0.19	0.02	0.07	19.64
33	165	2.75	1.0	0.232	0.29	0.21	0.02	0.07	21.82
34	170	2.83	1.0	0.232	0.29	0.21	0.02	0.07	21.82
35	175	2.92	1.0	0.232	0.29	0.21	0.02	0.07	21.82
36	180	3.00	1.0	0.232	0.29	0.21	0.02	0.07	21.82
37	185	3.08	1.0	0.232	0.29	0.21	0.02	0.07	21.82
38	190	3.17	1.1	0.255	0.29	0.23	0.03	0.08	24.00
39	195	3.25	1.1	0.255	0.29	0.23	0.03	0.08	24.00
40	200	3.33	1.1	0.255	0.29	0.23	0.03	0.08	24.00
41	205	3.42	1.2	0.278	0.29	0.25	0.03	0.09	26.18
42	210	3.50	1.3	0.301	0.29	0.27	0.01	0.02	7.17
43	215	3.58	1.4	0.324	0.29	0.29	0.03	0.10	28.99
44	220	3.67	1.4	0.324	0.29	0.29	0.03	0.10	28.99
45	225	3.75	1.5	0.347	0.29	0.31	0.05	0.17	50.81
46	230	3.83	1.5	0.347	0.29	0.31	0.05	0.17	50.81
47	235	3.92	1.6	0.371	0.29	0.33	0.08	0.24	72.63
48	240	4.00	1.6	0.371	0.29	0.33	0.08	0.24	72.63
49	245	4.08	1.7	0.394	0.29	0.35	0.10	0.31	94.44
50	250	4.17	1.8	0.417	0.29	0.38	0.12	0.39	116.26
51	255	4.25	1.9	0.440	0.29	0.40	0.15	0.46	138.08
52	260	4.33	2.0	0.463	0.29	0.42	0.17	0.53	159.89
53	265	4.42	2.1	0.486	0.29	0.44	0.19	0.61	181.71
54	270	4.50	2.1	0.486	0.29	0.44	0.19	0.61	181.71
55	275	4.58	2.2	0.510	0.29	0.46	0.22	0.68	203.53
56	280	4.67	2.3	0.533	0.29	0.48	0.24	0.75	225.34

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD 100 YEAR - 6 HOUR STORM EVENT	PROJECT: WORLD MUSEUM NORTH EXIST 10 YR EVE CONCENTRATION POINT: 1 BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	3.14		
UNIT TIME-MINUTES	5		
LAG TIME - MINUTES	0.49		
UNIT TIME-PERCENT OF LAG	1029.0		
TOTAL ADJUSTED STORM RAIN-INCHES	1.93		
CONSTANT LOSS RATE-in/hr	0.293		
LOW LOSS RATE - PERCENT	90%	TOTAL PERCOLATION RATE (cfs)	0.00 cfs

Unit Time Period	Time		Pattern	Storm	Loss Rate		Effective	Flood	Required
	Minutes	Hours	Percent	Rain in/hr	in/hr		Rain	Hydrograph Flow	Storage
			(Plate E-5.9)		Max	Low	in/hr	cfs	cf
57	285	4.75	2.4	0.556	0.29	0.50	0.26	0.82	247.16
58	290	4.83	2.4	0.556	0.29	0.50	0.26	0.82	247.16
59	295	4.92	2.5	0.579	0.29	0.52	0.29	0.90	268.98
60	300	5.00	2.6	0.602	0.29	0.54	0.31	0.97	290.79
61	305	5.08	3.1	0.718	0.29	0.65	0.42	1.33	399.88
62	310	5.17	3.6	0.834	0.29	0.75	0.54	1.70	508.96
63	315	5.25	3.9	0.903	0.29	0.81	0.61	1.91	574.41
64	320	5.33	4.2	0.973	0.29	0.88	0.68	2.13	639.86
65	325	5.42	4.7	1.089	0.29	0.98	0.80	2.50	748.94
66	330	5.50	5.6	1.297	0.29	1.17	1.00	3.15	945.29
67	335	5.58	1.9	0.440	0.29	0.40	0.15	0.46	138.08
68	340	5.67	0.9	0.208	0.29	0.19	0.02	0.07	19.64
69	345	5.75	0.6	0.139	0.29	0.13	0.01	0.04	13.09
70	350	5.83	0.5	0.116	0.29	0.10	0.01	0.04	10.91
71	355	5.92	0.3	0.069	0.29	0.06	0.01	0.02	6.55
72	360	6.00	0.2	0.046	0.29	0.04	0.00	0.01	4.36

EFFECTIVE RAIN & FLOOD VOLUMES SUMMARY

EFFECTIVE RAIN (in)	0.66
FLOOD VOLUME (acft)	0.17
FLOOD VOLUME (cuft)	7485.04
REQUIRED STORAGE (acft)	0.17
REQUIRED STORAGE (cuft)	7423.15
PEAK FLOW RATE (cfs)	3.15

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
100 YEAR - 24 HOUR STORM EVENT

PROJECT: WORLD MUSEUM NORTH EXIST 10 YR EVENT
CONCENTRATION POINT: 1

BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	3.140	CONSTANT LOSS RATE-in/hr	n/a
UNIT TIME-MINUTES	15	VARIABLE LOSS RATE (AVG) in/hr	0.2935
LAG TIME - MINUTES	0.49	MINIMUM LOSS RATE (for var. loss) - in/hr	0.147
UNIT TIME-PERCENT OF LAG	3086.9	LOW LOSS RATE - DECIMAL	0.90
TOTAL ADJUSTED STORM RAIN-INCHES	2.66	C	0.00272
		PERCOLATION RATE (cfs)	0.00

Unit Time Period	Time		Pattern Percent	Storm Rain in/hr	Loss Rate in/hr		Effective Rain in/hr	Flood Hydrograph Flow cfs	Required Storage cf
	Minutes	Hours	(Plate E-5.9)		Max	Low			
1	15	0.25	0.2	0.021	0.518	0.019	0.002	0.01	6.01
2	30	0.50	0.3	0.032	0.512	0.029	0.003	0.01	9.02
3	45	0.75	0.3	0.032	0.506	0.029	0.003	0.01	9.02
4	60	1.00	0.4	0.043	0.500	0.038	0.004	0.01	12.03
5	75	1.25	0.3	0.032	0.494	0.029	0.003	0.01	9.02
6	90	1.50	0.3	0.032	0.489	0.029	0.003	0.01	9.02
7	105	1.75	0.3	0.032	0.483	0.029	0.003	0.01	9.02
8	120	2.00	0.4	0.043	0.477	0.038	0.004	0.01	12.03
9	135	2.25	0.4	0.043	0.471	0.038	0.004	0.01	12.03
10	150	2.50	0.4	0.043	0.465	0.038	0.004	0.01	12.03
11	165	2.75	0.5	0.053	0.460	0.048	0.005	0.02	15.03
12	180	3.00	0.5	0.053	0.454	0.048	0.005	0.02	15.03
13	195	3.25	0.5	0.053	0.448	0.048	0.005	0.02	15.03
14	210	3.50	0.5	0.053	0.443	0.048	0.005	0.02	15.03
15	225	3.75	0.5	0.053	0.437	0.048	0.005	0.02	15.03
16	240	4.00	0.6	0.064	0.432	0.057	0.006	0.02	18.04
17	255	4.25	0.6	0.064	0.426	0.057	0.006	0.02	18.04
18	270	4.50	0.7	0.074	0.421	0.067	0.007	0.02	21.05
19	285	4.75	0.7	0.074	0.415	0.067	0.007	0.02	21.05
20	300	5.00	0.8	0.085	0.410	0.077	0.009	0.03	24.05
21	315	5.25	0.6	0.064	0.405	0.057	0.006	0.02	18.04
22	330	5.50	0.7	0.074	0.400	0.067	0.007	0.02	21.05
23	345	5.75	0.8	0.085	0.394	0.077	0.009	0.03	24.05
24	360	6.00	0.8	0.085	0.389	0.077	0.009	0.03	24.05
25	375	6.25	0.9	0.096	0.384	0.086	0.010	0.03	27.06
26	390	6.50	0.9	0.096	0.379	0.086	0.010	0.03	27.06
27	405	6.75	1.0	0.106	0.374	0.096	0.011	0.03	30.07
28	420	7.00	1.0	0.106	0.369	0.096	0.011	0.03	30.07
29	435	7.25	1.0	0.106	0.364	0.096	0.011	0.03	30.07
30	450	7.50	1.1	0.117	0.359	0.105	0.012	0.04	33.08
31	465	7.75	1.2	0.128	0.354	0.115	0.013	0.04	36.08
32	480	8.00	1.3	0.138	0.349	0.124	0.014	0.04	39.09
33	495	8.25	1.5	0.160	0.344	0.144	0.016	0.05	45.10
34	510	8.50	1.5	0.160	0.339	0.144	0.016	0.05	45.10
35	525	8.75	1.6	0.170	0.335	0.153	0.017	0.05	48.11
36	540	9.00	1.7	0.181	0.330	0.163	0.018	0.06	51.12
37	555	9.25	1.9	0.202	0.325	0.182	0.020	0.06	57.13
38	570	9.50	2.0	0.213	0.321	0.192	0.021	0.07	60.14
39	585	9.75	2.1	0.223	0.316	0.201	0.022	0.07	63.14
40	600	10.00	2.2	0.234	0.311	0.211	0.023	0.07	66.15
41	615	10.25	1.5	0.160	0.307	0.144	0.016	0.05	45.10
42	630	10.50	1.5	0.160	0.302	0.144	0.016	0.05	45.10
43	645	10.75	2.0	0.213	0.298	0.192	0.021	0.07	60.14
44	660	11.00	2.0	0.213	0.294	0.192	0.021	0.07	60.14
45	675	11.25	1.9	0.202	0.289	0.182	0.020	0.06	57.13
46	690	11.50	1.9	0.202	0.285	0.182	0.020	0.06	57.13
47	705	11.75	1.7	0.181	0.281	0.163	0.018	0.06	51.12
48	720	12.00	1.8	0.192	0.277	0.172	0.019	0.06	54.12
49	735	12.25	2.5	0.266	0.273	0.239	0.027	0.08	75.17
50	750	12.50	2.6	0.277	0.268	0.249	0.008	0.03	23.04
51	765	12.75	2.8	0.298	0.264	0.268	0.033	0.11	94.58
52	780	13.00	2.9	0.309	0.260	0.278	0.048	0.15	135.91
53	795	13.25	3.4	0.362	0.257	0.326	0.105	0.33	297.38
54	810	13.50	3.4	0.362	0.253	0.326	0.109	0.34	308.37
55	825	13.75	2.3	0.245	0.249	0.220	0.024	0.08	69.16
56	840	14.00	2.3	0.245	0.245	0.220	0.024	0.08	69.16
57	855	14.25	2.7	0.287	0.241	0.259	0.046	0.14	129.99
58	870	14.50	2.6	0.277	0.238	0.249	0.039	0.12	110.33
59	885	14.75	2.6	0.277	0.234	0.249	0.043	0.13	120.60
60	900	15.00	2.5	0.266	0.230	0.239	0.036	0.11	100.64
61	915	15.25	2.4	0.255	0.227	0.230	0.028	0.09	80.54
62	930	15.50	2.3	0.245	0.223	0.220	0.021	0.07	60.28
63	945	15.75	1.9	0.202	0.220	0.182	0.020	0.06	57.13
64	960	16.00	1.9	0.202	0.217	0.182	0.020	0.06	57.13
65	975	16.25	0.4	0.043	0.213	0.038	0.004	0.01	12.03
66	990	16.50	0.4	0.043	0.210	0.038	0.004	0.01	12.03
67	1005	16.75	0.3	0.032	0.207	0.029	0.003	0.01	9.02

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD 100 YEAR - 24 HOUR STORM EVENT	PROJECT: WORLD MUSEUM NORTH EXIST 10 YR EVENT CONCENTRATION POINT: 1 BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	3.140	CONSTANT LOSS RATE-in/hr	n/a
UNIT TIME-MINUTES	15	VARIABLE LOSS RATE (AVG) in/hr	0.2935
LAG TIME - MINUTES	0.49	MINIMUM LOSS RATE (for var. loss) - in/hr	0.147
UNIT TIME-PERCENT OF LAG	3086.9	LOW LOSS RATE - DECIMAL	0.90
TOTAL ADJUSTED STORM RAIN-INCHES	2.66	C	0.00272
		PERCOLATION RATE (cfs)	0.00

Unit Time Period	Time Minutes	Time Hours	Pattern Percent (Plate E-5.9)	Storm Rain in/hr	Loss Rate in/hr Max	Loss Rate in/hr Low	Effective Rain in/hr	Flood Hydrograph Flow cfs	Required Storage cf
68	1020	17.00	0.3	0.032	0.204	0.029	0.003	0.01	9.02
69	1035	17.25	0.5	0.053	0.201	0.048	0.005	0.02	15.03
70	1050	17.50	0.5	0.053	0.198	0.048	0.005	0.02	15.03
71	1065	17.75	0.5	0.053	0.195	0.048	0.005	0.02	15.03
72	1080	18.00	0.4	0.043	0.192	0.038	0.004	0.01	12.03
73	1095	18.25	0.4	0.043	0.189	0.038	0.004	0.01	12.03
74	1110	18.50	0.4	0.043	0.186	0.038	0.004	0.01	12.03
75	1125	18.75	0.3	0.032	0.184	0.029	0.003	0.01	9.02
76	1140	19.00	0.2	0.021	0.181	0.019	0.002	0.01	6.01
77	1155	19.25	0.3	0.032	0.178	0.029	0.003	0.01	9.02
78	1170	19.50	0.4	0.043	0.176	0.038	0.004	0.01	12.03
79	1185	19.75	0.3	0.032	0.174	0.029	0.003	0.01	9.02
80	1200	20.00	0.2	0.021	0.171	0.019	0.002	0.01	6.01
81	1215	20.25	0.3	0.032	0.169	0.029	0.003	0.01	9.02
82	1230	20.50	0.3	0.032	0.167	0.029	0.003	0.01	9.02
83	1245	20.75	0.3	0.032	0.165	0.029	0.003	0.01	9.02
84	1260	21.00	0.2	0.021	0.163	0.019	0.002	0.01	6.01
85	1275	21.25	0.3	0.032	0.161	0.029	0.003	0.01	9.02
86	1290	21.50	0.2	0.021	0.159	0.019	0.002	0.01	6.01
87	1305	21.75	0.3	0.032	0.157	0.029	0.003	0.01	9.02
88	1320	22.00	0.2	0.021	0.155	0.019	0.002	0.01	6.01
89	1335	22.25	0.3	0.032	0.154	0.029	0.003	0.01	9.02
90	1350	22.50	0.2	0.021	0.152	0.019	0.002	0.01	6.01
91	1365	22.75	0.2	0.021	0.151	0.019	0.002	0.01	6.01
92	1380	23.00	0.2	0.021	0.150	0.019	0.002	0.01	6.01
93	1395	23.25	0.2	0.021	0.149	0.019	0.002	0.01	6.01
94	1410	23.50	0.2	0.021	0.148	0.019	0.002	0.01	6.01
95	1425	23.75	0.2	0.021	0.147	0.019	0.002	0.01	6.01
96	1440	24.00	0.2	0.021	0.147	0.019	0.002	0.01	6.01

EFFECTIVE RAIN & FLOOD VOLUMES SUMMARY	
EFFECTIVE RAIN (in)	0.31
FLOOD VOLUME (acft)	0.08
FLOOD VOLUME (cuft)	3590.13
REQUIRED STORAGE (acft)	0.08
REQUIRED STORAGE (cuft)	3560.45
PEAK FLOW (cfs)	0.34

PROJECT: WORLD MUSEUM NORTH EXIST 10 YR EVENT
JOB # C2026
1

BASIN CHARACTERISTICS

CONTOUR	DEPTH		AREA		VOLUME		
	INCR (ft)	TOTAL (ft)	INCR (sf)	TOTAL (sf)	INCR (cuft)	TOTAL (cuft)	(acre-ft)
0	0	0		0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00

PERCOLATION CALCULATIONS
PERCOLATION RATE 0 in/hr 0.00 cfs

MAXWELL IV DRYWELLS
NUMBER USED 0
RATE/DRYWELL 0 cfs
TOTAL DISSIPATED 0 cfs

TOTAL PERCOLATION RATE 0.00 cfs

1

JOB # C2026

100 YEAR - 3 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
1	5	0.07	22	22	0	22	-	22	0.00
2	10	0.07	22	44	0	44	-	44	0.00
3	15	0.06	19	63	0	63	-	63	0.00
4	20	0.08	25	88	0	88	-	88	0.00
5	25	0.08	25	114	0	114	-	114	0.00
6	30	0.10	29	142	0	142	-	142	0.00
7	35	0.08	25	168	0	168	-	168	0.00
8	40	0.10	29	197	0	197	-	197	0.00
9	45	0.10	29	225	0	225	-	225	0.01
10	50	0.08	25	251	0	251	-	251	0.01
11	55	0.09	27	278	0	278	-	278	0.01
12	60	0.10	29	307	0	307	-	307	0.01
13	65	0.32	97	403	0	403	-	403	0.01
14	70	0.32	97	500	0	500	-	500	0.01
15	75	0.32	97	596	0	596	-	596	0.01
16	80	0.21	63	659	0	659	-	659	0.02
17	85	0.55	164	824	0	824	-	824	0.02
18	90	0.60	181	1,005	0	1,005	-	1,005	0.02
19	95	0.44	131	1,135	0	1,135	-	1,135	0.03
20	100	0.60	181	1,317	0	1,317	-	1,317	0.03
21	105	0.94	283	1,600	0	1,600	-	1,600	0.04
22	110	0.83	249	1,849	0	1,849	-	1,849	0.04
23	115	0.72	215	2,064	0	2,064	-	2,064	0.05
24	120	0.77	232	2,297	0	2,297	-	2,297	0.05
25	125	0.83	249	2,546	0	2,546	-	2,546	0.06
26	130	1.45	436	2,981	0	2,981	-	2,981	0.07
27	135	1.90	571	3,553	0	3,553	-	3,553	0.08
28	140	1.06	317	3,870	0	3,870	-	3,870	0.09
29	145	2.92	877	4,746	0	4,746	-	4,746	0.11
30	150	3.20	961	5,708	0	5,708	-	5,708	0.13
31	155	3.71	1,114	6,822	0	6,822	-	6,822	0.16
32	160	2.41	724	7,546	0	7,546	-	7,546	0.17
33	165	0.21	63	7,608	0	7,608	-	7,608	0.17
34	170	0.10	29	7,637	0	7,637	-	7,637	0.18
35	175	0.10	29	7,666	0	7,666	-	7,666	0.18
36	180	0.03	10	7,676	0	7,676	-	7,676	0.18

1

JOB # C2026

100 YEAR - 6 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
1	5	0.04	11	11	0	11	-	11	0.00
2	10	0.04	13	24	0	24	-	24	0.00
3	15	0.04	13	37	0	37	-	37	0.00
4	20	0.04	13	50	0	50	-	50	0.00
5	25	0.04	13	63	0	63	-	63	0.00
6	30	0.05	15	79	0	79	-	79	0.00
7	35	0.05	15	94	0	94	-	94	0.00
8	40	0.05	15	109	0	109	-	109	0.00
9	45	0.05	15	124	0	124	-	124	0.00
10	50	0.05	15	140	0	140	-	140	0.00
11	55	0.05	15	155	0	155	-	155	0.00
12	60	0.06	17	172	0	172	-	172	0.00
13	65	0.06	17	190	0	190	-	190	0.00
14	70	0.06	17	207	0	207	-	207	0.00
15	75	0.06	17	225	0	225	-	225	0.01
16	80	0.06	17	242	0	242	-	242	0.01
17	85	0.06	17	260	0	260	-	260	0.01
18	90	0.06	17	277	0	277	-	277	0.01
19	95	0.06	17	295	0	295	-	295	0.01
20	100	0.06	17	312	0	312	-	312	0.01
21	105	0.06	17	329	0	329	-	329	0.01
22	110	0.06	17	347	0	347	-	347	0.01
23	115	0.06	17	364	0	364	-	364	0.01
24	120	0.07	20	384	0	384	-	384	0.01
25	125	0.06	17	401	0	401	-	401	0.01
26	130	0.07	20	421	0	421	-	421	0.01
27	135	0.07	20	441	0	441	-	441	0.01
28	140	0.07	20	460	0	460	-	460	0.01
29	145	0.07	20	480	0	480	-	480	0.01
30	150	0.07	20	500	0	500	-	500	0.01
31	155	0.07	20	519	0	519	-	519	0.01
32	160	0.07	20	539	0	539	-	539	0.01
33	165	0.07	22	561	0	561	-	561	0.01
34	170	0.07	22	583	0	583	-	583	0.01
35	175	0.07	22	604	0	604	-	604	0.01
36	180	0.07	22	626	0	626	-	626	0.01
37	185	0.07	22	648	0	648	-	648	0.01
38	190	0.08	24	672	0	672	-	672	0.02
39	195	0.08	24	696	0	696	-	696	0.02
40	200	0.08	24	720	0	720	-	720	0.02
41	205	0.09	26	746	0	746	-	746	0.02
42	210	0.02	7	753	0	753	-	753	0.02
43	215	0.10	29	782	0	782	-	782	0.02
44	220	0.10	29	811	0	811	-	811	0.02
45	225	0.17	51	862	0	862	-	862	0.02
46	230	0.17	51	913	0	913	-	913	0.02
47	235	0.24	73	986	0	986	-	986	0.02
48	240	0.24	73	1,058	0	1,058	-	1,058	0.02
49	245	0.31	94	1,153	0	1,153	-	1,153	0.03
50	250	0.39	116	1,269	0	1,269	-	1,269	0.03
51	255	0.46	138	1,407	0	1,407	-	1,407	0.03
52	260	0.53	160	1,567	0	1,567	-	1,567	0.04
53	265	0.61	182	1,749	0	1,749	-	1,749	0.04
54	270	0.61	182	1,930	0	1,930	-	1,930	0.04
55	275	0.68	204	2,134	0	2,134	-	2,134	0.05

1

JOB # C2026

100 YEAR - 6 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
56	280	0.75	225	2,359	0	2,359	-	2,359	0.05
57	285	0.82	247	2,606	0	2,606	-	2,606	0.06
58	290	0.82	247	2,853	0	2,853	-	2,853	0.07
59	295	0.90	269	3,122	0	3,122	-	3,122	0.07
60	300	0.97	291	3,413	0	3,413	-	3,413	0.08
61	305	1.33	400	3,813	0	3,813	-	3,813	0.09
62	310	1.70	509	4,322	0	4,322	-	4,322	0.10
63	315	1.91	574	4,896	0	4,896	-	4,896	0.11
64	320	2.13	640	5,536	0	5,536	-	5,536	0.13
65	325	2.50	749	6,285	0	6,285	-	6,285	0.14
66	330	3.15	945	7,231	0	7,231	-	7,231	0.17
67	335	0.46	138	7,369	0	7,369	-	7,369	0.17
68	340	0.07	20	7,388	0	7,388	-	7,388	0.17
69	345	0.04	13	7,401	0	7,401	-	7,401	0.17
70	350	0.04	11	7,412	0	7,412	-	7,412	0.17
71	355	0.02	7	7,419	0	7,419	-	7,419	0.17
72	360	0.01	4	7,423	0	7,423	-	7,423	0.17

1

JOB # C2026

100 YEAR - 24 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
1	15	0.01	6	6	0	6	-	6	0.00
2	30	0.01	9	15	0	15	-	15	0.00
3	45	0.01	9	24	0	24	-	24	0.00
4	60	0.01	12	36	0	36	-	36	0.00
5	75	0.01	9	45	0	45	-	45	0.00
6	90	0.01	9	54	0	54	-	54	0.00
7	105	0.01	9	63	0	63	-	63	0.00
8	120	0.01	12	75	0	75	-	75	0.00
9	135	0.01	12	87	0	87	-	87	0.00
10	150	0.01	12	99	0	99	-	99	0.00
11	165	0.02	15	114	0	114	-	114	0.00
12	180	0.02	15	129	0	129	-	129	0.00
13	195	0.02	15	144	0	144	-	144	0.00
14	210	0.02	15	159	0	159	-	159	0.00
15	225	0.02	15	174	0	174	-	174	0.00
16	240	0.02	18	192	0	192	-	192	0.00
17	255	0.02	18	210	0	210	-	210	0.00
18	270	0.02	21	232	0	232	-	232	0.01
19	285	0.02	21	253	0	253	-	253	0.01
20	300	0.03	24	277	0	277	-	277	0.01
21	315	0.02	18	295	0	295	-	295	0.01
22	330	0.02	21	316	0	316	-	316	0.01
23	345	0.03	24	340	0	340	-	340	0.01
24	360	0.03	24	364	0	364	-	364	0.01
25	375	0.03	27	391	0	391	-	391	0.01
26	390	0.03	27	418	0	418	-	418	0.01
27	405	0.03	30	448	0	448	-	448	0.01
28	420	0.03	30	478	0	478	-	478	0.01
29	435	0.03	30	508	0	508	-	508	0.01
30	450	0.04	33	541	0	541	-	541	0.01
31	465	0.04	36	577	0	577	-	577	0.01
32	480	0.04	39	616	0	616	-	616	0.01
33	495	0.05	45	662	0	662	-	662	0.02
34	510	0.05	45	707	0	707	-	707	0.02
35	525	0.05	48	755	0	755	-	755	0.02
36	540	0.06	51	806	0	806	-	806	0.02
37	555	0.06	57	863	0	863	-	863	0.02
38	570	0.07	60	923	0	923	-	923	0.02
39	585	0.07	63	986	0	986	-	986	0.02
40	600	0.07	66	1,052	0	1,052	-	1,052	0.02
41	615	0.05	45	1,098	0	1,098	-	1,098	0.03
42	630	0.05	45	1,143	0	1,143	-	1,143	0.03
43	645	0.07	60	1,203	0	1,203	-	1,203	0.03
44	660	0.07	60	1,263	0	1,263	-	1,263	0.03
45	675	0.06	57	1,320	0	1,320	-	1,320	0.03
46	690	0.06	57	1,377	0	1,377	-	1,377	0.03
47	705	0.06	51	1,428	0	1,428	-	1,428	0.03
48	720	0.06	54	1,482	0	1,482	-	1,482	0.03
49	735	0.08	75	1,558	0	1,558	-	1,558	0.04
50	750	0.03	23	1,581	0	1,581	-	1,581	0.04
51	765	0.11	95	1,675	0	1,675	-	1,675	0.04
52	780	0.15	136	1,811	0	1,811	-	1,811	0.04
53	795	0.33	297	2,108	0	2,108	-	2,108	0.05
54	810	0.34	308	2,417	0	2,417	-	2,417	0.06
55	825	0.08	69	2,486	0	2,486	-	2,486	0.06
56	840	0.08	69	2,555	0	2,555	-	2,555	0.06
57	855	0.14	130	2,685	0	2,685	-	2,685	0.06
58	870	0.12	110	2,795	0	2,795	-	2,795	0.06

1

JOB # C2026

100 YEAR - 24 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
59	885	0.13	121	2,916	0	2,916	-	2,916	0.07
60	900	0.11	101	3,017	0	3,017	-	3,017	0.07
61	915	0.09	81	3,097	0	3,097	-	3,097	0.07
62	930	0.07	60	3,158	0	3,158	-	3,158	0.07
63	945	0.06	57	3,215	0	3,215	-	3,215	0.07
64	960	0.06	57	3,272	0	3,272	-	3,272	0.08
65	975	0.01	12	3,284	0	3,284	-	3,284	0.08
66	990	0.01	12	3,296	0	3,296	-	3,296	0.08
67	1005	0.01	9	3,305	0	3,305	-	3,305	0.08
68	1020	0.01	9	3,314	0	3,314	-	3,314	0.08
69	1035	0.02	15	3,329	0	3,329	-	3,329	0.08
70	1050	0.02	15	3,344	0	3,344	-	3,344	0.08
71	1065	0.02	15	3,359	0	3,359	-	3,359	0.08
72	1080	0.01	12	3,371	0	3,371	-	3,371	0.08
73	1095	0.01	12	3,383	0	3,383	-	3,383	0.08
74	1110	0.01	12	3,395	0	3,395	-	3,395	0.08
75	1125	0.01	9	3,404	0	3,404	-	3,404	0.08
76	1140	0.01	6	3,410	0	3,410	-	3,410	0.08
77	1155	0.01	9	3,419	0	3,419	-	3,419	0.08
78	1170	0.01	12	3,431	0	3,431	-	3,431	0.08
79	1185	0.01	9	3,440	0	3,440	-	3,440	0.08
80	1200	0.01	6	3,446	0	3,446	-	3,446	0.08
81	1215	0.01	9	3,455	0	3,455	-	3,455	0.08
82	1230	0.01	9	3,464	0	3,464	-	3,464	0.08
83	1245	0.01	9	3,473	0	3,473	-	3,473	0.08
84	1260	0.01	6	3,479	0	3,479	-	3,479	0.08
85	1275	0.01	9	3,488	0	3,488	-	3,488	0.08
86	1290	0.01	6	3,494	0	3,494	-	3,494	0.08
87	1305	0.01	9	3,503	0	3,503	-	3,503	0.08
88	1320	0.01	6	3,509	0	3,509	-	3,509	0.08
89	1335	0.01	9	3,518	0	3,518	-	3,518	0.08
90	1350	0.01	6	3,524	0	3,524	-	3,524	0.08
91	1365	0.01	6	3,530	0	3,530	-	3,530	0.08
92	1380	0.01	6	3,536	0	3,536	-	3,536	0.08
93	1395	0.01	6	3,542	0	3,542	-	3,542	0.08
94	1410	0.01	6	3,548	0	3,548	-	3,548	0.08
95	1425	0.01	6	3,554	0	3,554	-	3,554	0.08
96	1440	0.01	6	3,560	0	3,560	-	3,560	0.08

	A	B	C	D
1	**RCFC&WCD SHORTCUT UNIT HYDROGRAPH METHOD**			
2	DATA INPUT SHEET			
3				
4	WORKSHEET PREPARED BY:	JAMES R. BAZUA, P.E.		
5				
6	PROJECT NAME	WORLD MUSEUM PROP 2 YR EVENT - NORTH		
7	JOB #	C2026		
8				
9	CONCENTRATION POINT DESIGNATION	1		
10	AREA DESIGNATION	ON-SITE		
11				
12	TRIBUTARY AREAS	ACRES		
13				
14	COMMERCIAL			
15	PAVING/HARDSCAPE	1.67		
16	SF - 1 ACRE			
17	SF - 1/2 ACRE			
18	SF - 1/4 ACRE			
19	MF - CONDOMINIUMS			
20	MF - APARTMENTS			
21	MOBILE HOME PARK			
22	LANDSCAPING	0.55		
23	RETENTION BASIN			
24	GOLF COURSE			
25	MOUNTAINOUS	0.92		
26	LOW LOSS RATE (PERCENT)	90%		
27				
28	LENGTH OF WATERCOURSE (L)	480		
29	LENGTH TO POINT OPPOSITE CENTROID (Lca)	75		
30				
31	ELEVATION OF HEADWATER	356		
32	ELEVATION OF CONCENTRATION POINT	264.5		
33				
34	AVERAGE MANNINGS 'N' VALUE	0.02		
35				
36	STORM FREQUENCY (YEAR)	100		
37				
38	POINT RAIN			
39	3-HOUR	0.721		
40	6-HOUR	0.953		
41	24-HOUR	1.36		
42				
43	BASIN CHARACTERISTICS:	ELEVATION	AREA	
44				
45				
46				
47				
48				
49				
50				
51				
52	PERCOLATION RATE (in/hr)			
53				
54	DRYWELL DATA			
55	NUMBER USED			
56	PERCOLATION RATE (cfs)			

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD — PROJECT: WORLD MUSEUM PROP 2 YR EVENT - NORTH
BASIC DATA CALCULATION FORM — JOB # C2026
SHORTCUT METHOD — BY ES R. BAZUA, P.E. — DATE 3/28/2025

PHYSICAL DATA

[1] CONCENTRATION POINT	1
[2] AREA DESIGNATION	ON-SITE
[3] AREA - ACRES	3.140
[4] L-FEET	480
[5] L-MILES	0.091
[6] La-FEET	75.00
[7] La-MILES	0.014
[8] ELEVATION OF HEADWATER	356
[9] ELEVATION OF CONCENTRATION POINT	264.5
[10] H-FEET	91.5
[11] S-FEET/MILE	1006.5
[12] S^0.5	31.73
[13] L*LCA/S^0.5	0.000
[14] AVERAGE MANNINGS 'N'	0.02
[15] LAG TIME-HOURS	0.01
[16] LAG TIME-MINUTES	0.6
[17] 100% OF LAG-MINUTES	0.6
[18] 200% OF LAG-MINUTES	1.2
[19] UNIT TIME-MINUTES (100%-200% OF LAG)	5
[24] TOTAL PERCOLATION RATE (cfs)	0.00

RAINFALL DATA

[1] SOURCE
[2] FREQUENCY-YEARS 100
[3] DURATION:

3-HOURS				6-HOURS				24-HOURS			
[4] POINT RAIN INCHES (Plate E-5.2)	[5] AREA	[6]	[7] AVERAGE POINT RAIN INCHES	[8] POINT RAIN INCHES (Plate E-5.4)	[9] AREA	[10]	[11] AVERAGE POINT RAIN INCHES	[12] POINT RAIN INCHES (Plate E-5.6)	[13] AREA	[14]	[15] AVERAGE POINT RAIN INCHES
0.72	3.140	1.00	0.72	0.95	3.140	1.00	0.95	1.36	3.140	1.00	1.36
		0.00	0.00			0.00	0.00			0.00	0.00
		0.00	0.00			0.00	0.00			0.00	0.00
		0.00	0.00			0.00	0.00			0.00	0.00
SUM [5]	3.14	SUM [7]	0.72	SUM [9]	3.14	SUM [11]	0.95	SUM [13]	3.14	SUM [15]	1.36
[16] AREA ADJ FACTOR			1.000				1.000				1.000
[17] ADJ AVG POINT RAIN			0.72				0.95				1.36

STORM EVENT SUMMARY

DURATION		3-HOUR	6-HOUR	24-HOUR
EFFECTIVE RAIN	(in)	0.21	0.21	0.14
FLOOD VOLUME	(cu-ft)	2,417	2,393	1,550
	(acre-ft)	0.06	0.05	0.04
REQUIRED STORAGE	(cu-ft)	2,397	2,373	1,537
	(acre-ft)	0.06	0.05	0.04
PEAK FLOW	(cfs)	1.53	1.31	0.06
MAXIMUM WSEL	(ft)	-	-	-

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD	PROJECT WORLD MUSEUM PROP 2 YR EVENT - NORTH
	CONCENTRATION POINT: 1
	BY MES R. BAZUA, P.E. DATE 3/28/2025

ADJUSTED LOSS RATE

SOIL GROUP [Plate C-1]	LAND USE	RI NUMBER [Plate E-6.1]	PERVIOUS AREA INFILTRATION RATE (in/hr) [Plate E-6.2]	DECIMAL PERCENT OF AREA IMPERVIOUS [Plate E-6.3]	ADJUSTED INFILTRATION RATE (in/hr)	AREA		AVERAGE ADJUSTED INFILTRATION RATE (in/hr)
A	COMMERCIAL	32	0.74	90%	0.14	0.00	0.000	0.0000
A	PAVING/HARDSCAPE	32	0.74	100%	0.07	1.67	0.532	0.0394
A	SF - 1 ACRE	32	0.74	20%	0.61	0.00	0.000	0.0000
A	SF - 1/2 ACRE	32	0.74	40%	0.47	0.00	0.000	0.0000
A	SF - 1/4 ACRE	32	0.74	50%	0.41	0.00	0.000	0.0000
A	MF - COND0MINIUMS	32	0.74	65%	0.31	0.00	0.000	0.0000
A	MF - APARTMENTS	32	0.74	80%	0.21	0.00	0.000	0.0000
A	MOBILE HOME PARKS	32	0.74	75%	0.24	0.00	0.000	0.0000
A	LANDSCAPING	32	0.74	0%	0.74	0.55	0.175	0.1296
A	RETENTION BASINS	32	0.74	0%	0.74	0.00	0.000	0.0000
A	GOLF COURSE	32	0.74	0%	0.74	0.00	0.000	0.0000
D	MOUNTAINOUS	93	0.95	90%	0.18	0.92	0.293	0.0529
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
						SUM 3.14	SUM	0.2219

VARIABLE LOSS RATE CURVE (24-HOUR STORM ONLY)

Fm= 0.110929936

C= 0.00205

Ft=C(24-(T/60))^1.55 = 0.00205 (24-(T/60))^1.55 + 0.11 in/hr

LOW LOSS RATE (80-90 PERCENT) = 90%

Where:

T=Time in minutes. To get an average value for each unit time period, Use T=1/2 the unit time for the first time period,
T=1 1/2 unit time for the second period, etc.

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
100 YEAR - 3 HOUR STORM EVENT

PROJECT: WORLD MUSEUM PROP 2 YR EVENT - NORTH
CONCENTRATION POINT: 1

BY: IES R. BAZUA, DATE 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	3.14
UNIT TIME-MINUTES	5
LAG TIME - MINUTES	0.62
UNIT TIME-PERCENT OF LAG	808.9
TOTAL ADJUSTED STORM RAIN-INCHES	0.72
CONSTANT LOSS RATE-in/hr	0.22
LOW LOSS RATE - PERCENT	90%

TOTAL PERCOLATION RATE (cfs) 0.00 cfs

Unit Time Period	Time Minutes	Time Hours	Pattern Percent (Plate E-5.9)	Storm Rain in/hr	Loss Rate in/hr Max	Loss Rate in/hr Low	Effective Rain in/hr	Flood Hydrograph Flow cfs	Required Storage cf
1	5	0.08	1.3	0.112	0.22	0.10	0.01	0.04	10.60
2	10	0.17	1.3	0.112	0.22	0.10	0.01	0.04	10.60
3	15	0.25	1.1	0.095	0.22	0.09	0.01	0.03	8.97
4	20	0.33	1.5	0.130	0.22	0.12	0.01	0.04	12.23
5	25	0.42	1.5	0.130	0.22	0.12	0.01	0.04	12.23
6	30	0.50	1.8	0.156	0.22	0.14	0.02	0.05	14.67
7	35	0.58	1.5	0.130	0.22	0.12	0.01	0.04	12.23
8	40	0.67	1.8	0.156	0.22	0.14	0.02	0.05	14.67
9	45	0.75	1.8	0.156	0.22	0.14	0.02	0.05	14.67
10	50	0.83	1.5	0.130	0.22	0.12	0.01	0.04	12.23
11	55	0.92	1.6	0.138	0.22	0.12	0.01	0.04	13.04
12	60	1.00	1.8	0.156	0.22	0.14	0.02	0.05	14.67
13	65	1.08	2.2	0.190	0.22	0.17	0.02	0.06	17.93
14	70	1.17	2.2	0.190	0.22	0.17	0.02	0.06	17.93
15	75	1.25	2.2	0.190	0.22	0.17	0.02	0.06	17.93
16	80	1.33	2.0	0.173	0.22	0.16	0.02	0.05	16.30
17	85	1.42	2.6	0.225	0.22	0.20	0.00	0.01	2.91
18	90	1.50	2.7	0.234	0.22	0.21	0.01	0.04	11.06
19	95	1.58	2.4	0.208	0.22	0.19	0.02	0.07	19.56
20	100	1.67	2.7	0.234	0.22	0.21	0.01	0.04	11.06
21	105	1.75	3.3	0.286	0.22	0.26	0.06	0.20	59.96
22	110	1.83	3.1	0.268	0.22	0.24	0.05	0.15	43.66
23	115	1.92	2.9	0.251	0.22	0.23	0.03	0.09	27.36
24	120	2.00	3.0	0.260	0.22	0.23	0.04	0.12	35.51
25	125	2.08	3.1	0.268	0.22	0.24	0.05	0.15	43.66
26	130	2.17	4.2	0.363	0.22	0.33	0.14	0.44	133.32
27	135	2.25	5.0	0.433	0.22	0.39	0.21	0.66	198.52
28	140	2.33	3.5	0.303	0.22	0.27	0.08	0.25	76.26
29	145	2.42	6.8	0.588	0.22	0.53	0.37	1.15	345.22
30	150	2.50	7.3	0.632	0.22	0.57	0.41	1.29	385.97
31	155	2.58	8.2	0.709	0.22	0.64	0.49	1.53	459.32
32	160	2.67	5.9	0.510	0.22	0.46	0.29	0.91	271.87
33	165	2.75	2.0	0.173	0.22	0.16	0.02	0.05	16.30
34	170	2.83	1.8	0.156	0.22	0.14	0.02	0.05	14.67
35	175	2.92	1.8	0.156	0.22	0.14	0.02	0.05	14.67
36	180	3.00	0.6	0.052	0.22	0.05	0.01	0.02	4.89

EFFECTIVE RAIN & FLOOD VOLUMES SUMMARY

EFFECTIVE RAIN (in)	0.21
FLOOD VOLUME (acft)	0.06
FLOOD VOLUME (cuft)	2416.63
REQUIRED STORAGE (acft)	0.06
REQUIRED STORAGE (cuft)	2396.65
PEAK FLOW RATE (cfs)	1.53

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
100 YEAR - 6 HOUR STORM EVENT

PROJECT: WORLD MUSEUM PROP 2 YR EVENT - NOR
CONCENTRATION POINT: 1

BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	3.14
UNIT TIME-MINUTES	5
LAG TIME - MINUTES	0.62
UNIT TIME-PERCENT OF LAG	808.9
TOTAL ADJUSTED STORM RAIN-INCHES	0.95
CONSTANT LOSS RATE-in/hr	0.222
LOW LOSS RATE - PERCENT	90%

TOTAL PERCOLATION RATE (cfs) 0.00 cfs

Unit Time Period	Time		Pattern	Storm Rain	Loss Rate in/hr		Effective Rain	Flood Hydrograph Flow	Required Storage
	Minutes	Hours	Percent (Plate E-5.9)	in/hr	Max	Low	in/hr	cfs	cf
1	5	0.08	0.5	0.057	0.22	0.05	0.01	0.02	5.39
2	10	0.17	0.6	0.069	0.22	0.06	0.01	0.02	6.46
3	15	0.25	0.6	0.069	0.22	0.06	0.01	0.02	6.46
4	20	0.33	0.6	0.069	0.22	0.06	0.01	0.02	6.46
5	25	0.42	0.6	0.069	0.22	0.06	0.01	0.02	6.46
6	30	0.50	0.7	0.080	0.22	0.07	0.01	0.03	7.54
7	35	0.58	0.7	0.080	0.22	0.07	0.01	0.03	7.54
8	40	0.67	0.7	0.080	0.22	0.07	0.01	0.03	7.54
9	45	0.75	0.7	0.080	0.22	0.07	0.01	0.03	7.54
10	50	0.83	0.7	0.080	0.22	0.07	0.01	0.03	7.54
11	55	0.92	0.7	0.080	0.22	0.07	0.01	0.03	7.54
12	60	1.00	0.8	0.091	0.22	0.08	0.01	0.03	8.62
13	65	1.08	0.8	0.091	0.22	0.08	0.01	0.03	8.62
14	70	1.17	0.8	0.091	0.22	0.08	0.01	0.03	8.62
15	75	1.25	0.8	0.091	0.22	0.08	0.01	0.03	8.62
16	80	1.33	0.8	0.091	0.22	0.08	0.01	0.03	8.62
17	85	1.42	0.8	0.091	0.22	0.08	0.01	0.03	8.62
18	90	1.50	0.8	0.091	0.22	0.08	0.01	0.03	8.62
19	95	1.58	0.8	0.091	0.22	0.08	0.01	0.03	8.62
20	100	1.67	0.8	0.091	0.22	0.08	0.01	0.03	8.62
21	105	1.75	0.8	0.091	0.22	0.08	0.01	0.03	8.62
22	110	1.83	0.8	0.091	0.22	0.08	0.01	0.03	8.62
23	115	1.92	0.8	0.091	0.22	0.08	0.01	0.03	8.62
24	120	2.00	0.9	0.103	0.22	0.09	0.01	0.03	9.70
25	125	2.08	0.8	0.091	0.22	0.08	0.01	0.03	8.62
26	130	2.17	0.9	0.103	0.22	0.09	0.01	0.03	9.70
27	135	2.25	0.9	0.103	0.22	0.09	0.01	0.03	9.70
28	140	2.33	0.9	0.103	0.22	0.09	0.01	0.03	9.70
29	145	2.42	0.9	0.103	0.22	0.09	0.01	0.03	9.70
30	150	2.50	0.9	0.103	0.22	0.09	0.01	0.03	9.70
31	155	2.58	0.9	0.103	0.22	0.09	0.01	0.03	9.70
32	160	2.67	0.9	0.103	0.22	0.09	0.01	0.03	9.70
33	165	2.75	1.0	0.114	0.22	0.10	0.01	0.04	10.77
34	170	2.83	1.0	0.114	0.22	0.10	0.01	0.04	10.77
35	175	2.92	1.0	0.114	0.22	0.10	0.01	0.04	10.77
36	180	3.00	1.0	0.114	0.22	0.10	0.01	0.04	10.77
37	185	3.08	1.0	0.114	0.22	0.10	0.01	0.04	10.77
38	190	3.17	1.1	0.126	0.22	0.11	0.01	0.04	11.85
39	195	3.25	1.1	0.126	0.22	0.11	0.01	0.04	11.85
40	200	3.33	1.1	0.126	0.22	0.11	0.01	0.04	11.85
41	205	3.42	1.2	0.137	0.22	0.12	0.01	0.04	12.93
42	210	3.50	1.3	0.149	0.22	0.13	0.01	0.05	14.00
43	215	3.58	1.4	0.160	0.22	0.14	0.02	0.05	15.08
44	220	3.67	1.4	0.160	0.22	0.14	0.02	0.05	15.08
45	225	3.75	1.5	0.172	0.22	0.15	0.02	0.05	16.16
46	230	3.83	1.5	0.172	0.22	0.15	0.02	0.05	16.16
47	235	3.92	1.6	0.183	0.22	0.16	0.02	0.06	17.24
48	240	4.00	1.6	0.183	0.22	0.16	0.02	0.06	17.24
49	245	4.08	1.7	0.194	0.22	0.17	0.02	0.06	18.31
50	250	4.17	1.8	0.206	0.22	0.19	0.02	0.06	19.39
51	255	4.25	1.9	0.217	0.22	0.20	0.02	0.07	20.47
52	260	4.33	2.0	0.229	0.22	0.21	0.01	0.02	6.46
53	265	4.42	2.1	0.240	0.22	0.22	0.02	0.06	17.23
54	270	4.50	2.1	0.240	0.22	0.22	0.02	0.06	17.23
55	275	4.58	2.2	0.252	0.22	0.23	0.03	0.09	28.01
56	280	4.67	2.3	0.263	0.22	0.24	0.04	0.13	38.78

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD 100 YEAR - 6 HOUR STORM EVENT	PROJECT: WORLD MUSEUM PROP 2 YR EVENT - NOR CONCENTRATION POINT: 1 BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	3.14		
UNIT TIME-MINUTES	5		
LAG TIME - MINUTES	0.62		
UNIT TIME-PERCENT OF LAG	808.9		
TOTAL ADJUSTED STORM RAIN-INCHES	0.95		
CONSTANT LOSS RATE-in/hr	0.222		
LOW LOSS RATE - PERCENT	90%	TOTAL PERCOLATION RATE (cfs)	0.00 cfs

Unit Time Period	Time		Pattern	Storm	Loss Rate		Effective	Flood	Required
	Minutes	Hours	Percent	Rain in/hr	in/hr		Rain	Hydrograph Flow	Storage
			(Plate E-5.9)		Max	Low	in/hr	cfs	cf
57	285	4.75	2.4	0.274	0.22	0.25	0.05	0.17	49.55
58	290	4.83	2.4	0.274	0.22	0.25	0.05	0.17	49.55
59	295	4.92	2.5	0.286	0.22	0.26	0.06	0.20	60.33
60	300	5.00	2.6	0.297	0.22	0.27	0.08	0.24	71.10
61	305	5.08	3.1	0.355	0.22	0.32	0.13	0.42	124.96
62	310	5.17	3.6	0.412	0.22	0.37	0.19	0.60	178.83
63	315	5.25	3.9	0.446	0.22	0.40	0.22	0.70	211.14
64	320	5.33	4.2	0.480	0.22	0.43	0.26	0.81	243.46
65	325	5.42	4.7	0.537	0.22	0.48	0.32	0.99	297.33
66	330	5.50	5.6	0.640	0.22	0.58	0.42	1.31	394.28
67	335	5.58	1.9	0.217	0.22	0.20	0.02	0.07	20.47
68	340	5.67	0.9	0.103	0.22	0.09	0.01	0.03	9.70
69	345	5.75	0.6	0.069	0.22	0.06	0.01	0.02	6.46
70	350	5.83	0.5	0.057	0.22	0.05	0.01	0.02	5.39
71	355	5.92	0.3	0.034	0.22	0.03	0.00	0.01	3.23
72	360	6.00	0.2	0.023	0.22	0.02	0.00	0.01	2.15

EFFECTIVE RAIN & FLOOD VOLUMES SUMMARY

EFFECTIVE RAIN (in)	0.21
FLOOD VOLUME (acft)	0.05
FLOOD VOLUME (cuft)	2392.99
REQUIRED STORAGE (acft)	0.05
REQUIRED STORAGE (cuft)	2373.21
PEAK FLOW RATE (cfs)	1.31

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
100 YEAR - 24 HOUR STORM EVENT

PROJECT: WORLD MUSEUM PROP 2 YR EVENT - NORTH
CONCENTRATION POINT: 1

BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	3.140	CONSTANT LOSS RATE-in/hr	n/a
UNIT TIME-MINUTES	15	VARIABLE LOSS RATE (AVG) in/hr	0.2219
LAG TIME - MINUTES	0.62	MINIMUM LOSS RATE (for var. loss) - in/hr	0.111
UNIT TIME-PERCENT OF LAG	2426.8	LOW LOSS RATE - DECIMAL	0.90
TOTAL ADJUSTED STORM RAIN-INCHES	1.36	C	0.00205
		PERCOLATION RATE (cfs)	0.00

Unit Time Period	Time		Pattern Percent	Storm Rain in/hr	Loss Rate in/hr		Effective Rain in/hr	Flood Hydrograph Flow cfs	Required Storage cf
	Minutes	Hours	(Plate E-5.9)		Max	Low			
1	15	0.25	0.2	0.011	0.392	0.010	0.001	0.00	3.07
2	30	0.50	0.3	0.016	0.387	0.015	0.002	0.01	4.61
3	45	0.75	0.3	0.016	0.383	0.015	0.002	0.01	4.61
4	60	1.00	0.4	0.022	0.378	0.020	0.002	0.01	6.15
5	75	1.25	0.3	0.016	0.374	0.015	0.002	0.01	4.61
6	90	1.50	0.3	0.016	0.369	0.015	0.002	0.01	4.61
7	105	1.75	0.3	0.016	0.365	0.015	0.002	0.01	4.61
8	120	2.00	0.4	0.022	0.361	0.020	0.002	0.01	6.15
9	135	2.25	0.4	0.022	0.356	0.020	0.002	0.01	6.15
10	150	2.50	0.4	0.022	0.352	0.020	0.002	0.01	6.15
11	165	2.75	0.5	0.027	0.348	0.024	0.003	0.01	7.69
12	180	3.00	0.5	0.027	0.343	0.024	0.003	0.01	7.69
13	195	3.25	0.5	0.027	0.339	0.024	0.003	0.01	7.69
14	210	3.50	0.5	0.027	0.335	0.024	0.003	0.01	7.69
15	225	3.75	0.5	0.027	0.331	0.024	0.003	0.01	7.69
16	240	4.00	0.6	0.033	0.326	0.029	0.003	0.01	9.22
17	255	4.25	0.6	0.033	0.322	0.029	0.003	0.01	9.22
18	270	4.50	0.7	0.038	0.318	0.034	0.004	0.01	10.76
19	285	4.75	0.7	0.038	0.314	0.034	0.004	0.01	10.76
20	300	5.00	0.8	0.044	0.310	0.039	0.004	0.01	12.30
21	315	5.25	0.6	0.033	0.306	0.029	0.003	0.01	9.22
22	330	5.50	0.7	0.038	0.302	0.034	0.004	0.01	10.76
23	345	5.75	0.8	0.044	0.298	0.039	0.004	0.01	12.30
24	360	6.00	0.8	0.044	0.294	0.039	0.004	0.01	12.30
25	375	6.25	0.9	0.049	0.290	0.044	0.005	0.02	13.84
26	390	6.50	0.9	0.049	0.286	0.044	0.005	0.02	13.84
27	405	6.75	1.0	0.054	0.283	0.049	0.005	0.02	15.37
28	420	7.00	1.0	0.054	0.279	0.049	0.005	0.02	15.37
29	435	7.25	1.0	0.054	0.275	0.049	0.005	0.02	15.37
30	450	7.50	1.1	0.060	0.271	0.054	0.006	0.02	16.91
31	465	7.75	1.2	0.065	0.267	0.059	0.007	0.02	18.45
32	480	8.00	1.3	0.071	0.264	0.064	0.007	0.02	19.99
33	495	8.25	1.5	0.082	0.260	0.073	0.008	0.03	23.06
34	510	8.50	1.5	0.082	0.257	0.073	0.008	0.03	23.06
35	525	8.75	1.6	0.087	0.253	0.078	0.009	0.03	24.60
36	540	9.00	1.7	0.092	0.249	0.083	0.009	0.03	26.13
37	555	9.25	1.9	0.103	0.246	0.093	0.010	0.03	29.21
38	570	9.50	2.0	0.109	0.242	0.098	0.011	0.03	30.75
39	585	9.75	2.1	0.114	0.239	0.103	0.011	0.04	32.28
40	600	10.00	2.2	0.120	0.235	0.108	0.012	0.04	33.82
41	615	10.25	1.5	0.082	0.232	0.073	0.008	0.03	23.06
42	630	10.50	1.5	0.082	0.229	0.073	0.008	0.03	23.06
43	645	10.75	2.0	0.109	0.225	0.098	0.011	0.03	30.75
44	660	11.00	2.0	0.109	0.222	0.098	0.011	0.03	30.75
45	675	11.25	1.9	0.103	0.219	0.093	0.010	0.03	29.21
46	690	11.50	1.9	0.103	0.216	0.093	0.010	0.03	29.21
47	705	11.75	1.7	0.092	0.212	0.083	0.009	0.03	26.13
48	720	12.00	1.8	0.098	0.209	0.088	0.010	0.03	27.67
49	735	12.25	2.5	0.136	0.206	0.122	0.014	0.04	38.43
50	750	12.50	2.6	0.141	0.203	0.127	0.014	0.04	39.97
51	765	12.75	2.8	0.152	0.200	0.137	0.015	0.05	43.05
52	780	13.00	2.9	0.158	0.197	0.142	0.016	0.05	44.58
53	795	13.25	3.4	0.185	0.194	0.166	0.018	0.06	52.27
54	810	13.50	3.4	0.185	0.191	0.166	0.018	0.06	52.27
55	825	13.75	2.3	0.125	0.188	0.113	0.013	0.04	35.36
56	840	14.00	2.3	0.125	0.185	0.113	0.013	0.04	35.36
57	855	14.25	2.7	0.147	0.182	0.132	0.015	0.05	41.51
58	870	14.50	2.6	0.141	0.180	0.127	0.014	0.04	39.97
59	885	14.75	2.6	0.141	0.177	0.127	0.014	0.04	39.97
60	900	15.00	2.5	0.136	0.174	0.122	0.014	0.04	38.43
61	915	15.25	2.4	0.131	0.172	0.118	0.013	0.04	36.90
62	930	15.50	2.3	0.125	0.169	0.113	0.013	0.04	35.36
63	945	15.75	1.9	0.103	0.166	0.093	0.010	0.03	29.21
64	960	16.00	1.9	0.103	0.164	0.093	0.010	0.03	29.21
65	975	16.25	0.4	0.022	0.161	0.020	0.002	0.01	6.15
66	990	16.50	0.4	0.022	0.159	0.020	0.002	0.01	6.15
67	1005	16.75	0.3	0.016	0.156	0.015	0.002	0.01	4.61

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD 100 YEAR - 24 HOUR STORM EVENT	PROJECT: WORLD MUSEUM PROP 2 YR EVENT - NORTH CONCENTRATION POINT: 1 BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	3.140	CONSTANT LOSS RATE-in/hr	n/a
UNIT TIME-MINUTES	15	VARIABLE LOSS RATE (AVG) in/hr	0.2219
LAG TIME - MINUTES	0.62	MINIMUM LOSS RATE (for var. loss) - in/hr	0.111
UNIT TIME-PERCENT OF LAG	2426.8	LOW LOSS RATE - DECIMAL	0.90
TOTAL ADJUSTED STORM RAIN-INCHES	1.36	C	0.00205
		PERCOLATION RATE (cfs)	0.00

Unit Time Period	Time Minutes	Time Hours	Pattern Percent (Plate E-5.9)	Storm Rain in/hr	Loss Rate in/hr Max	Loss Rate in/hr Low	Effective Rain in/hr	Flood Hydrograph Flow cfs	Required Storage cf
68	1020	17.00	0.3	0.016	0.154	0.015	0.002	0.01	4.61
69	1035	17.25	0.5	0.027	0.152	0.024	0.003	0.01	7.69
70	1050	17.50	0.5	0.027	0.149	0.024	0.003	0.01	7.69
71	1065	17.75	0.5	0.027	0.147	0.024	0.003	0.01	7.69
72	1080	18.00	0.4	0.022	0.145	0.020	0.002	0.01	6.15
73	1095	18.25	0.4	0.022	0.143	0.020	0.002	0.01	6.15
74	1110	18.50	0.4	0.022	0.141	0.020	0.002	0.01	6.15
75	1125	18.75	0.3	0.016	0.139	0.015	0.002	0.01	4.61
76	1140	19.00	0.2	0.011	0.137	0.010	0.001	0.00	3.07
77	1155	19.25	0.3	0.016	0.135	0.015	0.002	0.01	4.61
78	1170	19.50	0.4	0.022	0.133	0.020	0.002	0.01	6.15
79	1185	19.75	0.3	0.016	0.131	0.015	0.002	0.01	4.61
80	1200	20.00	0.2	0.011	0.129	0.010	0.001	0.00	3.07
81	1215	20.25	0.3	0.016	0.128	0.015	0.002	0.01	4.61
82	1230	20.50	0.3	0.016	0.126	0.015	0.002	0.01	4.61
83	1245	20.75	0.3	0.016	0.124	0.015	0.002	0.01	4.61
84	1260	21.00	0.2	0.011	0.123	0.010	0.001	0.00	3.07
85	1275	21.25	0.3	0.016	0.121	0.015	0.002	0.01	4.61
86	1290	21.50	0.2	0.011	0.120	0.010	0.001	0.00	3.07
87	1305	21.75	0.3	0.016	0.119	0.015	0.002	0.01	4.61
88	1320	22.00	0.2	0.011	0.118	0.010	0.001	0.00	3.07
89	1335	22.25	0.3	0.016	0.116	0.015	0.002	0.01	4.61
90	1350	22.50	0.2	0.011	0.115	0.010	0.001	0.00	3.07
91	1365	22.75	0.2	0.011	0.114	0.010	0.001	0.00	3.07
92	1380	23.00	0.2	0.011	0.113	0.010	0.001	0.00	3.07
93	1395	23.25	0.2	0.011	0.113	0.010	0.001	0.00	3.07
94	1410	23.50	0.2	0.011	0.112	0.010	0.001	0.00	3.07
95	1425	23.75	0.2	0.011	0.111	0.010	0.001	0.00	3.07
96	1440	24.00	0.2	0.011	0.111	0.010	0.001	0.00	3.07

EFFECTIVE RAIN & FLOOD VOLUMES SUMMARY	
EFFECTIVE RAIN (in)	0.14
FLOOD VOLUME (acft)	0.04
FLOOD VOLUME (cuft)	1550.16
REQUIRED STORAGE (acft)	0.04
REQUIRED STORAGE (cuft)	1537.34
PEAK FLOW (cfs)	0.06

PROJECT: WORLD MUSEUM PROP 2 YR EVENT - NORTH
JOB # C2026
1

BASIN CHARACTERISTICS

CONTOUR	DEPTH		AREA		VOLUME		
	INCR (ft)	TOTAL (ft)	INCR (sf)	TOTAL (sf)	INCR (cuft)	TOTAL (cuft)	(acre-ft)
0	0	0		0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00

PERCOLATION CALCULATIONS
PERCOLATION RATE 0 in/hr 0.00 cfs

MAXWELL IV DRYWELLS
NUMBER USED 0
RATE/DRYWELL 0 cfs
TOTAL DISSIPATED 0 cfs

TOTAL PERCOLATION RATE 0.00 cfs

1

JOB # C2026

100 YEAR - 3 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
1	5	0.04	11	11	0	11	-	11	0.00
2	10	0.04	11	21	0	21	-	21	0.00
3	15	0.03	9	30	0	30	-	30	0.00
4	20	0.04	12	42	0	42	-	42	0.00
5	25	0.04	12	55	0	55	-	55	0.00
6	30	0.05	15	69	0	69	-	69	0.00
7	35	0.04	12	82	0	82	-	82	0.00
8	40	0.05	15	96	0	96	-	96	0.00
9	45	0.05	15	111	0	111	-	111	0.00
10	50	0.04	12	123	0	123	-	123	0.00
11	55	0.04	13	136	0	136	-	136	0.00
12	60	0.05	15	151	0	151	-	151	0.00
13	65	0.06	18	169	0	169	-	169	0.00
14	70	0.06	18	187	0	187	-	187	0.00
15	75	0.06	18	205	0	205	-	205	0.00
16	80	0.05	16	221	0	221	-	221	0.01
17	85	0.01	3	224	0	224	-	224	0.01
18	90	0.04	11	235	0	235	-	235	0.01
19	95	0.07	20	254	0	254	-	254	0.01
20	100	0.04	11	265	0	265	-	265	0.01
21	105	0.20	60	325	0	325	-	325	0.01
22	110	0.15	44	369	0	369	-	369	0.01
23	115	0.09	27	396	0	396	-	396	0.01
24	120	0.12	36	432	0	432	-	432	0.01
25	125	0.15	44	476	0	476	-	476	0.01
26	130	0.44	133	609	0	609	-	609	0.01
27	135	0.66	199	807	0	807	-	807	0.02
28	140	0.25	76	884	0	884	-	884	0.02
29	145	1.15	345	1,229	0	1,229	-	1,229	0.03
30	150	1.29	386	1,615	0	1,615	-	1,615	0.04
31	155	1.53	459	2,074	0	2,074	-	2,074	0.05
32	160	0.91	272	2,346	0	2,346	-	2,346	0.05
33	165	0.05	16	2,362	0	2,362	-	2,362	0.05
34	170	0.05	15	2,377	0	2,377	-	2,377	0.05
35	175	0.05	15	2,392	0	2,392	-	2,392	0.05
36	180	0.02	5	2,397	0	2,397	-	2,397	0.06

1

JOB # C2026

100 YEAR - 6 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
1	5	0.02	5	5	0	5	-	5	0.00
2	10	0.02	6	12	0	12	-	12	0.00
3	15	0.02	6	18	0	18	-	18	0.00
4	20	0.02	6	25	0	25	-	25	0.00
5	25	0.02	6	31	0	31	-	31	0.00
6	30	0.03	8	39	0	39	-	39	0.00
7	35	0.03	8	46	0	46	-	46	0.00
8	40	0.03	8	54	0	54	-	54	0.00
9	45	0.03	8	61	0	61	-	61	0.00
10	50	0.03	8	69	0	69	-	69	0.00
11	55	0.03	8	76	0	76	-	76	0.00
12	60	0.03	9	85	0	85	-	85	0.00
13	65	0.03	9	94	0	94	-	94	0.00
14	70	0.03	9	102	0	102	-	102	0.00
15	75	0.03	9	111	0	111	-	111	0.00
16	80	0.03	9	120	0	120	-	120	0.00
17	85	0.03	9	128	0	128	-	128	0.00
18	90	0.03	9	137	0	137	-	137	0.00
19	95	0.03	9	145	0	145	-	145	0.00
20	100	0.03	9	154	0	154	-	154	0.00
21	105	0.03	9	163	0	163	-	163	0.00
22	110	0.03	9	171	0	171	-	171	0.00
23	115	0.03	9	180	0	180	-	180	0.00
24	120	0.03	10	190	0	190	-	190	0.00
25	125	0.03	9	198	0	198	-	198	0.00
26	130	0.03	10	208	0	208	-	208	0.00
27	135	0.03	10	218	0	218	-	218	0.00
28	140	0.03	10	227	0	227	-	227	0.01
29	145	0.03	10	237	0	237	-	237	0.01
30	150	0.03	10	247	0	247	-	247	0.01
31	155	0.03	10	256	0	256	-	256	0.01
32	160	0.03	10	266	0	266	-	266	0.01
33	165	0.04	11	277	0	277	-	277	0.01
34	170	0.04	11	288	0	288	-	288	0.01
35	175	0.04	11	298	0	298	-	298	0.01
36	180	0.04	11	309	0	309	-	309	0.01
37	185	0.04	11	320	0	320	-	320	0.01
38	190	0.04	12	332	0	332	-	332	0.01
39	195	0.04	12	344	0	344	-	344	0.01
40	200	0.04	12	355	0	355	-	355	0.01
41	205	0.04	13	368	0	368	-	368	0.01
42	210	0.05	14	382	0	382	-	382	0.01
43	215	0.05	15	398	0	398	-	398	0.01
44	220	0.05	15	413	0	413	-	413	0.01
45	225	0.05	16	429	0	429	-	429	0.01
46	230	0.05	16	445	0	445	-	445	0.01
47	235	0.06	17	462	0	462	-	462	0.01
48	240	0.06	17	479	0	479	-	479	0.01
49	245	0.06	18	498	0	498	-	498	0.01
50	250	0.06	19	517	0	517	-	517	0.01
51	255	0.07	20	538	0	538	-	538	0.01
52	260	0.02	6	544	0	544	-	544	0.01
53	265	0.06	17	561	0	561	-	561	0.01
54	270	0.06	17	578	0	578	-	578	0.01
55	275	0.09	28	606	0	606	-	606	0.01

1

JOB # C2026

100 YEAR - 6 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
56	280	0.13	39	645	0	645	-	645	0.01
57	285	0.17	50	695	0	695	-	695	0.02
58	290	0.17	50	744	0	744	-	744	0.02
59	295	0.20	60	805	0	805	-	805	0.02
60	300	0.24	71	876	0	876	-	876	0.02
61	305	0.42	125	1,001	0	1,001	-	1,001	0.02
62	310	0.60	179	1,180	0	1,180	-	1,180	0.03
63	315	0.70	211	1,391	0	1,391	-	1,391	0.03
64	320	0.81	243	1,634	0	1,634	-	1,634	0.04
65	325	0.99	297	1,932	0	1,932	-	1,932	0.04
66	330	1.31	394	2,326	0	2,326	-	2,326	0.05
67	335	0.07	20	2,346	0	2,346	-	2,346	0.05
68	340	0.03	10	2,356	0	2,356	-	2,356	0.05
69	345	0.02	6	2,362	0	2,362	-	2,362	0.05
70	350	0.02	5	2,368	0	2,368	-	2,368	0.05
71	355	0.01	3	2,371	0	2,371	-	2,371	0.05
72	360	0.01	2	2,373	0	2,373	-	2,373	0.05

1

JOB # C2026

100 YEAR - 24 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
1	15	0.00	3	3	0	3	-	3	0.00
2	30	0.01	5	8	0	8	-	8	0.00
3	45	0.01	5	12	0	12	-	12	0.00
4	60	0.01	6	18	0	18	-	18	0.00
5	75	0.01	5	23	0	23	-	23	0.00
6	90	0.01	5	28	0	28	-	28	0.00
7	105	0.01	5	32	0	32	-	32	0.00
8	120	0.01	6	38	0	38	-	38	0.00
9	135	0.01	6	45	0	45	-	45	0.00
10	150	0.01	6	51	0	51	-	51	0.00
11	165	0.01	8	58	0	58	-	58	0.00
12	180	0.01	8	66	0	66	-	66	0.00
13	195	0.01	8	74	0	74	-	74	0.00
14	210	0.01	8	81	0	81	-	81	0.00
15	225	0.01	8	89	0	89	-	89	0.00
16	240	0.01	9	98	0	98	-	98	0.00
17	255	0.01	9	108	0	108	-	108	0.00
18	270	0.01	11	118	0	118	-	118	0.00
19	285	0.01	11	129	0	129	-	129	0.00
20	300	0.01	12	141	0	141	-	141	0.00
21	315	0.01	9	151	0	151	-	151	0.00
22	330	0.01	11	161	0	161	-	161	0.00
23	345	0.01	12	174	0	174	-	174	0.00
24	360	0.01	12	186	0	186	-	186	0.00
25	375	0.02	14	200	0	200	-	200	0.00
26	390	0.02	14	214	0	214	-	214	0.00
27	405	0.02	15	229	0	229	-	229	0.01
28	420	0.02	15	244	0	244	-	244	0.01
29	435	0.02	15	260	0	260	-	260	0.01
30	450	0.02	17	277	0	277	-	277	0.01
31	465	0.02	18	295	0	295	-	295	0.01
32	480	0.02	20	315	0	315	-	315	0.01
33	495	0.03	23	338	0	338	-	338	0.01
34	510	0.03	23	361	0	361	-	361	0.01
35	525	0.03	25	386	0	386	-	386	0.01
36	540	0.03	26	412	0	412	-	412	0.01
37	555	0.03	29	441	0	441	-	441	0.01
38	570	0.03	31	472	0	472	-	472	0.01
39	585	0.04	32	504	0	504	-	504	0.01
40	600	0.04	34	538	0	538	-	538	0.01
41	615	0.03	23	561	0	561	-	561	0.01
42	630	0.03	23	584	0	584	-	584	0.01
43	645	0.03	31	615	0	615	-	615	0.01
44	660	0.03	31	646	0	646	-	646	0.01
45	675	0.03	29	675	0	675	-	675	0.02
46	690	0.03	29	704	0	704	-	704	0.02
47	705	0.03	26	730	0	730	-	730	0.02
48	720	0.03	28	758	0	758	-	758	0.02
49	735	0.04	38	796	0	796	-	796	0.02
50	750	0.04	40	836	0	836	-	836	0.02
51	765	0.05	43	879	0	879	-	879	0.02
52	780	0.05	45	924	0	924	-	924	0.02
53	795	0.06	52	976	0	976	-	976	0.02
54	810	0.06	52	1,028	0	1,028	-	1,028	0.02
55	825	0.04	35	1,064	0	1,064	-	1,064	0.02
56	840	0.04	35	1,099	0	1,099	-	1,099	0.03
57	855	0.05	42	1,141	0	1,141	-	1,141	0.03
58	870	0.04	40	1,181	0	1,181	-	1,181	0.03

1

JOB # C2026

100 YEAR - 24 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
59	885	0.04	40	1,221	0	1,221	-	1,221	0.03
60	900	0.04	38	1,259	0	1,259	-	1,259	0.03
61	915	0.04	37	1,296	0	1,296	-	1,296	0.03
62	930	0.04	35	1,331	0	1,331	-	1,331	0.03
63	945	0.03	29	1,361	0	1,361	-	1,361	0.03
64	960	0.03	29	1,390	0	1,390	-	1,390	0.03
65	975	0.01	6	1,396	0	1,396	-	1,396	0.03
66	990	0.01	6	1,402	0	1,402	-	1,402	0.03
67	1005	0.01	5	1,407	0	1,407	-	1,407	0.03
68	1020	0.01	5	1,411	0	1,411	-	1,411	0.03
69	1035	0.01	8	1,419	0	1,419	-	1,419	0.03
70	1050	0.01	8	1,427	0	1,427	-	1,427	0.03
71	1065	0.01	8	1,434	0	1,434	-	1,434	0.03
72	1080	0.01	6	1,440	0	1,440	-	1,440	0.03
73	1095	0.01	6	1,447	0	1,447	-	1,447	0.03
74	1110	0.01	6	1,453	0	1,453	-	1,453	0.03
75	1125	0.01	5	1,457	0	1,457	-	1,457	0.03
76	1140	0.00	3	1,460	0	1,460	-	1,460	0.03
77	1155	0.01	5	1,465	0	1,465	-	1,465	0.03
78	1170	0.01	6	1,471	0	1,471	-	1,471	0.03
79	1185	0.01	5	1,476	0	1,476	-	1,476	0.03
80	1200	0.00	3	1,479	0	1,479	-	1,479	0.03
81	1215	0.01	5	1,484	0	1,484	-	1,484	0.03
82	1230	0.01	5	1,488	0	1,488	-	1,488	0.03
83	1245	0.01	5	1,493	0	1,493	-	1,493	0.03
84	1260	0.00	3	1,496	0	1,496	-	1,496	0.03
85	1275	0.01	5	1,500	0	1,500	-	1,500	0.03
86	1290	0.00	3	1,504	0	1,504	-	1,504	0.03
87	1305	0.01	5	1,508	0	1,508	-	1,508	0.03
88	1320	0.00	3	1,511	0	1,511	-	1,511	0.03
89	1335	0.01	5	1,516	0	1,516	-	1,516	0.03
90	1350	0.00	3	1,519	0	1,519	-	1,519	0.03
91	1365	0.00	3	1,522	0	1,522	-	1,522	0.03
92	1380	0.00	3	1,525	0	1,525	-	1,525	0.04
93	1395	0.00	3	1,528	0	1,528	-	1,528	0.04
94	1410	0.00	3	1,531	0	1,531	-	1,531	0.04
95	1425	0.00	3	1,534	0	1,534	-	1,534	0.04
96	1440	0.00	3	1,537	0	1,537	-	1,537	0.04

	A	B	C	D
1	**RCFC&WCD SHORTCUT UNIT HYDROGRAPH METHOD**			
2	DATA INPUT SHEET			
3				
4	WORKSHEET PREPARED BY:	JAMES R. BAZUA, P.E.		
5				
6	PROJECT NAME	WORLD MUSEUM PROP 10 YR EVENT - NORTH		
7	JOB #	C2026		
8				
9	CONCENTRATION POINT DESIGNATION	1		
10	AREA DESIGNATION	ON-SITE		
11				
12	TRIBUTARY AREAS	ACRES		
13				
14	COMMERCIAL			
15	PAVING/HARDSCAPE	1.67		
16	SF - 1 ACRE			
17	SF - 1/2 ACRE			
18	SF - 1/4 ACRE			
19	MF - CONDOMINIUMS			
20	MF - APARTMENTS			
21	MOBILE HOME PARK			
22	LANDSCAPING	0.55		
23	RETENTION BASIN			
24	GOLF COURSE			
25	MOUNTAINOUS	0.92		
26	LOW LOSS RATE (PERCENT)	90%		
27				
28	LENGTH OF WATERCOURSE (L)	480		
29	LENGTH TO POINT OPPOSITE CENTROID (Lca)	75		
30				
31	ELEVATION OF HEADWATER	356		
32	ELEVATION OF CONCENTRATION POINT	264.5		
33				
34	AVERAGE MANNINGS 'N' VALUE	0.02		
35				
36	STORM FREQUENCY (YEAR)	100		
37				
38	POINT RAIN			
39	3-HOUR	1.5		
40	6-HOUR	1.93		
41	24-HOUR	2.66		
42				
43	BASIN CHARACTERISTICS:	ELEVATION	AREA	
44				
45				
46				
47				
48				
49				
50				
51				
52	PERCOLATION RATE (in/hr)			
53				
54	DRYWELL DATA			
55	NUMBER USED			
56	PERCOLATION RATE (cfs)			

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
BASIC DATA CALCULATION FORM
SHORTCUT METHOD

PROJECT: WORLD MUSEUM PROP 10 YR EVENT - NORTH
JOB # C2026
BY ES R. BAZUA, P.E. DATE 3/28/2025

PHYSICAL DATA

[1] CONCENTRATION POINT	1
[2] AREA DESIGNATION	ON-SITE
[3] AREA - ACRES	3.140
[4] L-FEET	480
[5] L-MILES	0.091
[6] La-FEET	75.00
[7] La-MILES	0.014
[8] ELEVATION OF HEADWATER	356
[9] ELEVATION OF CONCENTRATION POINT	264.5
[10] H-FEET	91.5
[11] S-FEET/MILE	1006.5
[12] S^0.5	31.73
[13] L*LCA/S^0.5	0.000
[14] AVERAGE MANNINGS 'N'	0.02
[15] LAG TIME-HOURS	0.01
[16] LAG TIME-MINUTES	0.6
[17] 100% OF LAG-MINUTES	0.6
[18] 200% OF LAG-MINUTES	1.2
[19] UNIT TIME-MINUTES (100%-200% OF LAG)	5
[24] TOTAL PERCOLATION RATE (cfs)	0.00

RAINFALL DATA

[1] SOURCE
[2] FREQUENCY-YEARS 100
[3] DURATION:

3-HOURS				6-HOURS				24-HOURS			
[4] POINT RAIN INCHES (Plate E-5.2)	[5] AREA	[6]	[7] AVERAGE POINT RAIN INCHES	[8] POINT RAIN INCHES (Plate E-5.4)	[9] AREA	[10]	[11] AVERAGE POINT RAIN INCHES	[12] POINT RAIN INCHES (Plate E-5.6)	[13] AREA	[14]	[15] AVERAGE POINT RAIN INCHES
1.50	3.140	1.00	1.50	1.93	3.140	1.00	1.93	2.66	3.140	1.00	2.66
		0.00	0.00			0.00	0.00			0.00	0.00
		0.00	0.00			0.00	0.00			0.00	0.00
		0.00	0.00			0.00	0.00			0.00	0.00
SUM [5]	3.14	SUM [7]	1.50	SUM [9]	3.14	SUM [11]	1.93	SUM [13]	3.14	SUM [15]	2.66
[16] AREA ADJ FACTOR			1.000				1.000				1.000
[17] ADJ AVG POINT RAIN			1.50				1.93				2.66

STORM EVENT SUMMARY

DURATION		3-HOUR	6-HOUR	24-HOUR
EFFECTIVE RAIN	(in)	0.85	0.81	0.51
FLOOD VOLUME	(cu-ft)	9,671	9,238	5,847
	(acre-ft)	0.22	0.21	0.13
REQUIRED STORAGE	(cu-ft)	9,591	9,161	5,799
	(acre-ft)	0.22	0.21	0.13
PEAK FLOW	(cfs)	3.94	3.38	0.54
MAXIMUM WSEL	(ft)	-	-	-

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD	PROJECT WORLD MUSEUM PROP 10 YR EVENT - NORTH
	CONCENTRATION POINT: 1
	BY MES R. BAZUA, P.E. DATE 3/28/2025

ADJUSTED LOSS RATE

SOIL GROUP [Plate C-1]	LAND USE	RI NUMBER [Plate E-6.1]	PERVIOUS AREA INFILTRATION RATE (in/hr) [Plate E-6.2]	DECIMAL PERCENT OF AREA IMPERVIOUS [Plate E-6.3]	ADJUSTED INFILTRATION RATE (in/hr)	AREA		AVERAGE ADJUSTED INFILTRATION RATE (in/hr)
A	COMMERCIAL	32	0.74	90%	0.14	0.00	0.000	0.0000
A	PAVING/HARDSCAPE	32	0.74	100%	0.07	1.67	0.532	0.0394
A	SF - 1 ACRE	32	0.74	20%	0.61	0.00	0.000	0.0000
A	SF - 1/2 ACRE	32	0.74	40%	0.47	0.00	0.000	0.0000
A	SF - 1/4 ACRE	32	0.74	50%	0.41	0.00	0.000	0.0000
A	MF - COND0MINIUMS	32	0.74	65%	0.31	0.00	0.000	0.0000
A	MF - APARTMENTS	32	0.74	80%	0.21	0.00	0.000	0.0000
A	MOBILE HOME PARKS	32	0.74	75%	0.24	0.00	0.000	0.0000
A	LANDSCAPING	32	0.74	0%	0.74	0.55	0.175	0.1296
A	RETENTION BASINS	32	0.74	0%	0.74	0.00	0.000	0.0000
A	GOLF COURSE	32	0.74	0%	0.74	0.00	0.000	0.0000
D	MOUNTAINOUS	93	0.95	90%	0.18	0.92	0.293	0.0529
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					SUM	3.14	SUM	0.2219

VARIABLE LOSS RATE CURVE (24-HOUR STORM ONLY)

Fm= 0.110929936

C= 0.00205

Ft=C(24-(T/60))^1.55 = 0.00205 (24-(T/60))^1.55 + 0.11 in/hr

LOW LOSS RATE (80-90 PERCENT) = 90%

Where:

T=Time in minutes. To get an average value for each unit time period, Use T=1/2 the unit time for the first time period,
T=1 1/2 unit time for the second period, etc.

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
100 YEAR - 3 HOUR STORM EVENT

PROJECT: WORLD MUSEUM PROP 10 YR EVENT - NORTH
CONCENTRATION POINT: 1

BY: IES R. BAZUA, DATE 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	3.14
UNIT TIME-MINUTES	5
LAG TIME - MINUTES	0.62
UNIT TIME-PERCENT OF LAG	808.9
TOTAL ADJUSTED STORM RAIN-INCHES	1.50
CONSTANT LOSS RATE-in/hr	0.22
LOW LOSS RATE - PERCENT	90%

TOTAL PERCOLATION RATE (cfs) 0.00 cfs

Unit Time Period	Time Minutes	Time Hours	Pattern Percent (Plate E-5.9)	Storm Rain in/hr	Loss Rate in/hr Max	Loss Rate in/hr Low	Effective Rain in/hr	Flood Hydrograph Flow cfs	Required Storage cf
1	5	0.08	1.3	0.234	0.22	0.21	0.01	0.04	11.44
2	10	0.17	1.3	0.234	0.22	0.21	0.01	0.04	11.44
3	15	0.25	1.1	0.198	0.22	0.18	0.02	0.06	18.65
4	20	0.33	1.5	0.270	0.22	0.24	0.05	0.15	45.35
5	25	0.42	1.5	0.270	0.22	0.24	0.05	0.15	45.35
6	30	0.50	1.8	0.324	0.22	0.29	0.10	0.32	96.22
7	35	0.58	1.5	0.270	0.22	0.24	0.05	0.15	45.35
8	40	0.67	1.8	0.324	0.22	0.29	0.10	0.32	96.22
9	45	0.75	1.8	0.324	0.22	0.29	0.10	0.32	96.22
10	50	0.83	1.5	0.270	0.22	0.24	0.05	0.15	45.35
11	55	0.92	1.6	0.288	0.22	0.26	0.07	0.21	62.30
12	60	1.00	1.8	0.324	0.22	0.29	0.10	0.32	96.22
13	65	1.08	2.2	0.396	0.22	0.36	0.17	0.55	164.04
14	70	1.17	2.2	0.396	0.22	0.36	0.17	0.55	164.04
15	75	1.25	2.2	0.396	0.22	0.36	0.17	0.55	164.04
16	80	1.33	2.0	0.360	0.22	0.32	0.14	0.43	130.13
17	85	1.42	2.6	0.468	0.22	0.42	0.25	0.77	231.86
18	90	1.50	2.7	0.486	0.22	0.44	0.26	0.83	248.82
19	95	1.58	2.4	0.432	0.22	0.39	0.21	0.66	197.95
20	100	1.67	2.7	0.486	0.22	0.44	0.26	0.83	248.82
21	105	1.75	3.3	0.594	0.22	0.53	0.37	1.17	350.56
22	110	1.83	3.1	0.558	0.22	0.50	0.34	1.06	316.64
23	115	1.92	2.9	0.522	0.22	0.47	0.30	0.94	282.73
24	120	2.00	3.0	0.540	0.22	0.49	0.32	1.00	299.69
25	125	2.08	3.1	0.558	0.22	0.50	0.34	1.06	316.64
26	130	2.17	4.2	0.756	0.22	0.68	0.53	1.68	503.16
27	135	2.25	5.0	0.900	0.22	0.81	0.68	2.13	638.81
28	140	2.33	3.5	0.630	0.22	0.57	0.41	1.28	384.47
29	145	2.42	6.8	1.224	0.22	1.10	1.00	3.15	944.02
30	150	2.50	7.3	1.314	0.22	1.18	1.09	3.43	1028.80
31	155	2.58	8.2	1.476	0.22	1.33	1.25	3.94	1181.40
32	160	2.67	5.9	1.062	0.22	0.96	0.84	2.64	791.41
33	165	2.75	2.0	0.360	0.22	0.32	0.14	0.43	130.13
34	170	2.83	1.8	0.324	0.22	0.29	0.10	0.32	96.22
35	175	2.92	1.8	0.324	0.22	0.29	0.10	0.32	96.22
36	180	3.00	0.6	0.108	0.22	0.10	0.01	0.03	10.17

EFFECTIVE RAIN & FLOOD VOLUMES SUMMARY

EFFECTIVE RAIN (in)	0.85
FLOOD VOLUME (acft)	0.22
FLOOD VOLUME (cuft)	9670.81
REQUIRED STORAGE (acft)	0.22
REQUIRED STORAGE (cuft)	9590.85
PEAK FLOW RATE (cfs)	3.94

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
100 YEAR - 6 HOUR STORM EVENT

PROJECT: WORLD MUSEUM PROP 10 YR EVENT - NOF
CONCENTRATION POINT: 1

BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	3.14
UNIT TIME-MINUTES	5
LAG TIME - MINUTES	0.62
UNIT TIME-PERCENT OF LAG	808.9
TOTAL ADJUSTED STORM RAIN-INCHES	1.93
CONSTANT LOSS RATE-in/hr	0.222
LOW LOSS RATE - PERCENT	90%

TOTAL PERCOLATION RATE (cfs) 0.00 cfs

Unit Time Period	Time		Pattern	Storm Rain	Loss Rate in/hr		Effective Rain	Flood Hydrograph Flow	Required Storage
	Minutes	Hours	Percent (Plate E-5.9)	in/hr	Max	Low	in/hr	cfs	cf
1	5	0.08	0.5	0.116	0.22	0.10	0.01	0.04	10.91
2	10	0.17	0.6	0.139	0.22	0.13	0.01	0.04	13.09
3	15	0.25	0.6	0.139	0.22	0.13	0.01	0.04	13.09
4	20	0.33	0.6	0.139	0.22	0.13	0.01	0.04	13.09
5	25	0.42	0.6	0.139	0.22	0.13	0.01	0.04	13.09
6	30	0.50	0.7	0.162	0.22	0.15	0.02	0.05	15.27
7	35	0.58	0.7	0.162	0.22	0.15	0.02	0.05	15.27
8	40	0.67	0.7	0.162	0.22	0.15	0.02	0.05	15.27
9	45	0.75	0.7	0.162	0.22	0.15	0.02	0.05	15.27
10	50	0.83	0.7	0.162	0.22	0.15	0.02	0.05	15.27
11	55	0.92	0.7	0.162	0.22	0.15	0.02	0.05	15.27
12	60	1.00	0.8	0.185	0.22	0.17	0.02	0.06	17.45
13	65	1.08	0.8	0.185	0.22	0.17	0.02	0.06	17.45
14	70	1.17	0.8	0.185	0.22	0.17	0.02	0.06	17.45
15	75	1.25	0.8	0.185	0.22	0.17	0.02	0.06	17.45
16	80	1.33	0.8	0.185	0.22	0.17	0.02	0.06	17.45
17	85	1.42	0.8	0.185	0.22	0.17	0.02	0.06	17.45
18	90	1.50	0.8	0.185	0.22	0.17	0.02	0.06	17.45
19	95	1.58	0.8	0.185	0.22	0.17	0.02	0.06	17.45
20	100	1.67	0.8	0.185	0.22	0.17	0.02	0.06	17.45
21	105	1.75	0.8	0.185	0.22	0.17	0.02	0.06	17.45
22	110	1.83	0.8	0.185	0.22	0.17	0.02	0.06	17.45
23	115	1.92	0.8	0.185	0.22	0.17	0.02	0.06	17.45
24	120	2.00	0.9	0.208	0.22	0.19	0.02	0.07	19.64
25	125	2.08	0.8	0.185	0.22	0.17	0.02	0.06	17.45
26	130	2.17	0.9	0.208	0.22	0.19	0.02	0.07	19.64
27	135	2.25	0.9	0.208	0.22	0.19	0.02	0.07	19.64
28	140	2.33	0.9	0.208	0.22	0.19	0.02	0.07	19.64
29	145	2.42	0.9	0.208	0.22	0.19	0.02	0.07	19.64
30	150	2.50	0.9	0.208	0.22	0.19	0.02	0.07	19.64
31	155	2.58	0.9	0.208	0.22	0.19	0.02	0.07	19.64
32	160	2.67	0.9	0.208	0.22	0.19	0.02	0.07	19.64
33	165	2.75	1.0	0.232	0.22	0.21	0.01	0.03	9.18
34	170	2.83	1.0	0.232	0.22	0.21	0.01	0.03	9.18
35	175	2.92	1.0	0.232	0.22	0.21	0.01	0.03	9.18
36	180	3.00	1.0	0.232	0.22	0.21	0.01	0.03	9.18
37	185	3.08	1.0	0.232	0.22	0.21	0.01	0.03	9.18
38	190	3.17	1.1	0.255	0.22	0.23	0.03	0.10	30.99
39	195	3.25	1.1	0.255	0.22	0.23	0.03	0.10	30.99
40	200	3.33	1.1	0.255	0.22	0.23	0.03	0.10	30.99
41	205	3.42	1.2	0.278	0.22	0.25	0.06	0.18	52.81
42	210	3.50	1.3	0.301	0.22	0.27	0.08	0.25	74.63
43	215	3.58	1.4	0.324	0.22	0.29	0.10	0.32	96.44
44	220	3.67	1.4	0.324	0.22	0.29	0.10	0.32	96.44
45	225	3.75	1.5	0.347	0.22	0.31	0.13	0.39	118.26
46	230	3.83	1.5	0.347	0.22	0.31	0.13	0.39	118.26
47	235	3.92	1.6	0.371	0.22	0.33	0.15	0.47	140.08
48	240	4.00	1.6	0.371	0.22	0.33	0.15	0.47	140.08
49	245	4.08	1.7	0.394	0.22	0.35	0.17	0.54	161.89
50	250	4.17	1.8	0.417	0.22	0.38	0.20	0.61	183.71
51	255	4.25	1.9	0.440	0.22	0.40	0.22	0.69	205.53
52	260	4.33	2.0	0.463	0.22	0.42	0.24	0.76	227.34
53	265	4.42	2.1	0.486	0.22	0.44	0.26	0.83	249.16
54	270	4.50	2.1	0.486	0.22	0.44	0.26	0.83	249.16
55	275	4.58	2.2	0.510	0.22	0.46	0.29	0.90	270.98
56	280	4.67	2.3	0.533	0.22	0.48	0.31	0.98	292.79

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD 100 YEAR - 6 HOUR STORM EVENT	PROJECT: WORLD MUSEUM PROP 10 YR EVENT - NOF CONCENTRATION POINT: 1 BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	3.14		
UNIT TIME-MINUTES	5		
LAG TIME - MINUTES	0.62		
UNIT TIME-PERCENT OF LAG	808.9		
TOTAL ADJUSTED STORM RAIN-INCHES	1.93		
CONSTANT LOSS RATE-in/hr	0.222		
LOW LOSS RATE - PERCENT	90%	TOTAL PERCOLATION RATE (cfs)	0.00 cfs

Unit Time Period	Time		Pattern	Storm Rain	Loss Rate in/hr		Effective Rain	Flood Hydrograph Flow	Required Storage
	Minutes	Hours	Percent (Plate E-5.9)	in/hr	Max	Low	in/hr	cfs	cf
57	285	4.75	2.4	0.556	0.22	0.50	0.33	1.05	314.61
58	290	4.83	2.4	0.556	0.22	0.50	0.33	1.05	314.61
59	295	4.92	2.5	0.579	0.22	0.52	0.36	1.12	336.43
60	300	5.00	2.6	0.602	0.22	0.54	0.38	1.19	358.24
61	305	5.08	3.1	0.718	0.22	0.65	0.50	1.56	467.33
62	310	5.17	3.6	0.834	0.22	0.75	0.61	1.92	576.41
63	315	5.25	3.9	0.903	0.22	0.81	0.68	2.14	641.86
64	320	5.33	4.2	0.973	0.22	0.88	0.75	2.36	707.31
65	325	5.42	4.7	1.089	0.22	0.98	0.87	2.72	816.39
66	330	5.50	5.6	1.297	0.22	1.17	1.08	3.38	1012.74
67	335	5.58	1.9	0.440	0.22	0.40	0.22	0.69	205.53
68	340	5.67	0.9	0.208	0.22	0.19	0.02	0.07	19.64
69	345	5.75	0.6	0.139	0.22	0.13	0.01	0.04	13.09
70	350	5.83	0.5	0.116	0.22	0.10	0.01	0.04	10.91
71	355	5.92	0.3	0.069	0.22	0.06	0.01	0.02	6.55
72	360	6.00	0.2	0.046	0.22	0.04	0.00	0.01	4.36

EFFECTIVE RAIN & FLOOD VOLUMES SUMMARY

EFFECTIVE RAIN (in)	0.81
FLOOD VOLUME (acft)	0.21
FLOOD VOLUME (cuft)	9237.65
REQUIRED STORAGE (acft)	0.21
REQUIRED STORAGE (cuft)	9161.27
PEAK FLOW RATE (cfs)	3.38

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
100 YEAR - 24 HOUR STORM EVENT

PROJECT: WORLD MUSEUM PROP 10 YR EVENT - NORTH
CONCENTRATION POINT: 1

BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	3.140	CONSTANT LOSS RATE-in/hr	n/a
UNIT TIME-MINUTES	15	VARIABLE LOSS RATE (AVG) in/hr	0.2219
LAG TIME - MINUTES	0.62	MINIMUM LOSS RATE (for var. loss) - in/hr	0.111
UNIT TIME-PERCENT OF LAG	2426.8	LOW LOSS RATE - DECIMAL	0.90
TOTAL ADJUSTED STORM RAIN-INCHES	2.66	C	0.00205
		PERCOLATION RATE (cfs)	0.00

Unit Time Period	Time		Pattern Percent	Storm Rain in/hr	Loss Rate in/hr		Effective Rain in/hr	Flood Hydrograph Flow cfs	Required Storage cf
	Minutes	Hours	(Plate E-5.9)		Max	Low			
1	15	0.25	0.2	0.021	0.392	0.019	0.002	0.01	6.01
2	30	0.50	0.3	0.032	0.387	0.029	0.003	0.01	9.02
3	45	0.75	0.3	0.032	0.383	0.029	0.003	0.01	9.02
4	60	1.00	0.4	0.043	0.378	0.038	0.004	0.01	12.03
5	75	1.25	0.3	0.032	0.374	0.029	0.003	0.01	9.02
6	90	1.50	0.3	0.032	0.369	0.029	0.003	0.01	9.02
7	105	1.75	0.3	0.032	0.365	0.029	0.003	0.01	9.02
8	120	2.00	0.4	0.043	0.361	0.038	0.004	0.01	12.03
9	135	2.25	0.4	0.043	0.356	0.038	0.004	0.01	12.03
10	150	2.50	0.4	0.043	0.352	0.038	0.004	0.01	12.03
11	165	2.75	0.5	0.053	0.348	0.048	0.005	0.02	15.03
12	180	3.00	0.5	0.053	0.343	0.048	0.005	0.02	15.03
13	195	3.25	0.5	0.053	0.339	0.048	0.005	0.02	15.03
14	210	3.50	0.5	0.053	0.335	0.048	0.005	0.02	15.03
15	225	3.75	0.5	0.053	0.331	0.048	0.005	0.02	15.03
16	240	4.00	0.6	0.064	0.326	0.057	0.006	0.02	18.04
17	255	4.25	0.6	0.064	0.322	0.057	0.006	0.02	18.04
18	270	4.50	0.7	0.074	0.318	0.067	0.007	0.02	21.05
19	285	4.75	0.7	0.074	0.314	0.067	0.007	0.02	21.05
20	300	5.00	0.8	0.085	0.310	0.077	0.009	0.03	24.05
21	315	5.25	0.6	0.064	0.306	0.057	0.006	0.02	18.04
22	330	5.50	0.7	0.074	0.302	0.067	0.007	0.02	21.05
23	345	5.75	0.8	0.085	0.298	0.077	0.009	0.03	24.05
24	360	6.00	0.8	0.085	0.294	0.077	0.009	0.03	24.05
25	375	6.25	0.9	0.096	0.290	0.086	0.010	0.03	27.06
26	390	6.50	0.9	0.096	0.286	0.086	0.010	0.03	27.06
27	405	6.75	1.0	0.106	0.283	0.096	0.011	0.03	30.07
28	420	7.00	1.0	0.106	0.279	0.096	0.011	0.03	30.07
29	435	7.25	1.0	0.106	0.275	0.096	0.011	0.03	30.07
30	450	7.50	1.1	0.117	0.271	0.105	0.012	0.04	33.08
31	465	7.75	1.2	0.128	0.267	0.115	0.013	0.04	36.08
32	480	8.00	1.3	0.138	0.264	0.124	0.014	0.04	39.09
33	495	8.25	1.5	0.160	0.260	0.144	0.016	0.05	45.10
34	510	8.50	1.5	0.160	0.257	0.144	0.016	0.05	45.10
35	525	8.75	1.6	0.170	0.253	0.153	0.017	0.05	48.11
36	540	9.00	1.7	0.181	0.249	0.163	0.018	0.06	51.12
37	555	9.25	1.9	0.202	0.246	0.182	0.020	0.06	57.13
38	570	9.50	2.0	0.213	0.242	0.192	0.021	0.07	60.14
39	585	9.75	2.1	0.223	0.239	0.201	0.022	0.07	63.14
40	600	10.00	2.2	0.234	0.235	0.211	0.023	0.07	66.15
41	615	10.25	1.5	0.160	0.232	0.144	0.016	0.05	45.10
42	630	10.50	1.5	0.160	0.229	0.144	0.016	0.05	45.10
43	645	10.75	2.0	0.213	0.225	0.192	0.021	0.07	60.14
44	660	11.00	2.0	0.213	0.222	0.192	0.021	0.07	60.14
45	675	11.25	1.9	0.202	0.219	0.182	0.020	0.06	57.13
46	690	11.50	1.9	0.202	0.216	0.182	0.020	0.06	57.13
47	705	11.75	1.7	0.181	0.212	0.163	0.018	0.06	51.12
48	720	12.00	1.8	0.192	0.209	0.172	0.019	0.06	54.12
49	735	12.25	2.5	0.266	0.206	0.239	0.060	0.19	169.38
50	750	12.50	2.6	0.277	0.203	0.249	0.074	0.23	208.17
51	765	12.75	2.8	0.298	0.200	0.268	0.098	0.31	276.93
52	780	13.00	2.9	0.309	0.197	0.278	0.112	0.35	315.51
53	795	13.25	3.4	0.362	0.194	0.326	0.168	0.53	474.26
54	810	13.50	3.4	0.362	0.191	0.326	0.171	0.54	482.57
55	825	13.75	2.3	0.245	0.188	0.220	0.057	0.18	160.01
56	840	14.00	2.3	0.245	0.185	0.220	0.059	0.19	168.11
57	855	14.25	2.7	0.287	0.182	0.259	0.105	0.33	296.36
58	870	14.50	2.6	0.277	0.180	0.249	0.097	0.30	274.16
59	885	14.75	2.6	0.277	0.177	0.249	0.100	0.31	281.92
60	900	15.00	2.5	0.266	0.174	0.239	0.092	0.29	259.50
61	915	15.25	2.4	0.255	0.172	0.230	0.084	0.26	236.97
62	930	15.50	2.3	0.245	0.169	0.220	0.076	0.24	214.31
63	945	15.75	1.9	0.202	0.166	0.182	0.036	0.11	101.34
64	960	16.00	1.9	0.202	0.164	0.182	0.038	0.12	108.52
65	975	16.25	0.4	0.043	0.161	0.038	0.004	0.01	12.03
66	990	16.50	0.4	0.043	0.159	0.038	0.004	0.01	12.03
67	1005	16.75	0.3	0.032	0.156	0.029	0.003	0.01	9.02

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD 100 YEAR - 24 HOUR STORM EVENT	PROJECT: WORLD MUSEUM PROP 10 YR EVENT - NORTH CONCENTRATION POINT: 1 BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	3.140	CONSTANT LOSS RATE-in/hr	n/a
UNIT TIME-MINUTES	15	VARIABLE LOSS RATE (AVG) in/hr	0.2219
LAG TIME - MINUTES	0.62	MINIMUM LOSS RATE (for var. loss) - in/hr	0.111
UNIT TIME-PERCENT OF LAG	2426.8	LOW LOSS RATE - DECIMAL	0.90
TOTAL ADJUSTED STORM RAIN-INCHES	2.66	C	0.00205
		PERCOLATION RATE (cfs)	0.00

Unit Time Period	Time Minutes	Time Hours	Pattern Percent (Plate E-5.9)	Storm Rain in/hr	Loss Rate in/hr Max	Loss Rate in/hr Low	Effective Rain in/hr	Flood Hydrograph Flow cfs	Required Storage cf
68	1020	17.00	0.3	0.032	0.154	0.029	0.003	0.01	9.02
69	1035	17.25	0.5	0.053	0.152	0.048	0.005	0.02	15.03
70	1050	17.50	0.5	0.053	0.149	0.048	0.005	0.02	15.03
71	1065	17.75	0.5	0.053	0.147	0.048	0.005	0.02	15.03
72	1080	18.00	0.4	0.043	0.145	0.038	0.004	0.01	12.03
73	1095	18.25	0.4	0.043	0.143	0.038	0.004	0.01	12.03
74	1110	18.50	0.4	0.043	0.141	0.038	0.004	0.01	12.03
75	1125	18.75	0.3	0.032	0.139	0.029	0.003	0.01	9.02
76	1140	19.00	0.2	0.021	0.137	0.019	0.002	0.01	6.01
77	1155	19.25	0.3	0.032	0.135	0.029	0.003	0.01	9.02
78	1170	19.50	0.4	0.043	0.133	0.038	0.004	0.01	12.03
79	1185	19.75	0.3	0.032	0.131	0.029	0.003	0.01	9.02
80	1200	20.00	0.2	0.021	0.129	0.019	0.002	0.01	6.01
81	1215	20.25	0.3	0.032	0.128	0.029	0.003	0.01	9.02
82	1230	20.50	0.3	0.032	0.126	0.029	0.003	0.01	9.02
83	1245	20.75	0.3	0.032	0.124	0.029	0.003	0.01	9.02
84	1260	21.00	0.2	0.021	0.123	0.019	0.002	0.01	6.01
85	1275	21.25	0.3	0.032	0.121	0.029	0.003	0.01	9.02
86	1290	21.50	0.2	0.021	0.120	0.019	0.002	0.01	6.01
87	1305	21.75	0.3	0.032	0.119	0.029	0.003	0.01	9.02
88	1320	22.00	0.2	0.021	0.118	0.019	0.002	0.01	6.01
89	1335	22.25	0.3	0.032	0.116	0.029	0.003	0.01	9.02
90	1350	22.50	0.2	0.021	0.115	0.019	0.002	0.01	6.01
91	1365	22.75	0.2	0.021	0.114	0.019	0.002	0.01	6.01
92	1380	23.00	0.2	0.021	0.113	0.019	0.002	0.01	6.01
93	1395	23.25	0.2	0.021	0.113	0.019	0.002	0.01	6.01
94	1410	23.50	0.2	0.021	0.112	0.019	0.002	0.01	6.01
95	1425	23.75	0.2	0.021	0.111	0.019	0.002	0.01	6.01
96	1440	24.00	0.2	0.021	0.111	0.019	0.002	0.01	6.01

EFFECTIVE RAIN & FLOOD VOLUMES SUMMARY	
EFFECTIVE RAIN (in)	0.51
FLOOD VOLUME (acft)	0.13
FLOOD VOLUME (cuft)	5847.42
REQUIRED STORAGE (acft)	0.13
REQUIRED STORAGE (cuft)	5799.07
PEAK FLOW (cfs)	0.54

PROJECT: WORLD MUSEUM PROP 10 YR EVENT - NORTH
JOB # C2026
1

BASIN CHARACTERISTICS

CONTOUR	DEPTH		AREA		VOLUME		
	INCR (ft)	TOTAL (ft)	INCR (sf)	TOTAL (sf)	INCR (cuft)	TOTAL (cuft)	(acre-ft)
0	0	0		0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00

PERCOLATION CALCULATIONS

PERCOLATION RATE	0 in/hr	0.00 cfs

MAXWELL IV DRYWELLS

NUMBER USED	0	
RATE/DRYWELL	0 cfs	
TOTAL DISSIPATED		0 cfs

TOTAL PERCOLATION RATE 0.00 cfs

1

JOB # C2026

100 YEAR - 3 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
1	5	0.04	11	11	0	11	-	11	0.00
2	10	0.04	11	23	0	23	-	23	0.00
3	15	0.06	19	42	0	42	-	42	0.00
4	20	0.15	45	87	0	87	-	87	0.00
5	25	0.15	45	132	0	132	-	132	0.00
6	30	0.32	96	228	0	228	-	228	0.01
7	35	0.15	45	274	0	274	-	274	0.01
8	40	0.32	96	370	0	370	-	370	0.01
9	45	0.32	96	466	0	466	-	466	0.01
10	50	0.15	45	512	0	512	-	512	0.01
11	55	0.21	62	574	0	574	-	574	0.01
12	60	0.32	96	670	0	670	-	670	0.02
13	65	0.55	164	834	0	834	-	834	0.02
14	70	0.55	164	998	0	998	-	998	0.02
15	75	0.55	164	1,162	0	1,162	-	1,162	0.03
16	80	0.43	130	1,292	0	1,292	-	1,292	0.03
17	85	0.77	232	1,524	0	1,524	-	1,524	0.03
18	90	0.83	249	1,773	0	1,773	-	1,773	0.04
19	95	0.66	198	1,971	0	1,971	-	1,971	0.05
20	100	0.83	249	2,220	0	2,220	-	2,220	0.05
21	105	1.17	351	2,570	0	2,570	-	2,570	0.06
22	110	1.06	317	2,887	0	2,887	-	2,887	0.07
23	115	0.94	283	3,170	0	3,170	-	3,170	0.07
24	120	1.00	300	3,469	0	3,469	-	3,469	0.08
25	125	1.06	317	3,786	0	3,786	-	3,786	0.09
26	130	1.68	503	4,289	0	4,289	-	4,289	0.10
27	135	2.13	639	4,928	0	4,928	-	4,928	0.11
28	140	1.28	384	5,312	0	5,312	-	5,312	0.12
29	145	3.15	944	6,257	0	6,257	-	6,257	0.14
30	150	3.43	1,029	7,285	0	7,285	-	7,285	0.17
31	155	3.94	1,181	8,467	0	8,467	-	8,467	0.19
32	160	2.64	791	9,258	0	9,258	-	9,258	0.21
33	165	0.43	130	9,388	0	9,388	-	9,388	0.22
34	170	0.32	96	9,484	0	9,484	-	9,484	0.22
35	175	0.32	96	9,581	0	9,581	-	9,581	0.22
36	180	0.03	10	9,591	0	9,591	-	9,591	0.22

1

JOB # C2026

100 YEAR - 6 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
1	5	0.04	11	11	0	11	-	11	0.00
2	10	0.04	13	24	0	24	-	24	0.00
3	15	0.04	13	37	0	37	-	37	0.00
4	20	0.04	13	50	0	50	-	50	0.00
5	25	0.04	13	63	0	63	-	63	0.00
6	30	0.05	15	79	0	79	-	79	0.00
7	35	0.05	15	94	0	94	-	94	0.00
8	40	0.05	15	109	0	109	-	109	0.00
9	45	0.05	15	124	0	124	-	124	0.00
10	50	0.05	15	140	0	140	-	140	0.00
11	55	0.05	15	155	0	155	-	155	0.00
12	60	0.06	17	172	0	172	-	172	0.00
13	65	0.06	17	190	0	190	-	190	0.00
14	70	0.06	17	207	0	207	-	207	0.00
15	75	0.06	17	225	0	225	-	225	0.01
16	80	0.06	17	242	0	242	-	242	0.01
17	85	0.06	17	260	0	260	-	260	0.01
18	90	0.06	17	277	0	277	-	277	0.01
19	95	0.06	17	295	0	295	-	295	0.01
20	100	0.06	17	312	0	312	-	312	0.01
21	105	0.06	17	329	0	329	-	329	0.01
22	110	0.06	17	347	0	347	-	347	0.01
23	115	0.06	17	364	0	364	-	364	0.01
24	120	0.07	20	384	0	384	-	384	0.01
25	125	0.06	17	401	0	401	-	401	0.01
26	130	0.07	20	421	0	421	-	421	0.01
27	135	0.07	20	441	0	441	-	441	0.01
28	140	0.07	20	460	0	460	-	460	0.01
29	145	0.07	20	480	0	480	-	480	0.01
30	150	0.07	20	500	0	500	-	500	0.01
31	155	0.07	20	519	0	519	-	519	0.01
32	160	0.07	20	539	0	539	-	539	0.01
33	165	0.03	9	548	0	548	-	548	0.01
34	170	0.03	9	557	0	557	-	557	0.01
35	175	0.03	9	566	0	566	-	566	0.01
36	180	0.03	9	576	0	576	-	576	0.01
37	185	0.03	9	585	0	585	-	585	0.01
38	190	0.10	31	616	0	616	-	616	0.01
39	195	0.10	31	647	0	647	-	647	0.01
40	200	0.10	31	678	0	678	-	678	0.02
41	205	0.18	53	731	0	731	-	731	0.02
42	210	0.25	75	805	0	805	-	805	0.02
43	215	0.32	96	902	0	902	-	902	0.02
44	220	0.32	96	998	0	998	-	998	0.02
45	225	0.39	118	1,116	0	1,116	-	1,116	0.03
46	230	0.39	118	1,235	0	1,235	-	1,235	0.03
47	235	0.47	140	1,375	0	1,375	-	1,375	0.03
48	240	0.47	140	1,515	0	1,515	-	1,515	0.03
49	245	0.54	162	1,677	0	1,677	-	1,677	0.04
50	250	0.61	184	1,860	0	1,860	-	1,860	0.04
51	255	0.69	206	2,066	0	2,066	-	2,066	0.05
52	260	0.76	227	2,293	0	2,293	-	2,293	0.05
53	265	0.83	249	2,542	0	2,542	-	2,542	0.06
54	270	0.83	249	2,791	0	2,791	-	2,791	0.06
55	275	0.90	271	3,062	0	3,062	-	3,062	0.07

1

JOB # C2026

100 YEAR - 6 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
56	280	0.98	293	3,355	0	3,355	-	3,355	0.08
57	285	1.05	315	3,670	0	3,670	-	3,670	0.08
58	290	1.05	315	3,984	0	3,984	-	3,984	0.09
59	295	1.12	336	4,321	0	4,321	-	4,321	0.10
60	300	1.19	358	4,679	0	4,679	-	4,679	0.11
61	305	1.56	467	5,146	0	5,146	-	5,146	0.12
62	310	1.92	576	5,723	0	5,723	-	5,723	0.13
63	315	2.14	642	6,365	0	6,365	-	6,365	0.15
64	320	2.36	707	7,072	0	7,072	-	7,072	0.16
65	325	2.72	816	7,888	0	7,888	-	7,888	0.18
66	330	3.38	1,013	8,901	0	8,901	-	8,901	0.20
67	335	0.69	206	9,107	0	9,107	-	9,107	0.21
68	340	0.07	20	9,126	0	9,126	-	9,126	0.21
69	345	0.04	13	9,139	0	9,139	-	9,139	0.21
70	350	0.04	11	9,150	0	9,150	-	9,150	0.21
71	355	0.02	7	9,157	0	9,157	-	9,157	0.21
72	360	0.01	4	9,161	0	9,161	-	9,161	0.21

1

JOB # C2026

100 YEAR - 24 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
1	15	0.01	6	6	0	6	-	6	0.00
2	30	0.01	9	15	0	15	-	15	0.00
3	45	0.01	9	24	0	24	-	24	0.00
4	60	0.01	12	36	0	36	-	36	0.00
5	75	0.01	9	45	0	45	-	45	0.00
6	90	0.01	9	54	0	54	-	54	0.00
7	105	0.01	9	63	0	63	-	63	0.00
8	120	0.01	12	75	0	75	-	75	0.00
9	135	0.01	12	87	0	87	-	87	0.00
10	150	0.01	12	99	0	99	-	99	0.00
11	165	0.02	15	114	0	114	-	114	0.00
12	180	0.02	15	129	0	129	-	129	0.00
13	195	0.02	15	144	0	144	-	144	0.00
14	210	0.02	15	159	0	159	-	159	0.00
15	225	0.02	15	174	0	174	-	174	0.00
16	240	0.02	18	192	0	192	-	192	0.00
17	255	0.02	18	210	0	210	-	210	0.00
18	270	0.02	21	232	0	232	-	232	0.01
19	285	0.02	21	253	0	253	-	253	0.01
20	300	0.03	24	277	0	277	-	277	0.01
21	315	0.02	18	295	0	295	-	295	0.01
22	330	0.02	21	316	0	316	-	316	0.01
23	345	0.03	24	340	0	340	-	340	0.01
24	360	0.03	24	364	0	364	-	364	0.01
25	375	0.03	27	391	0	391	-	391	0.01
26	390	0.03	27	418	0	418	-	418	0.01
27	405	0.03	30	448	0	448	-	448	0.01
28	420	0.03	30	478	0	478	-	478	0.01
29	435	0.03	30	508	0	508	-	508	0.01
30	450	0.04	33	541	0	541	-	541	0.01
31	465	0.04	36	577	0	577	-	577	0.01
32	480	0.04	39	616	0	616	-	616	0.01
33	495	0.05	45	662	0	662	-	662	0.02
34	510	0.05	45	707	0	707	-	707	0.02
35	525	0.05	48	755	0	755	-	755	0.02
36	540	0.06	51	806	0	806	-	806	0.02
37	555	0.06	57	863	0	863	-	863	0.02
38	570	0.07	60	923	0	923	-	923	0.02
39	585	0.07	63	986	0	986	-	986	0.02
40	600	0.07	66	1,052	0	1,052	-	1,052	0.02
41	615	0.05	45	1,098	0	1,098	-	1,098	0.03
42	630	0.05	45	1,143	0	1,143	-	1,143	0.03
43	645	0.07	60	1,203	0	1,203	-	1,203	0.03
44	660	0.07	60	1,263	0	1,263	-	1,263	0.03
45	675	0.06	57	1,320	0	1,320	-	1,320	0.03
46	690	0.06	57	1,377	0	1,377	-	1,377	0.03
47	705	0.06	51	1,428	0	1,428	-	1,428	0.03
48	720	0.06	54	1,482	0	1,482	-	1,482	0.03
49	735	0.19	169	1,652	0	1,652	-	1,652	0.04
50	750	0.23	208	1,860	0	1,860	-	1,860	0.04
51	765	0.31	277	2,137	0	2,137	-	2,137	0.05
52	780	0.35	316	2,452	0	2,452	-	2,452	0.06
53	795	0.53	474	2,927	0	2,927	-	2,927	0.07
54	810	0.54	483	3,409	0	3,409	-	3,409	0.08
55	825	0.18	160	3,569	0	3,569	-	3,569	0.08
56	840	0.19	168	3,737	0	3,737	-	3,737	0.09
57	855	0.33	296	4,034	0	4,034	-	4,034	0.09
58	870	0.30	274	4,308	0	4,308	-	4,308	0.10

1

JOB # C2026

100 YEAR - 24 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
59	885	0.31	282	4,590	0	4,590	-	4,590	0.11
60	900	0.29	260	4,849	0	4,849	-	4,849	0.11
61	915	0.26	237	5,086	0	5,086	-	5,086	0.12
62	930	0.24	214	5,301	0	5,301	-	5,301	0.12
63	945	0.11	101	5,402	0	5,402	-	5,402	0.12
64	960	0.12	109	5,510	0	5,510	-	5,510	0.13
65	975	0.01	12	5,522	0	5,522	-	5,522	0.13
66	990	0.01	12	5,534	0	5,534	-	5,534	0.13
67	1005	0.01	9	5,543	0	5,543	-	5,543	0.13
68	1020	0.01	9	5,553	0	5,553	-	5,553	0.13
69	1035	0.02	15	5,568	0	5,568	-	5,568	0.13
70	1050	0.02	15	5,583	0	5,583	-	5,583	0.13
71	1065	0.02	15	5,598	0	5,598	-	5,598	0.13
72	1080	0.01	12	5,610	0	5,610	-	5,610	0.13
73	1095	0.01	12	5,622	0	5,622	-	5,622	0.13
74	1110	0.01	12	5,634	0	5,634	-	5,634	0.13
75	1125	0.01	9	5,643	0	5,643	-	5,643	0.13
76	1140	0.01	6	5,649	0	5,649	-	5,649	0.13
77	1155	0.01	9	5,658	0	5,658	-	5,658	0.13
78	1170	0.01	12	5,670	0	5,670	-	5,670	0.13
79	1185	0.01	9	5,679	0	5,679	-	5,679	0.13
80	1200	0.01	6	5,685	0	5,685	-	5,685	0.13
81	1215	0.01	9	5,694	0	5,694	-	5,694	0.13
82	1230	0.01	9	5,703	0	5,703	-	5,703	0.13
83	1245	0.01	9	5,712	0	5,712	-	5,712	0.13
84	1260	0.01	6	5,718	0	5,718	-	5,718	0.13
85	1275	0.01	9	5,727	0	5,727	-	5,727	0.13
86	1290	0.01	6	5,733	0	5,733	-	5,733	0.13
87	1305	0.01	9	5,742	0	5,742	-	5,742	0.13
88	1320	0.01	6	5,748	0	5,748	-	5,748	0.13
89	1335	0.01	9	5,757	0	5,757	-	5,757	0.13
90	1350	0.01	6	5,763	0	5,763	-	5,763	0.13
91	1365	0.01	6	5,769	0	5,769	-	5,769	0.13
92	1380	0.01	6	5,775	0	5,775	-	5,775	0.13
93	1395	0.01	6	5,781	0	5,781	-	5,781	0.13
94	1410	0.01	6	5,787	0	5,787	-	5,787	0.13
95	1425	0.01	6	5,793	0	5,793	-	5,793	0.13
96	1440	0.01	6	5,799	0	5,799	-	5,799	0.13

	A	B	C	D
1	**RCFC&WCD SHORTCUT UNIT HYDROGRAPH METHOD**			
2	DATA INPUT SHEET			
3				
4	WORKSHEET PREPARED BY:	JAMES R. BAZUA, P.E.		
5				
6	PROJECT NAME	WORLD MUSEUM EXIST 2 YR EVENT - SOUTH		
7	JOB #	C2026		
8				
9	CONCENTRATION POINT DESIGNATION	1		
10	AREA DESIGNATION	ON-SITE		
11				
12	TRIBUTARY AREAS	ACRES		
13				
14	COMMERCIAL			
15	PAVING/HARDSCAPE			
16	SF - 1 ACRE			
17	SF - 1/2 ACRE			
18	SF - 1/4 ACRE			
19	MF - CONDOMINIUMS			
20	MF - APARTMENTS			
21	MOBILE HOME PARK			
22	LANDSCAPING	0.88		
23	RETENTION BASIN			
24	GOLF COURSE			
25	MOUNTAINOUS	0.35		
26	LOW LOSS RATE (PERCENT)	90%		
27				
28	LENGTH OF WATERCOURSE (L)	320		
29	LENGTH TO POINT OPPOSITE CENTROID (Lca)	40		
30				
31	ELEVATION OF HEADWATER	329		
32	ELEVATION OF CONCENTRATION POINT	267		
33				
34	AVERAGE MANNINGS 'N' VALUE	0.02		
35				
36	STORM FREQUENCY (YEAR)	100		
37				
38	POINT RAIN			
39	3-HOUR	0.721		
40	6-HOUR	0.953		
41	24-HOUR	1.36		
42				
43	BASIN CHARACTERISTICS:	ELEVATION	AREA	
44				
45				
46				
47				
48				
49				
50				
51				
52	PERCOLATION RATE (in/hr)			
53				
54	DRYWELL DATA			
55	NUMBER USED			
56	PERCOLATION RATE (cfs)			

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD — PROJECT: WORLD MUSEUM EXIST 2 YR EVENT - SOUTH
BASIC DATA CALCULATION FORM — JOB # C2026
SHORTCUT METHOD — BY ES R. BAZUA, P.E. — DATE 3/28/2025

PHYSICAL DATA

[1] CONCENTRATION POINT	1
[2] AREA DESIGNATION	ON-SITE
[3] AREA - ACRES	1.230
[4] L-FEET	320
[5] L-MILES	0.061
[6] La-FEET	40.00
[7] La-MILES	0.008
[8] ELEVATION OF HEADWATER	329
[9] ELEVATION OF CONCENTRATION POINT	267
[10] H-FEET	62
[11] S-FEET/MILE	1023.0
[12] S^0.5	31.98
[13] L*LCA/S^0.5	0.000
[14] AVERAGE MANNINGS 'N'	0.02
[15] LAG TIME-HOURS	0.01
[16] LAG TIME-MINUTES	0.4
[17] 100% OF LAG-MINUTES	0.4
[18] 200% OF LAG-MINUTES	0.8
[19] UNIT TIME-MINUTES (100%-200% OF LAG)	5
[24] TOTAL PERCOLATION RATE (cfs)	0.00

RAINFALL DATA

[1] SOURCE
[2] FREQUENCY-YEARS 100
[3] DURATION:

3-HOURS				6-HOURS				24-HOURS			
[4] POINT RAIN INCHES (Plate E-5.2)	[5] AREA	[6]	[7] AVERAGE POINT RAIN INCHES	[8] POINT RAIN INCHES (Plate E-5.4)	[9] AREA	[10]	[11] AVERAGE POINT RAIN INCHES	[12] POINT RAIN INCHES (Plate E-5.6)	[13] AREA	[14]	[15] AVERAGE POINT RAIN INCHES
0.72	1.230	1.00	0.72	0.95	1.230	1.00	0.95	1.36	1.230	1.00	1.36
		0.00	0.00			0.00	0.00			0.00	0.00
		0.00	0.00			0.00	0.00			0.00	0.00
		0.00	0.00			0.00	0.00			0.00	0.00
SUM [5]	1.23	SUM [7]	0.72	SUM [9]	1.23	SUM [11]	0.95	SUM [13]	1.23	SUM [15]	1.36
[16] AREA ADJ FACTOR			1.000				1.000				1.000
[17] ADJ AVG POINT RAIN			0.72				0.95				1.36

STORM EVENT SUMMARY

DURATION		3-HOUR	6-HOUR	24-HOUR
EFFECTIVE RAIN	(in)	0.07	0.09	0.14
FLOOD VOLUME	(cu-ft)	320	424	607
	(acre-ft)	0.01	0.01	0.01
REQUIRED STORAGE	(cu-ft)	317	420	602
	(acre-ft)	0.01	0.01	0.01
PEAK FLOW	(cfs)	0.16	0.07	0.02
MAXIMUM WSEL	(ft)	-	-	-

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD	PROJECT WORLD MUSEUM EXIST 2 YR EVENT - SOUTH
	CONCENTRATION POINT: 1
	BY MES R. BAZUA, P.E. DATE 3/28/2025

ADJUSTED LOSS RATE

SOIL GROUP [Plate C-1]	LAND USE	RI NUMBER [Plate E-6.1]	PERVIOUS AREA INFILTRATION RATE (in/hr) [Plate E-6.2]	DECIMAL PERCENT OF AREA IMPERVIOUS [Plate E-6.3]	ADJUSTED INFILTRATION RATE (in/hr)	AREA		AVERAGE ADJUSTED INFILTRATION RATE (in/hr)
A	COMMERCIAL	32	0.74	90%	0.14	0.00	0.000	0.0000
A	PAVING/HARDSCAPE	32	0.74	100%	0.07	0.00	0.000	0.0000
A	SF - 1 ACRE	32	0.74	20%	0.61	0.00	0.000	0.0000
A	SF - 1/2 ACRE	32	0.74	40%	0.47	0.00	0.000	0.0000
A	SF - 1/4 ACRE	32	0.74	50%	0.41	0.00	0.000	0.0000
A	MF - COND0MINIUMS	32	0.74	65%	0.31	0.00	0.000	0.0000
A	MF - APARTMENTS	32	0.74	80%	0.21	0.00	0.000	0.0000
A	MOBILE HOME PARKS	32	0.74	75%	0.24	0.00	0.000	0.0000
A	LANDSCAPING	32	0.74	0%	0.74	0.88	0.715	0.5294
A	RETENTION BASINS	32	0.74	0%	0.74	0.00	0.000	0.0000
A	GOLF COURSE	32	0.74	0%	0.74	0.00	0.000	0.0000
D	MOUNTAINOUS	93	0.95	90%	0.18	0.35	0.285	0.0514
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					SUM	1.23	SUM	0.5808

VARIABLE LOSS RATE CURVE (24-HOUR STORM ONLY)

Fm= 0.290396341

C= 0.00538

Ft=C(24-(T/60))^1.55 = 0.00538 (24-(T/60))^1.55 + 0.29 in/hr

LOW LOSS RATE (80-90 PERCENT) = 90%

Where:

T=Time in minutes. To get an average value for each unit time period, Use T=1/2 the unit time for the first time period,
T=1 1/2 unit time for the second period, etc.

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
100 YEAR - 3 HOUR STORM EVENT

PROJECT: WORLD MUSEUM EXIST 2 YR EVENT - SOUTH
CONCENTRATION POINT: 1

BY: IES R. BAZUA, DATE 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	1.23
UNIT TIME-MINUTES	5
LAG TIME - MINUTES	0.42
UNIT TIME-PERCENT OF LAG	1202.0
TOTAL ADJUSTED STORM RAIN-INCHES	0.72
CONSTANT LOSS RATE-in/hr	0.58
LOW LOSS RATE - PERCENT	90%

TOTAL PERCOLATION RATE (cfs) 0.00 cfs

Unit Time Period	Time Minutes	Time Hours	Pattern Percent (Plate E-5.9)	Storm Rain in/hr	Loss Rate in/hr Max	Loss Rate in/hr Low	Effective Rain in/hr	Flood Hydrograph Flow cfs	Required Storage cf
1	5	0.08	1.3	0.112	0.58	0.10	0.01	0.01	4.15
2	10	0.17	1.3	0.112	0.58	0.10	0.01	0.01	4.15
3	15	0.25	1.1	0.095	0.58	0.09	0.01	0.01	3.51
4	20	0.33	1.5	0.130	0.58	0.12	0.01	0.02	4.79
5	25	0.42	1.5	0.130	0.58	0.12	0.01	0.02	4.79
6	30	0.50	1.8	0.156	0.58	0.14	0.02	0.02	5.75
7	35	0.58	1.5	0.130	0.58	0.12	0.01	0.02	4.79
8	40	0.67	1.8	0.156	0.58	0.14	0.02	0.02	5.75
9	45	0.75	1.8	0.156	0.58	0.14	0.02	0.02	5.75
10	50	0.83	1.5	0.130	0.58	0.12	0.01	0.02	4.79
11	55	0.92	1.6	0.138	0.58	0.12	0.01	0.02	5.11
12	60	1.00	1.8	0.156	0.58	0.14	0.02	0.02	5.75
13	65	1.08	2.2	0.190	0.58	0.17	0.02	0.02	7.02
14	70	1.17	2.2	0.190	0.58	0.17	0.02	0.02	7.02
15	75	1.25	2.2	0.190	0.58	0.17	0.02	0.02	7.02
16	80	1.33	2.0	0.173	0.58	0.16	0.02	0.02	6.39
17	85	1.42	2.6	0.225	0.58	0.20	0.02	0.03	8.30
18	90	1.50	2.7	0.234	0.58	0.21	0.02	0.03	8.62
19	95	1.58	2.4	0.208	0.58	0.19	0.02	0.03	7.66
20	100	1.67	2.7	0.234	0.58	0.21	0.02	0.03	8.62
21	105	1.75	3.3	0.286	0.58	0.26	0.03	0.04	10.54
22	110	1.83	3.1	0.268	0.58	0.24	0.03	0.03	9.90
23	115	1.92	2.9	0.251	0.58	0.23	0.03	0.03	9.26
24	120	2.00	3.0	0.260	0.58	0.23	0.03	0.03	9.58
25	125	2.08	3.1	0.268	0.58	0.24	0.03	0.03	9.90
26	130	2.17	4.2	0.363	0.58	0.33	0.04	0.04	13.41
27	135	2.25	5.0	0.433	0.58	0.39	0.04	0.05	15.96
28	140	2.33	3.5	0.303	0.58	0.27	0.03	0.04	11.17
29	145	2.42	6.8	0.588	0.58	0.53	0.01	0.01	2.78
30	150	2.50	7.3	0.632	0.58	0.57	0.05	0.06	18.75
31	155	2.58	8.2	0.709	0.58	0.64	0.13	0.16	47.48
32	160	2.67	5.9	0.510	0.58	0.46	0.05	0.06	18.84
33	165	2.75	2.0	0.173	0.58	0.16	0.02	0.02	6.39
34	170	2.83	1.8	0.156	0.58	0.14	0.02	0.02	5.75
35	175	2.92	1.8	0.156	0.58	0.14	0.02	0.02	5.75
36	180	3.00	0.6	0.052	0.58	0.05	0.01	0.01	1.92

EFFECTIVE RAIN & FLOOD VOLUMES SUMMARY

EFFECTIVE RAIN (in)	0.07
FLOOD VOLUME (acft)	0.01
FLOOD VOLUME (cuft)	319.72
REQUIRED STORAGE (acft)	0.01
REQUIRED STORAGE (cuft)	317.07
PEAK FLOW RATE (cfs)	0.16

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
100 YEAR - 6 HOUR STORM EVENT

PROJECT: WORLD MUSEUM EXIST 2 YR EVENT - SOU
CONCENTRATION POINT: 1

BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	1.23
UNIT TIME-MINUTES	5
LAG TIME - MINUTES	0.42
UNIT TIME-PERCENT OF LAG	1202.0
TOTAL ADJUSTED STORM RAIN-INCHES	0.95
CONSTANT LOSS RATE-in/hr	0.581
LOW LOSS RATE - PERCENT	90%

TOTAL PERCOLATION RATE (cfs) 0.00 cfs

Unit Time Period	Time		Pattern	Storm Rain	Loss Rate in/hr		Effective Rain	Flood Hydrograph Flow	Required Storage
	Minutes	Hours	Percent (Plate E-5.9)	in/hr	Max	Low	in/hr	cfs	cf
1	5	0.08	0.5	0.057	0.58	0.05	0.01	0.01	2.11
2	10	0.17	0.6	0.069	0.58	0.06	0.01	0.01	2.53
3	15	0.25	0.6	0.069	0.58	0.06	0.01	0.01	2.53
4	20	0.33	0.6	0.069	0.58	0.06	0.01	0.01	2.53
5	25	0.42	0.6	0.069	0.58	0.06	0.01	0.01	2.53
6	30	0.50	0.7	0.080	0.58	0.07	0.01	0.01	2.95
7	35	0.58	0.7	0.080	0.58	0.07	0.01	0.01	2.95
8	40	0.67	0.7	0.080	0.58	0.07	0.01	0.01	2.95
9	45	0.75	0.7	0.080	0.58	0.07	0.01	0.01	2.95
10	50	0.83	0.7	0.080	0.58	0.07	0.01	0.01	2.95
11	55	0.92	0.7	0.080	0.58	0.07	0.01	0.01	2.95
12	60	1.00	0.8	0.091	0.58	0.08	0.01	0.01	3.38
13	65	1.08	0.8	0.091	0.58	0.08	0.01	0.01	3.38
14	70	1.17	0.8	0.091	0.58	0.08	0.01	0.01	3.38
15	75	1.25	0.8	0.091	0.58	0.08	0.01	0.01	3.38
16	80	1.33	0.8	0.091	0.58	0.08	0.01	0.01	3.38
17	85	1.42	0.8	0.091	0.58	0.08	0.01	0.01	3.38
18	90	1.50	0.8	0.091	0.58	0.08	0.01	0.01	3.38
19	95	1.58	0.8	0.091	0.58	0.08	0.01	0.01	3.38
20	100	1.67	0.8	0.091	0.58	0.08	0.01	0.01	3.38
21	105	1.75	0.8	0.091	0.58	0.08	0.01	0.01	3.38
22	110	1.83	0.8	0.091	0.58	0.08	0.01	0.01	3.38
23	115	1.92	0.8	0.091	0.58	0.08	0.01	0.01	3.38
24	120	2.00	0.9	0.103	0.58	0.09	0.01	0.01	3.80
25	125	2.08	0.8	0.091	0.58	0.08	0.01	0.01	3.38
26	130	2.17	0.9	0.103	0.58	0.09	0.01	0.01	3.80
27	135	2.25	0.9	0.103	0.58	0.09	0.01	0.01	3.80
28	140	2.33	0.9	0.103	0.58	0.09	0.01	0.01	3.80
29	145	2.42	0.9	0.103	0.58	0.09	0.01	0.01	3.80
30	150	2.50	0.9	0.103	0.58	0.09	0.01	0.01	3.80
31	155	2.58	0.9	0.103	0.58	0.09	0.01	0.01	3.80
32	160	2.67	0.9	0.103	0.58	0.09	0.01	0.01	3.80
33	165	2.75	1.0	0.114	0.58	0.10	0.01	0.01	4.22
34	170	2.83	1.0	0.114	0.58	0.10	0.01	0.01	4.22
35	175	2.92	1.0	0.114	0.58	0.10	0.01	0.01	4.22
36	180	3.00	1.0	0.114	0.58	0.10	0.01	0.01	4.22
37	185	3.08	1.0	0.114	0.58	0.10	0.01	0.01	4.22
38	190	3.17	1.1	0.126	0.58	0.11	0.01	0.02	4.64
39	195	3.25	1.1	0.126	0.58	0.11	0.01	0.02	4.64
40	200	3.33	1.1	0.126	0.58	0.11	0.01	0.02	4.64
41	205	3.42	1.2	0.137	0.58	0.12	0.01	0.02	5.06
42	210	3.50	1.3	0.149	0.58	0.13	0.01	0.02	5.49
43	215	3.58	1.4	0.160	0.58	0.14	0.02	0.02	5.91
44	220	3.67	1.4	0.160	0.58	0.14	0.02	0.02	5.91
45	225	3.75	1.5	0.172	0.58	0.15	0.02	0.02	6.33
46	230	3.83	1.5	0.172	0.58	0.15	0.02	0.02	6.33
47	235	3.92	1.6	0.183	0.58	0.16	0.02	0.02	6.75
48	240	4.00	1.6	0.183	0.58	0.16	0.02	0.02	6.75
49	245	4.08	1.7	0.194	0.58	0.17	0.02	0.02	7.17
50	250	4.17	1.8	0.206	0.58	0.19	0.02	0.03	7.60
51	255	4.25	1.9	0.217	0.58	0.20	0.02	0.03	8.02
52	260	4.33	2.0	0.229	0.58	0.21	0.02	0.03	8.44
53	265	4.42	2.1	0.240	0.58	0.22	0.02	0.03	8.86
54	270	4.50	2.1	0.240	0.58	0.22	0.02	0.03	8.86
55	275	4.58	2.2	0.252	0.58	0.23	0.03	0.03	9.28
56	280	4.67	2.3	0.263	0.58	0.24	0.03	0.03	9.71

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD 100 YEAR - 6 HOUR STORM EVENT	PROJECT: WORLD MUSEUM EXIST 2 YR EVENT - SOU CONCENTRATION POINT: 1 BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	1.23		
UNIT TIME-MINUTES	5		
LAG TIME - MINUTES	0.42		
UNIT TIME-PERCENT OF LAG	1202.0		
TOTAL ADJUSTED STORM RAIN-INCHES	0.95		
CONSTANT LOSS RATE-in/hr	0.581		
LOW LOSS RATE - PERCENT	90%	TOTAL PERCOLATION RATE (cfs)	0.00 cfs

Unit Time Period	Time		Pattern	Storm	Loss Rate in/hr		Effective	Flood Hydrograph	Required
	Minutes	Hours	Percent (Plate E-5.9)	Rain in/hr	Max	Low	Rain in/hr	Flow cfs	Storage cf
57	285	4.75	2.4	0.274	0.58	0.25	0.03	0.03	10.13
58	290	4.83	2.4	0.274	0.58	0.25	0.03	0.03	10.13
59	295	4.92	2.5	0.286	0.58	0.26	0.03	0.04	10.55
60	300	5.00	2.6	0.297	0.58	0.27	0.03	0.04	10.97
61	305	5.08	3.1	0.355	0.58	0.32	0.04	0.04	13.08
62	310	5.17	3.6	0.412	0.58	0.37	0.04	0.05	15.19
63	315	5.25	3.9	0.446	0.58	0.40	0.04	0.05	16.46
64	320	5.33	4.2	0.480	0.58	0.43	0.05	0.06	17.72
65	325	5.42	4.7	0.537	0.58	0.48	0.05	0.07	19.83
66	330	5.50	5.6	0.640	0.58	0.58	0.06	0.07	22.00
67	335	5.58	1.9	0.217	0.58	0.20	0.02	0.03	8.02
68	340	5.67	0.9	0.103	0.58	0.09	0.01	0.01	3.80
69	345	5.75	0.6	0.069	0.58	0.06	0.01	0.01	2.53
70	350	5.83	0.5	0.057	0.58	0.05	0.01	0.01	2.11
71	355	5.92	0.3	0.034	0.58	0.03	0.00	0.00	1.27
72	360	6.00	0.2	0.023	0.58	0.02	0.00	0.00	0.84

EFFECTIVE RAIN & FLOOD VOLUMES SUMMARY

EFFECTIVE RAIN (in)	0.09
FLOOD VOLUME (acft)	0.01
FLOOD VOLUME (cuft)	423.86
REQUIRED STORAGE (acft)	0.01
REQUIRED STORAGE (cuft)	420.36
PEAK FLOW RATE (cfs)	0.07

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
100 YEAR - 24 HOUR STORM EVENT

PROJECT: WORLD MUSEUM EXIST 2 YR EVENT - SOUTH
CONCENTRATION POINT: 1

BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	1.230	CONSTANT LOSS RATE-in/hr	n/a
UNIT TIME-MINUTES	15	VARIABLE LOSS RATE (AVG) in/hr	0.5808
LAG TIME - MINUTES	0.42	MINIMUM LOSS RATE (for var. loss) - in/hr	0.290
UNIT TIME-PERCENT OF LAG	3606.1	LOW LOSS RATE - DECIMAL	0.90
TOTAL ADJUSTED STORM RAIN-INCHES	1.36	C	0.00538
		PERCOLATION RATE (cfs)	0.00

Unit Time Period	Time		Pattern Percent	Storm Rain in/hr	Loss Rate in/hr		Effective Rain in/hr	Flood Hydrograph Flow cfs	Required Storage cf
	Minutes	Hours	(Plate E-5.9)		Max	Low			
1	15	0.25	0.2	0.011	1.026	0.010	0.001	0.00	1.20
2	30	0.50	0.3	0.016	1.014	0.015	0.002	0.00	1.81
3	45	0.75	0.3	0.016	1.002	0.015	0.002	0.00	1.81
4	60	1.00	0.4	0.022	0.990	0.020	0.002	0.00	2.41
5	75	1.25	0.3	0.016	0.978	0.015	0.002	0.00	1.81
6	90	1.50	0.3	0.016	0.967	0.015	0.002	0.00	1.81
7	105	1.75	0.3	0.016	0.955	0.015	0.002	0.00	1.81
8	120	2.00	0.4	0.022	0.944	0.020	0.002	0.00	2.41
9	135	2.25	0.4	0.022	0.932	0.020	0.002	0.00	2.41
10	150	2.50	0.4	0.022	0.921	0.020	0.002	0.00	2.41
11	165	2.75	0.5	0.027	0.910	0.024	0.003	0.00	3.01
12	180	3.00	0.5	0.027	0.899	0.024	0.003	0.00	3.01
13	195	3.25	0.5	0.027	0.887	0.024	0.003	0.00	3.01
14	210	3.50	0.5	0.027	0.876	0.024	0.003	0.00	3.01
15	225	3.75	0.5	0.027	0.865	0.024	0.003	0.00	3.01
16	240	4.00	0.6	0.033	0.855	0.029	0.003	0.00	3.61
17	255	4.25	0.6	0.033	0.844	0.029	0.003	0.00	3.61
18	270	4.50	0.7	0.038	0.833	0.034	0.004	0.00	4.22
19	285	4.75	0.7	0.038	0.822	0.034	0.004	0.00	4.22
20	300	5.00	0.8	0.044	0.812	0.039	0.004	0.01	4.82
21	315	5.25	0.6	0.033	0.801	0.029	0.003	0.00	3.61
22	330	5.50	0.7	0.038	0.791	0.034	0.004	0.00	4.22
23	345	5.75	0.8	0.044	0.780	0.039	0.004	0.01	4.82
24	360	6.00	0.8	0.044	0.770	0.039	0.004	0.01	4.82
25	375	6.25	0.9	0.049	0.760	0.044	0.005	0.01	5.42
26	390	6.50	0.9	0.049	0.750	0.044	0.005	0.01	5.42
27	405	6.75	1.0	0.054	0.740	0.049	0.005	0.01	6.02
28	420	7.00	1.0	0.054	0.730	0.049	0.005	0.01	6.02
29	435	7.25	1.0	0.054	0.720	0.049	0.005	0.01	6.02
30	450	7.50	1.1	0.060	0.710	0.054	0.006	0.01	6.62
31	465	7.75	1.2	0.065	0.700	0.059	0.007	0.01	7.23
32	480	8.00	1.3	0.071	0.691	0.064	0.007	0.01	7.83
33	495	8.25	1.5	0.082	0.681	0.073	0.008	0.01	9.03
34	510	8.50	1.5	0.082	0.671	0.073	0.008	0.01	9.03
35	525	8.75	1.6	0.087	0.662	0.078	0.009	0.01	9.64
36	540	9.00	1.7	0.092	0.653	0.083	0.009	0.01	10.24
37	555	9.25	1.9	0.103	0.644	0.093	0.010	0.01	11.44
38	570	9.50	2.0	0.109	0.634	0.098	0.011	0.01	12.04
39	585	9.75	2.1	0.114	0.625	0.103	0.011	0.01	12.65
40	600	10.00	2.2	0.120	0.616	0.108	0.012	0.01	13.25
41	615	10.25	1.5	0.082	0.607	0.073	0.008	0.01	9.03
42	630	10.50	1.5	0.082	0.599	0.073	0.008	0.01	9.03
43	645	10.75	2.0	0.109	0.590	0.098	0.011	0.01	12.04
44	660	11.00	2.0	0.109	0.581	0.098	0.011	0.01	12.04
45	675	11.25	1.9	0.103	0.573	0.093	0.010	0.01	11.44
46	690	11.50	1.9	0.103	0.564	0.093	0.010	0.01	11.44
47	705	11.75	1.7	0.092	0.556	0.083	0.009	0.01	10.24
48	720	12.00	1.8	0.098	0.548	0.088	0.010	0.01	10.84
49	735	12.25	2.5	0.136	0.539	0.122	0.014	0.02	15.06
50	750	12.50	2.6	0.141	0.531	0.127	0.014	0.02	15.66
51	765	12.75	2.8	0.152	0.523	0.137	0.015	0.02	16.86
52	780	13.00	2.9	0.158	0.515	0.142	0.016	0.02	17.46
53	795	13.25	3.4	0.185	0.508	0.166	0.018	0.02	20.48
54	810	13.50	3.4	0.185	0.500	0.166	0.018	0.02	20.48
55	825	13.75	2.3	0.125	0.492	0.113	0.013	0.02	13.85
56	840	14.00	2.3	0.125	0.485	0.113	0.013	0.02	13.85
57	855	14.25	2.7	0.147	0.478	0.132	0.015	0.02	16.26
58	870	14.50	2.6	0.141	0.470	0.127	0.014	0.02	15.66
59	885	14.75	2.6	0.141	0.463	0.127	0.014	0.02	15.66
60	900	15.00	2.5	0.136	0.456	0.122	0.014	0.02	15.06
61	915	15.25	2.4	0.131	0.449	0.118	0.013	0.02	14.45
62	930	15.50	2.3	0.125	0.442	0.113	0.013	0.02	13.85
63	945	15.75	1.9	0.103	0.435	0.093	0.010	0.01	11.44
64	960	16.00	1.9	0.103	0.429	0.093	0.010	0.01	11.44
65	975	16.25	0.4	0.022	0.422	0.020	0.002	0.00	2.41
66	990	16.50	0.4	0.022	0.416	0.020	0.002	0.00	2.41
67	1005	16.75	0.3	0.016	0.409	0.015	0.002	0.00	1.81

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD 100 YEAR - 24 HOUR STORM EVENT	PROJECT: WORLD MUSEUM EXIST 2 YR EVENT - SOUTH CONCENTRATION POINT: 1 BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	1.230	CONSTANT LOSS RATE-in/hr	n/a
UNIT TIME-MINUTES	15	VARIABLE LOSS RATE (AVG) in/hr	0.5808
LAG TIME - MINUTES	0.42	MINIMUM LOSS RATE (for var. loss) - in/hr	0.290
UNIT TIME-PERCENT OF LAG	3606.1	LOW LOSS RATE - DECIMAL	0.90
TOTAL ADJUSTED STORM RAIN-INCHES	1.36	C	0.00538
		PERCOLATION RATE (cfs)	0.00

Unit Time Period	Time Minutes	Time Hours	Pattern Percent (Plate E-5.9)	Storm Rain in/hr	Loss Rate in/hr Max	Loss Rate in/hr Low	Effective Rain in/hr	Flood Hydrograph Flow cfs	Required Storage cf
68	1020	17.00	0.3	0.016	0.403	0.015	0.002	0.00	1.81
69	1035	17.25	0.5	0.027	0.397	0.024	0.003	0.00	3.01
70	1050	17.50	0.5	0.027	0.391	0.024	0.003	0.00	3.01
71	1065	17.75	0.5	0.027	0.385	0.024	0.003	0.00	3.01
72	1080	18.00	0.4	0.022	0.380	0.020	0.002	0.00	2.41
73	1095	18.25	0.4	0.022	0.374	0.020	0.002	0.00	2.41
74	1110	18.50	0.4	0.022	0.369	0.020	0.002	0.00	2.41
75	1125	18.75	0.3	0.016	0.363	0.015	0.002	0.00	1.81
76	1140	19.00	0.2	0.011	0.358	0.010	0.001	0.00	1.20
77	1155	19.25	0.3	0.016	0.353	0.015	0.002	0.00	1.81
78	1170	19.50	0.4	0.022	0.348	0.020	0.002	0.00	2.41
79	1185	19.75	0.3	0.016	0.343	0.015	0.002	0.00	1.81
80	1200	20.00	0.2	0.011	0.339	0.010	0.001	0.00	1.20
81	1215	20.25	0.3	0.016	0.334	0.015	0.002	0.00	1.81
82	1230	20.50	0.3	0.016	0.330	0.015	0.002	0.00	1.81
83	1245	20.75	0.3	0.016	0.326	0.015	0.002	0.00	1.81
84	1260	21.00	0.2	0.011	0.322	0.010	0.001	0.00	1.20
85	1275	21.25	0.3	0.016	0.318	0.015	0.002	0.00	1.81
86	1290	21.50	0.2	0.011	0.314	0.010	0.001	0.00	1.20
87	1305	21.75	0.3	0.016	0.311	0.015	0.002	0.00	1.81
88	1320	22.00	0.2	0.011	0.308	0.010	0.001	0.00	1.20
89	1335	22.25	0.3	0.016	0.305	0.015	0.002	0.00	1.81
90	1350	22.50	0.2	0.011	0.302	0.010	0.001	0.00	1.20
91	1365	22.75	0.2	0.011	0.299	0.010	0.001	0.00	1.20
92	1380	23.00	0.2	0.011	0.297	0.010	0.001	0.00	1.20
93	1395	23.25	0.2	0.011	0.295	0.010	0.001	0.00	1.20
94	1410	23.50	0.2	0.011	0.293	0.010	0.001	0.00	1.20
95	1425	23.75	0.2	0.011	0.292	0.010	0.001	0.00	1.20
96	1440	24.00	0.2	0.011	0.291	0.010	0.001	0.00	1.20

EFFECTIVE RAIN & FLOOD VOLUMES SUMMARY	
EFFECTIVE RAIN (in)	0.14
FLOOD VOLUME (acft)	0.01
FLOOD VOLUME (cuft)	607.23
REQUIRED STORAGE (acft)	0.01
REQUIRED STORAGE (cuft)	602.21
PEAK FLOW (cfs)	0.02

PROJECT: WORLD MUSEUM EXIST 2 YR EVENT - SOUTH
JOB # C2026
1

BASIN CHARACTERISTICS

CONTOUR	DEPTH		AREA		VOLUME		
	INCR (ft)	TOTAL (ft)	INCR (sf)	TOTAL (sf)	INCR (cuft)	TOTAL (cuft)	(acre-ft)
0	0	0		0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00

PERCOLATION CALCULATIONS
PERCOLATION RATE 0 in/hr 0.00 cfs

MAXWELL IV DRYWELLS
NUMBER USED 0
RATE/DRYWELL 0 cfs
TOTAL DISSIPATED 0 cfs

TOTAL PERCOLATION RATE 0.00 cfs

1

JOB # C2026

100 YEAR - 3 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
1	5	0.01	4	4	0	4	-	4	0.00
2	10	0.01	4	8	0	8	-	8	0.00
3	15	0.01	4	12	0	12	-	12	0.00
4	20	0.02	5	17	0	17	-	17	0.00
5	25	0.02	5	21	0	21	-	21	0.00
6	30	0.02	6	27	0	27	-	27	0.00
7	35	0.02	5	32	0	32	-	32	0.00
8	40	0.02	6	38	0	38	-	38	0.00
9	45	0.02	6	43	0	43	-	43	0.00
10	50	0.02	5	48	0	48	-	48	0.00
11	55	0.02	5	53	0	53	-	53	0.00
12	60	0.02	6	59	0	59	-	59	0.00
13	65	0.02	7	66	0	66	-	66	0.00
14	70	0.02	7	73	0	73	-	73	0.00
15	75	0.02	7	80	0	80	-	80	0.00
16	80	0.02	6	87	0	87	-	87	0.00
17	85	0.03	8	95	0	95	-	95	0.00
18	90	0.03	9	103	0	103	-	103	0.00
19	95	0.03	8	111	0	111	-	111	0.00
20	100	0.03	9	120	0	120	-	120	0.00
21	105	0.04	11	130	0	130	-	130	0.00
22	110	0.03	10	140	0	140	-	140	0.00
23	115	0.03	9	149	0	149	-	149	0.00
24	120	0.03	10	159	0	159	-	159	0.00
25	125	0.03	10	169	0	169	-	169	0.00
26	130	0.04	13	182	0	182	-	182	0.00
27	135	0.05	16	198	0	198	-	198	0.00
28	140	0.04	11	209	0	209	-	209	0.00
29	145	0.01	3	212	0	212	-	212	0.00
30	150	0.06	19	231	0	231	-	231	0.01
31	155	0.16	47	278	0	278	-	278	0.01
32	160	0.06	19	297	0	297	-	297	0.01
33	165	0.02	6	304	0	304	-	304	0.01
34	170	0.02	6	309	0	309	-	309	0.01
35	175	0.02	6	315	0	315	-	315	0.01
36	180	0.01	2	317	0	317	-	317	0.01

1

JOB # C2026

100 YEAR - 6 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
1	5	0.01	2	2	0	2	-	2	0.00
2	10	0.01	3	5	0	5	-	5	0.00
3	15	0.01	3	7	0	7	-	7	0.00
4	20	0.01	3	10	0	10	-	10	0.00
5	25	0.01	3	12	0	12	-	12	0.00
6	30	0.01	3	15	0	15	-	15	0.00
7	35	0.01	3	18	0	18	-	18	0.00
8	40	0.01	3	21	0	21	-	21	0.00
9	45	0.01	3	24	0	24	-	24	0.00
10	50	0.01	3	27	0	27	-	27	0.00
11	55	0.01	3	30	0	30	-	30	0.00
12	60	0.01	3	33	0	33	-	33	0.00
13	65	0.01	3	37	0	37	-	37	0.00
14	70	0.01	3	40	0	40	-	40	0.00
15	75	0.01	3	43	0	43	-	43	0.00
16	80	0.01	3	47	0	47	-	47	0.00
17	85	0.01	3	50	0	50	-	50	0.00
18	90	0.01	3	54	0	54	-	54	0.00
19	95	0.01	3	57	0	57	-	57	0.00
20	100	0.01	3	60	0	60	-	60	0.00
21	105	0.01	3	64	0	64	-	64	0.00
22	110	0.01	3	67	0	67	-	67	0.00
23	115	0.01	3	70	0	70	-	70	0.00
24	120	0.01	4	74	0	74	-	74	0.00
25	125	0.01	3	78	0	78	-	78	0.00
26	130	0.01	4	81	0	81	-	81	0.00
27	135	0.01	4	85	0	85	-	85	0.00
28	140	0.01	4	89	0	89	-	89	0.00
29	145	0.01	4	93	0	93	-	93	0.00
30	150	0.01	4	97	0	97	-	97	0.00
31	155	0.01	4	100	0	100	-	100	0.00
32	160	0.01	4	104	0	104	-	104	0.00
33	165	0.01	4	108	0	108	-	108	0.00
34	170	0.01	4	113	0	113	-	113	0.00
35	175	0.01	4	117	0	117	-	117	0.00
36	180	0.01	4	121	0	121	-	121	0.00
37	185	0.01	4	125	0	125	-	125	0.00
38	190	0.02	5	130	0	130	-	130	0.00
39	195	0.02	5	135	0	135	-	135	0.00
40	200	0.02	5	139	0	139	-	139	0.00
41	205	0.02	5	144	0	144	-	144	0.00
42	210	0.02	5	150	0	150	-	150	0.00
43	215	0.02	6	156	0	156	-	156	0.00
44	220	0.02	6	162	0	162	-	162	0.00
45	225	0.02	6	168	0	168	-	168	0.00
46	230	0.02	6	174	0	174	-	174	0.00
47	235	0.02	7	181	0	181	-	181	0.00
48	240	0.02	7	188	0	188	-	188	0.00
49	245	0.02	7	195	0	195	-	195	0.00
50	250	0.03	8	203	0	203	-	203	0.00
51	255	0.03	8	211	0	211	-	211	0.00
52	260	0.03	8	219	0	219	-	219	0.01
53	265	0.03	9	228	0	228	-	228	0.01
54	270	0.03	9	237	0	237	-	237	0.01
55	275	0.03	9	246	0	246	-	246	0.01

1

JOB # C2026

100 YEAR - 6 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
56	280	0.03	10	256	0	256	-	256	0.01
57	285	0.03	10	266	0	266	-	266	0.01
58	290	0.03	10	276	0	276	-	276	0.01
59	295	0.04	11	287	0	287	-	287	0.01
60	300	0.04	11	298	0	298	-	298	0.01
61	305	0.04	13	311	0	311	-	311	0.01
62	310	0.05	15	326	0	326	-	326	0.01
63	315	0.05	16	342	0	342	-	342	0.01
64	320	0.06	18	360	0	360	-	360	0.01
65	325	0.07	20	380	0	380	-	380	0.01
66	330	0.07	22	402	0	402	-	402	0.01
67	335	0.03	8	410	0	410	-	410	0.01
68	340	0.01	4	414	0	414	-	414	0.01
69	345	0.01	3	416	0	416	-	416	0.01
70	350	0.01	2	418	0	418	-	418	0.01
71	355	0.00	1	420	0	420	-	420	0.01
72	360	0.00	1	420	0	420	-	420	0.01

1

JOB # C2026

100 YEAR - 24 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
1	15	0.00	1	1	0	1	-	1	0.00
2	30	0.00	2	3	0	3	-	3	0.00
3	45	0.00	2	5	0	5	-	5	0.00
4	60	0.00	2	7	0	7	-	7	0.00
5	75	0.00	2	9	0	9	-	9	0.00
6	90	0.00	2	11	0	11	-	11	0.00
7	105	0.00	2	13	0	13	-	13	0.00
8	120	0.00	2	15	0	15	-	15	0.00
9	135	0.00	2	17	0	17	-	17	0.00
10	150	0.00	2	20	0	20	-	20	0.00
11	165	0.00	3	23	0	23	-	23	0.00
12	180	0.00	3	26	0	26	-	26	0.00
13	195	0.00	3	29	0	29	-	29	0.00
14	210	0.00	3	32	0	32	-	32	0.00
15	225	0.00	3	35	0	35	-	35	0.00
16	240	0.00	4	39	0	39	-	39	0.00
17	255	0.00	4	42	0	42	-	42	0.00
18	270	0.00	4	46	0	46	-	46	0.00
19	285	0.00	4	51	0	51	-	51	0.00
20	300	0.01	5	55	0	55	-	55	0.00
21	315	0.00	4	59	0	59	-	59	0.00
22	330	0.00	4	63	0	63	-	63	0.00
23	345	0.01	5	68	0	68	-	68	0.00
24	360	0.01	5	73	0	73	-	73	0.00
25	375	0.01	5	78	0	78	-	78	0.00
26	390	0.01	5	84	0	84	-	84	0.00
27	405	0.01	6	90	0	90	-	90	0.00
28	420	0.01	6	96	0	96	-	96	0.00
29	435	0.01	6	102	0	102	-	102	0.00
30	450	0.01	7	108	0	108	-	108	0.00
31	465	0.01	7	116	0	116	-	116	0.00
32	480	0.01	8	123	0	123	-	123	0.00
33	495	0.01	9	132	0	132	-	132	0.00
34	510	0.01	9	142	0	142	-	142	0.00
35	525	0.01	10	151	0	151	-	151	0.00
36	540	0.01	10	161	0	161	-	161	0.00
37	555	0.01	11	173	0	173	-	173	0.00
38	570	0.01	12	185	0	185	-	185	0.00
39	585	0.01	13	198	0	198	-	198	0.00
40	600	0.01	13	211	0	211	-	211	0.00
41	615	0.01	9	220	0	220	-	220	0.01
42	630	0.01	9	229	0	229	-	229	0.01
43	645	0.01	12	241	0	241	-	241	0.01
44	660	0.01	12	253	0	253	-	253	0.01
45	675	0.01	11	264	0	264	-	264	0.01
46	690	0.01	11	276	0	276	-	276	0.01
47	705	0.01	10	286	0	286	-	286	0.01
48	720	0.01	11	297	0	297	-	297	0.01
49	735	0.02	15	312	0	312	-	312	0.01
50	750	0.02	16	328	0	328	-	328	0.01
51	765	0.02	17	344	0	344	-	344	0.01
52	780	0.02	17	362	0	362	-	362	0.01
53	795	0.02	20	382	0	382	-	382	0.01
54	810	0.02	20	403	0	403	-	403	0.01
55	825	0.02	14	417	0	417	-	417	0.01
56	840	0.02	14	431	0	431	-	431	0.01
57	855	0.02	16	447	0	447	-	447	0.01
58	870	0.02	16	462	0	462	-	462	0.01

1

JOB # C2026

100 YEAR - 24 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
59	885	0.02	16	478	0	478	-	478	0.01
60	900	0.02	15	493	0	493	-	493	0.01
61	915	0.02	14	508	0	508	-	508	0.01
62	930	0.02	14	522	0	522	-	522	0.01
63	945	0.01	11	533	0	533	-	533	0.01
64	960	0.01	11	544	0	544	-	544	0.01
65	975	0.00	2	547	0	547	-	547	0.01
66	990	0.00	2	549	0	549	-	549	0.01
67	1005	0.00	2	551	0	551	-	551	0.01
68	1020	0.00	2	553	0	553	-	553	0.01
69	1035	0.00	3	556	0	556	-	556	0.01
70	1050	0.00	3	559	0	559	-	559	0.01
71	1065	0.00	3	562	0	562	-	562	0.01
72	1080	0.00	2	564	0	564	-	564	0.01
73	1095	0.00	2	567	0	567	-	567	0.01
74	1110	0.00	2	569	0	569	-	569	0.01
75	1125	0.00	2	571	0	571	-	571	0.01
76	1140	0.00	1	572	0	572	-	572	0.01
77	1155	0.00	2	574	0	574	-	574	0.01
78	1170	0.00	2	576	0	576	-	576	0.01
79	1185	0.00	2	578	0	578	-	578	0.01
80	1200	0.00	1	579	0	579	-	579	0.01
81	1215	0.00	2	581	0	581	-	581	0.01
82	1230	0.00	2	583	0	583	-	583	0.01
83	1245	0.00	2	585	0	585	-	585	0.01
84	1260	0.00	1	586	0	586	-	586	0.01
85	1275	0.00	2	588	0	588	-	588	0.01
86	1290	0.00	1	589	0	589	-	589	0.01
87	1305	0.00	2	591	0	591	-	591	0.01
88	1320	0.00	1	592	0	592	-	592	0.01
89	1335	0.00	2	594	0	594	-	594	0.01
90	1350	0.00	1	595	0	595	-	595	0.01
91	1365	0.00	1	596	0	596	-	596	0.01
92	1380	0.00	1	597	0	597	-	597	0.01
93	1395	0.00	1	599	0	599	-	599	0.01
94	1410	0.00	1	600	0	600	-	600	0.01
95	1425	0.00	1	601	0	601	-	601	0.01
96	1440	0.00	1	602	0	602	-	602	0.01

	A	B	C	D
1	**RCFC&WCD SHORTCUT UNIT HYDROGRAPH METHOD**			
2	DATA INPUT SHEET			
3				
4	WORKSHEET PREPARED BY:	JAMES R. BAZUA, P.E.		
5				
6	PROJECT NAME	WORLD MUSEUM EXIST 10 YR EVENT - SOUTH		
7	JOB #	C2026		
8				
9	CONCENTRATION POINT DESIGNATION	1		
10	AREA DESIGNATION	ON-SITE		
11				
12	TRIBUTARY AREAS	ACRES		
13				
14	COMMERCIAL			
15	PAVING/HARDSCAPE			
16	SF - 1 ACRE			
17	SF - 1/2 ACRE			
18	SF - 1/4 ACRE			
19	MF - CONDOMINIUMS			
20	MF - APARTMENTS			
21	MOBILE HOME PARK			
22	LANDSCAPING	0.88		
23	RETENTION BASIN			
24	GOLF COURSE			
25	MOUNTAINOUS	0.35		
26	LOW LOSS RATE (PERCENT)	90%		
27				
28	LENGTH OF WATERCOURSE (L)	320		
29	LENGTH TO POINT OPPOSITE CENTROID (Lca)	40		
30				
31	ELEVATION OF HEADWATER	329		
32	ELEVATION OF CONCENTRATION POINT	267		
33				
34	AVERAGE MANNINGS 'N' VALUE	0.02		
35				
36	STORM FREQUENCY (YEAR)	100		
37				
38	POINT RAIN			
39	3-HOUR	1.5		
40	6-HOUR	1.93		
41	24-HOUR	2.66		
42				
43	BASIN CHARACTERISTICS:	ELEVATION	AREA	
44				
45				
46				
47				
48				
49				
50				
51				
52	PERCOLATION RATE (in/hr)			
53				
54	DRYWELL DATA			
55	NUMBER USED			
56	PERCOLATION RATE (cfs)			

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
BASIC DATA CALCULATION FORM
SHORTCUT METHOD

PROJECT: WORLD MUSEUM EXIST 10 YR EVENT - SOUTH
JOB # C2026
BY ES R. BAZUA, P.E. DATE 3/28/2025

PHYSICAL DATA

[1] CONCENTRATION POINT	1
[2] AREA DESIGNATION	ON-SITE
[3] AREA - ACRES	1.230
[4] L-FEET	320
[5] L-MILES	0.061
[6] La-FEET	40.00
[7] La-MILES	0.008
[8] ELEVATION OF HEADWATER	329
[9] ELEVATION OF CONCENTRATION POINT	267
[10] H-FEET	62
[11] S-FEET/MILE	1023.0
[12] S^0.5	31.98
[13] L*LCA/S^0.5	0.000
[14] AVERAGE MANNINGS 'N'	0.02
[15] LAG TIME-HOURS	0.01
[16] LAG TIME-MINUTES	0.4
[17] 100% OF LAG-MINUTES	0.4
[18] 200% OF LAG-MINUTES	0.8
[19] UNIT TIME-MINUTES (100%-200% OF LAG)	5
[24] TOTAL PERCOLATION RATE (cfs)	0.00

RAINFALL DATA

[1] SOURCE
[2] FREQUENCY-YEARS 100
[3] DURATION:

3-HOURS				6-HOURS				24-HOURS			
[4] POINT RAIN INCHES (Plate E-5.2)	[5] AREA	[6]	[7] AVERAGE POINT RAIN INCHES	[8] POINT RAIN INCHES (Plate E-5.4)	[9] AREA	[10]	[11] AVERAGE POINT RAIN INCHES	[12] POINT RAIN INCHES (Plate E-5.6)	[13] AREA	[14]	[15] AVERAGE POINT RAIN INCHES
1.50	1.230	1.00	1.50	1.93	1.230	1.00	1.93	2.66	1.230	1.00	2.66
		0.00	0.00			0.00	0.00			0.00	0.00
		0.00	0.00			0.00	0.00			0.00	0.00
		0.00	0.00			0.00	0.00			0.00	0.00
SUM [5]	1.23	SUM [7]	1.50	SUM [9]	1.23	SUM [11]	1.93	SUM [13]	1.23	SUM [15]	2.66
[16] AREA ADJ FACTOR			1.000				1.000				1.000
[17] ADJ AVG POINT RAIN			1.50				1.93				2.66

STORM EVENT SUMMARY

DURATION		3-HOUR	6-HOUR	24-HOUR
EFFECTIVE RAIN	(in)	0.36	0.34	0.27
FLOOD VOLUME	(cu-ft)	1,605	1,497	1,188
	(acre-ft)	0.04	0.03	0.03
REQUIRED STORAGE	(cu-ft)	1,592	1,485	1,178
	(acre-ft)	0.04	0.03	0.03
PEAK FLOW	(cfs)	1.10	0.88	0.04
MAXIMUM WSEL	(ft)	-	-	-

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD	PROJECT WORLD MUSEUM EXIST 10 YR EVENT - SOUTH
	CONCENTRATION POINT: 1
	BY MES R. BAZUA, P.E. DATE 3/28/2025

ADJUSTED LOSS RATE

SOIL GROUP [Plate C-1]	LAND USE	RI NUMBER [Plate E-6.1]	PERVIOUS AREA INFILTRATION RATE (in/hr) [Plate E-6.2]	DECIMAL PERCENT OF AREA IMPERVIOUS [Plate E-6.3]	ADJUSTED INFILTRATION RATE (in/hr)	AREA		AVERAGE ADJUSTED INFILTRATION RATE (in/hr)
A	COMMERCIAL	32	0.74	90%	0.14	0.00	0.000	0.0000
A	PAVING/HARDSCAPE	32	0.74	100%	0.07	0.00	0.000	0.0000
A	SF - 1 ACRE	32	0.74	20%	0.61	0.00	0.000	0.0000
A	SF - 1/2 ACRE	32	0.74	40%	0.47	0.00	0.000	0.0000
A	SF - 1/4 ACRE	32	0.74	50%	0.41	0.00	0.000	0.0000
A	MF - COND0MINIUMS	32	0.74	65%	0.31	0.00	0.000	0.0000
A	MF - APARTMENTS	32	0.74	80%	0.21	0.00	0.000	0.0000
A	MOBILE HOME PARKS	32	0.74	75%	0.24	0.00	0.000	0.0000
A	LANDSCAPING	32	0.74	0%	0.74	0.88	0.715	0.5294
A	RETENTION BASINS	32	0.74	0%	0.74	0.00	0.000	0.0000
A	GOLF COURSE	32	0.74	0%	0.74	0.00	0.000	0.0000
D	MOUNTAINOUS	93	0.95	90%	0.18	0.35	0.285	0.0514
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
						SUM 1.23		SUM 0.5808

VARIABLE LOSS RATE CURVE (24-HOUR STORM ONLY)

Fm= 0.290396341

C= 0.00538

Ft=C(24-(T/60))^1.55 = 0.00538 (24-(T/60))^1.55 + 0.29 in/hr

LOW LOSS RATE (80-90 PERCENT) = 90%

Where:

T=Time in minutes. To get an average value for each unit time period, Use T=1/2 the unit time for the first time period,
T=1 1/2 unit time for the second period, etc.

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
100 YEAR - 3 HOUR STORM EVENT

PROJECT: WORLD MUSEUM EXIST 10 YR EVENT - SOUTH
CONCENTRATION POINT: 1

BY: IES R. BAZUA, DATE 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	1.23
UNIT TIME-MINUTES	5
LAG TIME - MINUTES	0.42
UNIT TIME-PERCENT OF LAG	1202.0
TOTAL ADJUSTED STORM RAIN-INCHES	1.50
CONSTANT LOSS RATE-in/hr	0.58
LOW LOSS RATE - PERCENT	90%

TOTAL PERCOLATION RATE (cfs) 0.00 cfs

Unit Time Period	Time Minutes	Time Hours	Pattern Percent (Plate E-5.9)	Storm Rain in/hr	Loss Rate in/hr Max	Loss Rate in/hr Low	Effective Rain in/hr	Flood Hydrograph Flow cfs	Required Storage cf
1	5	0.08	1.3	0.234	0.58	0.21	0.02	0.03	8.63
2	10	0.17	1.3	0.234	0.58	0.21	0.02	0.03	8.63
3	15	0.25	1.1	0.198	0.58	0.18	0.02	0.02	7.31
4	20	0.33	1.5	0.270	0.58	0.24	0.03	0.03	9.96
5	25	0.42	1.5	0.270	0.58	0.24	0.03	0.03	9.96
6	30	0.50	1.8	0.324	0.58	0.29	0.03	0.04	11.96
7	35	0.58	1.5	0.270	0.58	0.24	0.03	0.03	9.96
8	40	0.67	1.8	0.324	0.58	0.29	0.03	0.04	11.96
9	45	0.75	1.8	0.324	0.58	0.29	0.03	0.04	11.96
10	50	0.83	1.5	0.270	0.58	0.24	0.03	0.03	9.96
11	55	0.92	1.6	0.288	0.58	0.26	0.03	0.04	10.63
12	60	1.00	1.8	0.324	0.58	0.29	0.03	0.04	11.96
13	65	1.08	2.2	0.396	0.58	0.36	0.04	0.05	14.61
14	70	1.17	2.2	0.396	0.58	0.36	0.04	0.05	14.61
15	75	1.25	2.2	0.396	0.58	0.36	0.04	0.05	14.61
16	80	1.33	2.0	0.360	0.58	0.32	0.04	0.04	13.28
17	85	1.42	2.6	0.468	0.58	0.42	0.05	0.06	17.27
18	90	1.50	2.7	0.486	0.58	0.44	0.05	0.06	17.93
19	95	1.58	2.4	0.432	0.58	0.39	0.04	0.05	15.94
20	100	1.67	2.7	0.486	0.58	0.44	0.05	0.06	17.93
21	105	1.75	3.3	0.594	0.58	0.53	0.01	0.02	4.87
22	110	1.83	3.1	0.558	0.58	0.50	0.06	0.07	20.59
23	115	1.92	2.9	0.522	0.58	0.47	0.05	0.06	19.26
24	120	2.00	3.0	0.540	0.58	0.49	0.05	0.07	19.93
25	125	2.08	3.1	0.558	0.58	0.50	0.06	0.07	20.59
26	130	2.17	4.2	0.756	0.58	0.68	0.18	0.22	64.65
27	135	2.25	5.0	0.900	0.58	0.81	0.32	0.39	117.79
28	140	2.33	3.5	0.630	0.58	0.57	0.05	0.06	18.16
29	145	2.42	6.8	1.224	0.58	1.10	0.64	0.79	237.34
30	150	2.50	7.3	1.314	0.58	1.18	0.73	0.90	270.55
31	155	2.58	8.2	1.476	0.58	1.33	0.90	1.10	330.33
32	160	2.67	5.9	1.062	0.58	0.96	0.48	0.59	177.57
33	165	2.75	2.0	0.360	0.58	0.32	0.04	0.04	13.28
34	170	2.83	1.8	0.324	0.58	0.29	0.03	0.04	11.96
35	175	2.92	1.8	0.324	0.58	0.29	0.03	0.04	11.96
36	180	3.00	0.6	0.108	0.58	0.10	0.01	0.01	3.99

EFFECTIVE RAIN & FLOOD VOLUMES SUMMARY

EFFECTIVE RAIN (in)	0.36
FLOOD VOLUME (acft)	0.04
FLOOD VOLUME (cuft)	1605.16
REQUIRED STORAGE (acft)	0.04
REQUIRED STORAGE (cuft)	1591.89
PEAK FLOW RATE (cfs)	1.10

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
100 YEAR - 6 HOUR STORM EVENT

PROJECT: WORLD MUSEUM EXIST 10 YR EVENT - SOU
CONCENTRATION POINT: 1

BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	1.23
UNIT TIME-MINUTES	5
LAG TIME - MINUTES	0.42
UNIT TIME-PERCENT OF LAG	1202.0
TOTAL ADJUSTED STORM RAIN-INCHES	1.93
CONSTANT LOSS RATE-in/hr	0.581
LOW LOSS RATE - PERCENT	90%

TOTAL PERCOLATION RATE (cfs) 0.00 cfs

Unit Time Period	Time		Pattern	Storm Rain	Loss Rate in/hr		Effective Rain	Flood Hydrograph Flow	Required Storage
	Minutes	Hours	Percent (Plate E-5.9)	in/hr	Max	Low	in/hr	cfs	cf
1	5	0.08	0.5	0.116	0.58	0.10	0.01	0.01	4.27
2	10	0.17	0.6	0.139	0.58	0.13	0.01	0.02	5.13
3	15	0.25	0.6	0.139	0.58	0.13	0.01	0.02	5.13
4	20	0.33	0.6	0.139	0.58	0.13	0.01	0.02	5.13
5	25	0.42	0.6	0.139	0.58	0.13	0.01	0.02	5.13
6	30	0.50	0.7	0.162	0.58	0.15	0.02	0.02	5.98
7	35	0.58	0.7	0.162	0.58	0.15	0.02	0.02	5.98
8	40	0.67	0.7	0.162	0.58	0.15	0.02	0.02	5.98
9	45	0.75	0.7	0.162	0.58	0.15	0.02	0.02	5.98
10	50	0.83	0.7	0.162	0.58	0.15	0.02	0.02	5.98
11	55	0.92	0.7	0.162	0.58	0.15	0.02	0.02	5.98
12	60	1.00	0.8	0.185	0.58	0.17	0.02	0.02	6.84
13	65	1.08	0.8	0.185	0.58	0.17	0.02	0.02	6.84
14	70	1.17	0.8	0.185	0.58	0.17	0.02	0.02	6.84
15	75	1.25	0.8	0.185	0.58	0.17	0.02	0.02	6.84
16	80	1.33	0.8	0.185	0.58	0.17	0.02	0.02	6.84
17	85	1.42	0.8	0.185	0.58	0.17	0.02	0.02	6.84
18	90	1.50	0.8	0.185	0.58	0.17	0.02	0.02	6.84
19	95	1.58	0.8	0.185	0.58	0.17	0.02	0.02	6.84
20	100	1.67	0.8	0.185	0.58	0.17	0.02	0.02	6.84
21	105	1.75	0.8	0.185	0.58	0.17	0.02	0.02	6.84
22	110	1.83	0.8	0.185	0.58	0.17	0.02	0.02	6.84
23	115	1.92	0.8	0.185	0.58	0.17	0.02	0.02	6.84
24	120	2.00	0.9	0.208	0.58	0.19	0.02	0.03	7.69
25	125	2.08	0.8	0.185	0.58	0.17	0.02	0.02	6.84
26	130	2.17	0.9	0.208	0.58	0.19	0.02	0.03	7.69
27	135	2.25	0.9	0.208	0.58	0.19	0.02	0.03	7.69
28	140	2.33	0.9	0.208	0.58	0.19	0.02	0.03	7.69
29	145	2.42	0.9	0.208	0.58	0.19	0.02	0.03	7.69
30	150	2.50	0.9	0.208	0.58	0.19	0.02	0.03	7.69
31	155	2.58	0.9	0.208	0.58	0.19	0.02	0.03	7.69
32	160	2.67	0.9	0.208	0.58	0.19	0.02	0.03	7.69
33	165	2.75	1.0	0.232	0.58	0.21	0.02	0.03	8.55
34	170	2.83	1.0	0.232	0.58	0.21	0.02	0.03	8.55
35	175	2.92	1.0	0.232	0.58	0.21	0.02	0.03	8.55
36	180	3.00	1.0	0.232	0.58	0.21	0.02	0.03	8.55
37	185	3.08	1.0	0.232	0.58	0.21	0.02	0.03	8.55
38	190	3.17	1.1	0.255	0.58	0.23	0.03	0.03	9.40
39	195	3.25	1.1	0.255	0.58	0.23	0.03	0.03	9.40
40	200	3.33	1.1	0.255	0.58	0.23	0.03	0.03	9.40
41	205	3.42	1.2	0.278	0.58	0.25	0.03	0.03	10.26
42	210	3.50	1.3	0.301	0.58	0.27	0.03	0.04	11.11
43	215	3.58	1.4	0.324	0.58	0.29	0.03	0.04	11.96
44	220	3.67	1.4	0.324	0.58	0.29	0.03	0.04	11.96
45	225	3.75	1.5	0.347	0.58	0.31	0.03	0.04	12.82
46	230	3.83	1.5	0.347	0.58	0.31	0.03	0.04	12.82
47	235	3.92	1.6	0.371	0.58	0.33	0.04	0.05	13.67
48	240	4.00	1.6	0.371	0.58	0.33	0.04	0.05	13.67
49	245	4.08	1.7	0.394	0.58	0.35	0.04	0.05	14.53
50	250	4.17	1.8	0.417	0.58	0.38	0.04	0.05	15.38
51	255	4.25	1.9	0.440	0.58	0.40	0.04	0.05	16.24
52	260	4.33	2.0	0.463	0.58	0.42	0.05	0.06	17.09
53	265	4.42	2.1	0.486	0.58	0.44	0.05	0.06	17.95
54	270	4.50	2.1	0.486	0.58	0.44	0.05	0.06	17.95
55	275	4.58	2.2	0.510	0.58	0.46	0.05	0.06	18.80
56	280	4.67	2.3	0.533	0.58	0.48	0.05	0.07	19.66

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD 100 YEAR - 6 HOUR STORM EVENT	PROJECT: WORLD MUSEUM EXIST 10 YR EVENT - SOU CONCENTRATION POINT: 1 BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	1.23		
UNIT TIME-MINUTES	5		
LAG TIME - MINUTES	0.42		
UNIT TIME-PERCENT OF LAG	1202.0		
TOTAL ADJUSTED STORM RAIN-INCHES	1.93		
CONSTANT LOSS RATE-in/hr	0.581		
LOW LOSS RATE - PERCENT	90%	TOTAL PERCOLATION RATE (cfs)	0.00 cfs

Unit Time Period	Time		Pattern Percent	Storm Rain in/hr	Loss Rate in/hr		Effective Rain	Flood Hydrograph Flow	Required Storage
	Minutes	Hours	(Plate E-5.9)		Max	Low	in/hr	cfs	cf
57	285	4.75	2.4	0.556	0.58	0.50	0.06	0.07	20.51
58	290	4.83	2.4	0.556	0.58	0.50	0.06	0.07	20.51
59	295	4.92	2.5	0.579	0.58	0.52	0.06	0.07	21.37
60	300	5.00	2.6	0.602	0.58	0.54	0.02	0.03	7.88
61	305	5.08	3.1	0.718	0.58	0.65	0.14	0.17	50.61
62	310	5.17	3.6	0.834	0.58	0.75	0.25	0.31	93.34
63	315	5.25	3.9	0.903	0.58	0.81	0.32	0.40	118.98
64	320	5.33	4.2	0.973	0.58	0.88	0.39	0.48	144.62
65	325	5.42	4.7	1.089	0.58	0.98	0.51	0.62	187.35
66	330	5.50	5.6	1.297	0.58	1.17	0.72	0.88	264.27
67	335	5.58	1.9	0.440	0.58	0.40	0.04	0.05	16.24
68	340	5.67	0.9	0.208	0.58	0.19	0.02	0.03	7.69
69	345	5.75	0.6	0.139	0.58	0.13	0.01	0.02	5.13
70	350	5.83	0.5	0.116	0.58	0.10	0.01	0.01	4.27
71	355	5.92	0.3	0.069	0.58	0.06	0.01	0.01	2.56
72	360	6.00	0.2	0.046	0.58	0.04	0.00	0.01	1.71

EFFECTIVE RAIN & FLOOD VOLUMES SUMMARY

EFFECTIVE RAIN (in)	0.34
FLOOD VOLUME (acft)	0.03
FLOOD VOLUME (cuft)	1497.32
REQUIRED STORAGE (acft)	0.03
REQUIRED STORAGE (cuft)	1484.94
PEAK FLOW RATE (cfs)	0.88

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
100 YEAR - 24 HOUR STORM EVENT

PROJECT: WORLD MUSEUM EXIST 10 YR EVENT - SOUTH
CONCENTRATION POINT: 1

BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	1.230	CONSTANT LOSS RATE-in/hr	n/a
UNIT TIME-MINUTES	15	VARIABLE LOSS RATE (AVG) in/hr	0.5808
LAG TIME - MINUTES	0.42	MINIMUM LOSS RATE (for var. loss) - in/hr	0.290
UNIT TIME-PERCENT OF LAG	3606.1	LOW LOSS RATE - DECIMAL	0.90
TOTAL ADJUSTED STORM RAIN-INCHES	2.66	C	0.00538
		PERCOLATION RATE (cfs)	0.00

Unit Time Period	Time Minutes	Time Hours	Pattern Percent (Plate E-5.9)	Storm Rain in/hr	Loss Rate in/hr Max	Loss Rate in/hr Low	Effective Rain in/hr	Flood Hydrograph Flow cfs	Required Storage cf
1	15	0.25	0.2	0.021	1.026	0.019	0.002	0.00	2.36
2	30	0.50	0.3	0.032	1.014	0.029	0.003	0.00	3.53
3	45	0.75	0.3	0.032	1.002	0.029	0.003	0.00	3.53
4	60	1.00	0.4	0.043	0.990	0.038	0.004	0.01	4.71
5	75	1.25	0.3	0.032	0.978	0.029	0.003	0.00	3.53
6	90	1.50	0.3	0.032	0.967	0.029	0.003	0.00	3.53
7	105	1.75	0.3	0.032	0.955	0.029	0.003	0.00	3.53
8	120	2.00	0.4	0.043	0.944	0.038	0.004	0.01	4.71
9	135	2.25	0.4	0.043	0.932	0.038	0.004	0.01	4.71
10	150	2.50	0.4	0.043	0.921	0.038	0.004	0.01	4.71
11	165	2.75	0.5	0.053	0.910	0.048	0.005	0.01	5.89
12	180	3.00	0.5	0.053	0.899	0.048	0.005	0.01	5.89
13	195	3.25	0.5	0.053	0.887	0.048	0.005	0.01	5.89
14	210	3.50	0.5	0.053	0.876	0.048	0.005	0.01	5.89
15	225	3.75	0.5	0.053	0.865	0.048	0.005	0.01	5.89
16	240	4.00	0.6	0.064	0.855	0.057	0.006	0.01	7.07
17	255	4.25	0.6	0.064	0.844	0.057	0.006	0.01	7.07
18	270	4.50	0.7	0.074	0.833	0.067	0.007	0.01	8.24
19	285	4.75	0.7	0.074	0.822	0.067	0.007	0.01	8.24
20	300	5.00	0.8	0.085	0.812	0.077	0.009	0.01	9.42
21	315	5.25	0.6	0.064	0.801	0.057	0.006	0.01	7.07
22	330	5.50	0.7	0.074	0.791	0.067	0.007	0.01	8.24
23	345	5.75	0.8	0.085	0.780	0.077	0.009	0.01	9.42
24	360	6.00	0.8	0.085	0.770	0.077	0.009	0.01	9.42
25	375	6.25	0.9	0.096	0.760	0.086	0.010	0.01	10.60
26	390	6.50	0.9	0.096	0.750	0.086	0.010	0.01	10.60
27	405	6.75	1.0	0.106	0.740	0.096	0.011	0.01	11.78
28	420	7.00	1.0	0.106	0.730	0.096	0.011	0.01	11.78
29	435	7.25	1.0	0.106	0.720	0.096	0.011	0.01	11.78
30	450	7.50	1.1	0.117	0.710	0.105	0.012	0.01	12.96
31	465	7.75	1.2	0.128	0.700	0.115	0.013	0.02	14.13
32	480	8.00	1.3	0.138	0.691	0.124	0.014	0.02	15.31
33	495	8.25	1.5	0.160	0.681	0.144	0.016	0.02	17.67
34	510	8.50	1.5	0.160	0.671	0.144	0.016	0.02	17.67
35	525	8.75	1.6	0.170	0.662	0.153	0.017	0.02	18.85
36	540	9.00	1.7	0.181	0.653	0.163	0.018	0.02	20.02
37	555	9.25	1.9	0.202	0.644	0.182	0.020	0.02	22.38
38	570	9.50	2.0	0.213	0.634	0.192	0.021	0.03	23.56
39	585	9.75	2.1	0.223	0.625	0.201	0.022	0.03	24.73
40	600	10.00	2.2	0.234	0.616	0.211	0.023	0.03	25.91
41	615	10.25	1.5	0.160	0.607	0.144	0.016	0.02	17.67
42	630	10.50	1.5	0.160	0.599	0.144	0.016	0.02	17.67
43	645	10.75	2.0	0.213	0.590	0.192	0.021	0.03	23.56
44	660	11.00	2.0	0.213	0.581	0.192	0.021	0.03	23.56
45	675	11.25	1.9	0.202	0.573	0.182	0.020	0.02	22.38
46	690	11.50	1.9	0.202	0.564	0.182	0.020	0.02	22.38
47	705	11.75	1.7	0.181	0.556	0.163	0.018	0.02	20.02
48	720	12.00	1.8	0.192	0.548	0.172	0.019	0.02	21.20
49	735	12.25	2.5	0.266	0.539	0.239	0.027	0.03	29.45
50	750	12.50	2.6	0.277	0.531	0.249	0.028	0.03	30.62
51	765	12.75	2.8	0.298	0.523	0.268	0.030	0.04	32.98
52	780	13.00	2.9	0.309	0.515	0.278	0.031	0.04	34.16
53	795	13.25	3.4	0.362	0.508	0.326	0.036	0.04	40.05
54	810	13.50	3.4	0.362	0.500	0.326	0.036	0.04	40.05
55	825	13.75	2.3	0.245	0.492	0.220	0.024	0.03	27.09
56	840	14.00	2.3	0.245	0.485	0.220	0.024	0.03	27.09
57	855	14.25	2.7	0.287	0.478	0.259	0.029	0.04	31.80
58	870	14.50	2.6	0.277	0.470	0.249	0.028	0.03	30.62
59	885	14.75	2.6	0.277	0.463	0.249	0.028	0.03	30.62
60	900	15.00	2.5	0.266	0.456	0.239	0.027	0.03	29.45
61	915	15.25	2.4	0.255	0.449	0.230	0.026	0.03	28.27
62	930	15.50	2.3	0.245	0.442	0.220	0.024	0.03	27.09
63	945	15.75	1.9	0.202	0.435	0.182	0.020	0.02	22.38
64	960	16.00	1.9	0.202	0.429	0.182	0.020	0.02	22.38
65	975	16.25	0.4	0.043	0.422	0.038	0.004	0.01	4.71
66	990	16.50	0.4	0.043	0.416	0.038	0.004	0.01	4.71
67	1005	16.75	0.3	0.032	0.409	0.029	0.003	0.00	3.53

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD 100 YEAR - 24 HOUR STORM EVENT	PROJECT: WORLD MUSEUM EXIST 10 YR EVENT - SOUTH CONCENTRATION POINT: 1 BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	1.230	CONSTANT LOSS RATE-in/hr	n/a
UNIT TIME-MINUTES	15	VARIABLE LOSS RATE (AVG) in/hr	0.5808
LAG TIME - MINUTES	0.42	MINIMUM LOSS RATE (for var. loss) - in/hr	0.290
UNIT TIME-PERCENT OF LAG	3606.1	LOW LOSS RATE - DECIMAL	0.90
TOTAL ADJUSTED STORM RAIN-INCHES	2.66	C	0.00538
		PERCOLATION RATE (cfs)	0.00

Unit Time Period	Time Minutes	Time Hours	Pattern Percent (Plate E-5.9)	Storm Rain in/hr	Loss Rate in/hr Max	Loss Rate in/hr Low	Effective Rain in/hr	Flood Hydrograph Flow cfs	Required Storage cf
68	1020	17.00	0.3	0.032	0.403	0.029	0.003	0.00	3.53
69	1035	17.25	0.5	0.053	0.397	0.048	0.005	0.01	5.89
70	1050	17.50	0.5	0.053	0.391	0.048	0.005	0.01	5.89
71	1065	17.75	0.5	0.053	0.385	0.048	0.005	0.01	5.89
72	1080	18.00	0.4	0.043	0.380	0.038	0.004	0.01	4.71
73	1095	18.25	0.4	0.043	0.374	0.038	0.004	0.01	4.71
74	1110	18.50	0.4	0.043	0.369	0.038	0.004	0.01	4.71
75	1125	18.75	0.3	0.032	0.363	0.029	0.003	0.00	3.53
76	1140	19.00	0.2	0.021	0.358	0.019	0.002	0.00	2.36
77	1155	19.25	0.3	0.032	0.353	0.029	0.003	0.00	3.53
78	1170	19.50	0.4	0.043	0.348	0.038	0.004	0.01	4.71
79	1185	19.75	0.3	0.032	0.343	0.029	0.003	0.00	3.53
80	1200	20.00	0.2	0.021	0.339	0.019	0.002	0.00	2.36
81	1215	20.25	0.3	0.032	0.334	0.029	0.003	0.00	3.53
82	1230	20.50	0.3	0.032	0.330	0.029	0.003	0.00	3.53
83	1245	20.75	0.3	0.032	0.326	0.029	0.003	0.00	3.53
84	1260	21.00	0.2	0.021	0.322	0.019	0.002	0.00	2.36
85	1275	21.25	0.3	0.032	0.318	0.029	0.003	0.00	3.53
86	1290	21.50	0.2	0.021	0.314	0.019	0.002	0.00	2.36
87	1305	21.75	0.3	0.032	0.311	0.029	0.003	0.00	3.53
88	1320	22.00	0.2	0.021	0.308	0.019	0.002	0.00	2.36
89	1335	22.25	0.3	0.032	0.305	0.029	0.003	0.00	3.53
90	1350	22.50	0.2	0.021	0.302	0.019	0.002	0.00	2.36
91	1365	22.75	0.2	0.021	0.299	0.019	0.002	0.00	2.36
92	1380	23.00	0.2	0.021	0.297	0.019	0.002	0.00	2.36
93	1395	23.25	0.2	0.021	0.295	0.019	0.002	0.00	2.36
94	1410	23.50	0.2	0.021	0.293	0.019	0.002	0.00	2.36
95	1425	23.75	0.2	0.021	0.292	0.019	0.002	0.00	2.36
96	1440	24.00	0.2	0.021	0.291	0.019	0.002	0.00	2.36

EFFECTIVE RAIN & FLOOD VOLUMES SUMMARY	
EFFECTIVE RAIN (in)	0.27
FLOOD VOLUME (acft)	0.03
FLOOD VOLUME (cuft)	1187.67
REQUIRED STORAGE (acft)	0.03
REQUIRED STORAGE (cuft)	1177.85
PEAK FLOW (cfs)	0.04

PROJECT: WORLD MUSEUM EXIST 10 YR EVENT - SOUTH
JOB # C2026
1

BASIN CHARACTERISTICS

CONTOUR	DEPTH		AREA		VOLUME		
	INCR (ft)	TOTAL (ft)	INCR (sf)	TOTAL (sf)	INCR (cuft)	TOTAL (cuft)	(acre-ft)
0	0	0		0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00

PERCOLATION CALCULATIONS
PERCOLATION RATE 0 in/hr 0.00 cfs

MAXWELL IV DRYWELLS
NUMBER USED 0
RATE/DRYWELL 0 cfs
TOTAL DISSIPATED 0 cfs

TOTAL PERCOLATION RATE 0.00 cfs

1

JOB # C2026

100 YEAR - 3 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
1	5	0.03	9	9	0	9	-	9	0.00
2	10	0.03	9	17	0	17	-	17	0.00
3	15	0.02	7	25	0	25	-	25	0.00
4	20	0.03	10	35	0	35	-	35	0.00
5	25	0.03	10	45	0	45	-	45	0.00
6	30	0.04	12	56	0	56	-	56	0.00
7	35	0.03	10	66	0	66	-	66	0.00
8	40	0.04	12	78	0	78	-	78	0.00
9	45	0.04	12	90	0	90	-	90	0.00
10	50	0.03	10	100	0	100	-	100	0.00
11	55	0.04	11	111	0	111	-	111	0.00
12	60	0.04	12	123	0	123	-	123	0.00
13	65	0.05	15	137	0	137	-	137	0.00
14	70	0.05	15	152	0	152	-	152	0.00
15	75	0.05	15	167	0	167	-	167	0.00
16	80	0.04	13	180	0	180	-	180	0.00
17	85	0.06	17	197	0	197	-	197	0.00
18	90	0.06	18	215	0	215	-	215	0.00
19	95	0.05	16	231	0	231	-	231	0.01
20	100	0.06	18	249	0	249	-	249	0.01
21	105	0.02	5	254	0	254	-	254	0.01
22	110	0.07	21	275	0	275	-	275	0.01
23	115	0.06	19	294	0	294	-	294	0.01
24	120	0.07	20	314	0	314	-	314	0.01
25	125	0.07	21	334	0	334	-	334	0.01
26	130	0.22	65	399	0	399	-	399	0.01
27	135	0.39	118	517	0	517	-	517	0.01
28	140	0.06	18	535	0	535	-	535	0.01
29	145	0.79	237	772	0	772	-	772	0.02
30	150	0.90	271	1,043	0	1,043	-	1,043	0.02
31	155	1.10	330	1,373	0	1,373	-	1,373	0.03
32	160	0.59	178	1,551	0	1,551	-	1,551	0.04
33	165	0.04	13	1,564	0	1,564	-	1,564	0.04
34	170	0.04	12	1,576	0	1,576	-	1,576	0.04
35	175	0.04	12	1,588	0	1,588	-	1,588	0.04
36	180	0.01	4	1,592	0	1,592	-	1,592	0.04

1

JOB # C2026

100 YEAR - 6 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
1	5	0.01	4	4	0	4	-	4	0.00
2	10	0.02	5	9	0	9	-	9	0.00
3	15	0.02	5	15	0	15	-	15	0.00
4	20	0.02	5	20	0	20	-	20	0.00
5	25	0.02	5	25	0	25	-	25	0.00
6	30	0.02	6	31	0	31	-	31	0.00
7	35	0.02	6	37	0	37	-	37	0.00
8	40	0.02	6	43	0	43	-	43	0.00
9	45	0.02	6	49	0	49	-	49	0.00
10	50	0.02	6	55	0	55	-	55	0.00
11	55	0.02	6	61	0	61	-	61	0.00
12	60	0.02	7	68	0	68	-	68	0.00
13	65	0.02	7	74	0	74	-	74	0.00
14	70	0.02	7	81	0	81	-	81	0.00
15	75	0.02	7	88	0	88	-	88	0.00
16	80	0.02	7	95	0	95	-	95	0.00
17	85	0.02	7	102	0	102	-	102	0.00
18	90	0.02	7	109	0	109	-	109	0.00
19	95	0.02	7	115	0	115	-	115	0.00
20	100	0.02	7	122	0	122	-	122	0.00
21	105	0.02	7	129	0	129	-	129	0.00
22	110	0.02	7	136	0	136	-	136	0.00
23	115	0.02	7	143	0	143	-	143	0.00
24	120	0.03	8	150	0	150	-	150	0.00
25	125	0.02	7	157	0	157	-	157	0.00
26	130	0.03	8	165	0	165	-	165	0.00
27	135	0.03	8	173	0	173	-	173	0.00
28	140	0.03	8	180	0	180	-	180	0.00
29	145	0.03	8	188	0	188	-	188	0.00
30	150	0.03	8	196	0	196	-	196	0.00
31	155	0.03	8	203	0	203	-	203	0.00
32	160	0.03	8	211	0	211	-	211	0.00
33	165	0.03	9	220	0	220	-	220	0.01
34	170	0.03	9	228	0	228	-	228	0.01
35	175	0.03	9	237	0	237	-	237	0.01
36	180	0.03	9	245	0	245	-	245	0.01
37	185	0.03	9	254	0	254	-	254	0.01
38	190	0.03	9	263	0	263	-	263	0.01
39	195	0.03	9	273	0	273	-	273	0.01
40	200	0.03	9	282	0	282	-	282	0.01
41	205	0.03	10	292	0	292	-	292	0.01
42	210	0.04	11	303	0	303	-	303	0.01
43	215	0.04	12	315	0	315	-	315	0.01
44	220	0.04	12	327	0	327	-	327	0.01
45	225	0.04	13	340	0	340	-	340	0.01
46	230	0.04	13	353	0	353	-	353	0.01
47	235	0.05	14	367	0	367	-	367	0.01
48	240	0.05	14	380	0	380	-	380	0.01
49	245	0.05	15	395	0	395	-	395	0.01
50	250	0.05	15	410	0	410	-	410	0.01
51	255	0.05	16	426	0	426	-	426	0.01
52	260	0.06	17	444	0	444	-	444	0.01
53	265	0.06	18	461	0	461	-	461	0.01
54	270	0.06	18	479	0	479	-	479	0.01
55	275	0.06	19	498	0	498	-	498	0.01

1

JOB # C2026

100 YEAR - 6 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
56	280	0.07	20	518	0	518	-	518	0.01
57	285	0.07	21	538	0	538	-	538	0.01
58	290	0.07	21	559	0	559	-	559	0.01
59	295	0.07	21	580	0	580	-	580	0.01
60	300	0.03	8	588	0	588	-	588	0.01
61	305	0.17	51	639	0	639	-	639	0.01
62	310	0.31	93	732	0	732	-	732	0.02
63	315	0.40	119	851	0	851	-	851	0.02
64	320	0.48	145	996	0	996	-	996	0.02
65	325	0.62	187	1,183	0	1,183	-	1,183	0.03
66	330	0.88	264	1,447	0	1,447	-	1,447	0.03
67	335	0.05	16	1,464	0	1,464	-	1,464	0.03
68	340	0.03	8	1,471	0	1,471	-	1,471	0.03
69	345	0.02	5	1,476	0	1,476	-	1,476	0.03
70	350	0.01	4	1,481	0	1,481	-	1,481	0.03
71	355	0.01	3	1,483	0	1,483	-	1,483	0.03
72	360	0.01	2	1,485	0	1,485	-	1,485	0.03

1

JOB # C2026

100 YEAR - 24 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
1	15	0.00	2	2	0	2	-	2	0.00
2	30	0.00	4	6	0	6	-	6	0.00
3	45	0.00	4	9	0	9	-	9	0.00
4	60	0.01	5	14	0	14	-	14	0.00
5	75	0.00	4	18	0	18	-	18	0.00
6	90	0.00	4	21	0	21	-	21	0.00
7	105	0.00	4	25	0	25	-	25	0.00
8	120	0.01	5	29	0	29	-	29	0.00
9	135	0.01	5	34	0	34	-	34	0.00
10	150	0.01	5	39	0	39	-	39	0.00
11	165	0.01	6	45	0	45	-	45	0.00
12	180	0.01	6	51	0	51	-	51	0.00
13	195	0.01	6	57	0	57	-	57	0.00
14	210	0.01	6	62	0	62	-	62	0.00
15	225	0.01	6	68	0	68	-	68	0.00
16	240	0.01	7	75	0	75	-	75	0.00
17	255	0.01	7	82	0	82	-	82	0.00
18	270	0.01	8	91	0	91	-	91	0.00
19	285	0.01	8	99	0	99	-	99	0.00
20	300	0.01	9	108	0	108	-	108	0.00
21	315	0.01	7	115	0	115	-	115	0.00
22	330	0.01	8	124	0	124	-	124	0.00
23	345	0.01	9	133	0	133	-	133	0.00
24	360	0.01	9	143	0	143	-	143	0.00
25	375	0.01	11	153	0	153	-	153	0.00
26	390	0.01	11	164	0	164	-	164	0.00
27	405	0.01	12	175	0	175	-	175	0.00
28	420	0.01	12	187	0	187	-	187	0.00
29	435	0.01	12	199	0	199	-	199	0.00
30	450	0.01	13	212	0	212	-	212	0.00
31	465	0.02	14	226	0	226	-	226	0.01
32	480	0.02	15	241	0	241	-	241	0.01
33	495	0.02	18	259	0	259	-	259	0.01
34	510	0.02	18	277	0	277	-	277	0.01
35	525	0.02	19	296	0	296	-	296	0.01
36	540	0.02	20	316	0	316	-	316	0.01
37	555	0.02	22	338	0	338	-	338	0.01
38	570	0.03	24	362	0	362	-	362	0.01
39	585	0.03	25	386	0	386	-	386	0.01
40	600	0.03	26	412	0	412	-	412	0.01
41	615	0.02	18	430	0	430	-	430	0.01
42	630	0.02	18	448	0	448	-	448	0.01
43	645	0.03	24	471	0	471	-	471	0.01
44	660	0.03	24	495	0	495	-	495	0.01
45	675	0.02	22	517	0	517	-	517	0.01
46	690	0.02	22	539	0	539	-	539	0.01
47	705	0.02	20	559	0	559	-	559	0.01
48	720	0.02	21	581	0	581	-	581	0.01
49	735	0.03	29	610	0	610	-	610	0.01
50	750	0.03	31	641	0	641	-	641	0.01
51	765	0.04	33	674	0	674	-	674	0.02
52	780	0.04	34	708	0	708	-	708	0.02
53	795	0.04	40	748	0	748	-	748	0.02
54	810	0.04	40	788	0	788	-	788	0.02
55	825	0.03	27	815	0	815	-	815	0.02
56	840	0.03	27	842	0	842	-	842	0.02
57	855	0.04	32	874	0	874	-	874	0.02
58	870	0.03	31	905	0	905	-	905	0.02

1

JOB # C2026

100 YEAR - 24 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
59	885	0.03	31	935	0	935	-	935	0.02
60	900	0.03	29	965	0	965	-	965	0.02
61	915	0.03	28	993	0	993	-	993	0.02
62	930	0.03	27	1,020	0	1,020	-	1,020	0.02
63	945	0.02	22	1,042	0	1,042	-	1,042	0.02
64	960	0.02	22	1,065	0	1,065	-	1,065	0.02
65	975	0.01	5	1,069	0	1,069	-	1,069	0.02
66	990	0.01	5	1,074	0	1,074	-	1,074	0.02
67	1005	0.00	4	1,078	0	1,078	-	1,078	0.02
68	1020	0.00	4	1,081	0	1,081	-	1,081	0.02
69	1035	0.01	6	1,087	0	1,087	-	1,087	0.02
70	1050	0.01	6	1,093	0	1,093	-	1,093	0.03
71	1065	0.01	6	1,099	0	1,099	-	1,099	0.03
72	1080	0.01	5	1,104	0	1,104	-	1,104	0.03
73	1095	0.01	5	1,108	0	1,108	-	1,108	0.03
74	1110	0.01	5	1,113	0	1,113	-	1,113	0.03
75	1125	0.00	4	1,117	0	1,117	-	1,117	0.03
76	1140	0.00	2	1,119	0	1,119	-	1,119	0.03
77	1155	0.00	4	1,122	0	1,122	-	1,122	0.03
78	1170	0.01	5	1,127	0	1,127	-	1,127	0.03
79	1185	0.00	4	1,131	0	1,131	-	1,131	0.03
80	1200	0.00	2	1,133	0	1,133	-	1,133	0.03
81	1215	0.00	4	1,137	0	1,137	-	1,137	0.03
82	1230	0.00	4	1,140	0	1,140	-	1,140	0.03
83	1245	0.00	4	1,144	0	1,144	-	1,144	0.03
84	1260	0.00	2	1,146	0	1,146	-	1,146	0.03
85	1275	0.00	4	1,150	0	1,150	-	1,150	0.03
86	1290	0.00	2	1,152	0	1,152	-	1,152	0.03
87	1305	0.00	4	1,155	0	1,155	-	1,155	0.03
88	1320	0.00	2	1,158	0	1,158	-	1,158	0.03
89	1335	0.00	4	1,161	0	1,161	-	1,161	0.03
90	1350	0.00	2	1,164	0	1,164	-	1,164	0.03
91	1365	0.00	2	1,166	0	1,166	-	1,166	0.03
92	1380	0.00	2	1,168	0	1,168	-	1,168	0.03
93	1395	0.00	2	1,171	0	1,171	-	1,171	0.03
94	1410	0.00	2	1,173	0	1,173	-	1,173	0.03
95	1425	0.00	2	1,175	0	1,175	-	1,175	0.03
96	1440	0.00	2	1,178	0	1,178	-	1,178	0.03

	A	B	C	D
1	**RCFC&WCD SHORTCUT UNIT HYDROGRAPH METHOD**			
2	DATA INPUT SHEET			
3				
4	WORKSHEET PREPARED BY:	JAMES R. BAZUA, P.E.		
5				
6	PROJECT NAME	WORLD MUSEUM SOUTH PROP 2 YR EVENT		
7	JOB #	C2026		
8				
9	CONCENTRATION POINT DESIGNATION	1		
10	AREA DESIGNATION	ON-SITE		
11				
12	TRIBUTARY AREAS	ACRES		
13				
14	COMMERCIAL			
15	PAVING/HARDSCAPE	0.37		
16	SF - 1 ACRE			
17	SF - 1/2 ACRE			
18	SF - 1/4 ACRE			
19	MF - CONDOMINIUMS			
20	MF - APARTMENTS			
21	MOBILE HOME PARK			
22	LANDSCAPING	0.51		
23	RETENTION BASIN			
24	GOLF COURSE			
25	MOUNTAINOUS	0.35		
26	LOW LOSS RATE (PERCENT)	90%		
27				
28	LENGTH OF WATERCOURSE (L)	315		
29	LENGTH TO POINT OPPOSITE CENTROID (Lca)	15		
30				
31	ELEVATION OF HEADWATER	329		
32	ELEVATION OF CONCENTRATION POINT	267		
33				
34	AVERAGE MANNINGS 'N' VALUE	0.02		
35				
36	STORM FREQUENCY (YEAR)	100		
37				
38	POINT RAIN			
39	3-HOUR	0.721		
40	6-HOUR	0.953		
41	24-HOUR	1.36		
42				
43	BASIN CHARACTERISTICS:	ELEVATION	AREA	
44				
45				
46				
47				
48				
49				
50				
51				
52	PERCOLATION RATE (in/hr)			
53				
54	DRYWELL DATA			
55	NUMBER USED			
56	PERCOLATION RATE (cfs)			

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
BASIC DATA CALCULATION FORM
SHORTCUT METHOD

PROJECT: WORLD MUSEUM SOUTH PROP 2 YR EVENT
JOB # C2026
BY ES R. BAZUA, P.E. DATE 3/28/2025

PHYSICAL DATA

[1] CONCENTRATION POINT	1
[2] AREA DESIGNATION	ON-SITE
[3] AREA - ACRES	1.230
[4] L-FEET	315
[5] L-MILES	0.060
[6] La-FEET	15.00
[7] La-MILES	0.003
[8] ELEVATION OF HEADWATER	329
[9] ELEVATION OF CONCENTRATION POINT	267
[10] H-FEET	62
[11] S-FEET/MILE	1039.2
[12] S^0.5	32.24
[13] L*LCA/S^0.5	0.000
[14] AVERAGE MANNINGS 'N'	0.02
[15] LAG TIME-HOURS	0.00
[16] LAG TIME-MINUTES	0.3
[17] 100% OF LAG-MINUTES	0.3
[18] 200% OF LAG-MINUTES	0.6
[19] UNIT TIME-MINUTES (100%-200% OF LAG)	5
[24] TOTAL PERCOLATION RATE (cfs)	0.00

RAINFALL DATA

[1] SOURCE
[2] FREQUENCY-YEARS 100
[3] DURATION:

3-HOURS				6-HOURS				24-HOURS			
[4] POINT RAIN INCHES (Plate E-5.2)	[5] AREA	[6]	[7] AVERAGE POINT RAIN INCHES	[8] POINT RAIN INCHES (Plate E-5.4)	[9] AREA	[10]	[11] AVERAGE POINT RAIN INCHES	[12] POINT RAIN INCHES (Plate E-5.6)	[13] AREA	[14]	[15] AVERAGE POINT RAIN INCHES
0.72	1.230	1.00	0.72	0.95	1.230	1.00	0.95	1.36	1.230	1.00	1.36
		0.00	0.00			0.00	0.00			0.00	0.00
		0.00	0.00			0.00	0.00			0.00	0.00
		0.00	0.00			0.00	0.00			0.00	0.00
SUM [5]	1.23	SUM [7]	0.72	SUM [9]	1.23	SUM [11]	0.95	SUM [13]	1.23	SUM [15]	1.36
[16] AREA ADJ FACTOR			1.000				1.000				1.000
[17] ADJ AVG POINT RAIN			0.72				0.95				1.36

STORM EVENT SUMMARY

DURATION		3-HOUR	6-HOUR	24-HOUR
EFFECTIVE RAIN	(in)	0.13	0.13	0.14
FLOOD VOLUME	(cu-ft)	576	560	607
	(acre-ft)	0.01	0.01	0.01
REQUIRED STORAGE	(cu-ft)	571	556	602
	(acre-ft)	0.01	0.01	0.01
PEAK FLOW	(cfs)	0.40	0.32	0.02
MAXIMUM WSEL	(ft)	-	-	-

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD

PROJECT WORLD MUSEUM SOUTH PROP 2 YR EVENT
CONCENTRATION POINT: 1
BY MES R. BAZUA, P.E. DATE 3/28/2025

ADJUSTED LOSS RATE

SOIL GROUP [Plate C-1]	LAND USE	RI NUMBER [Plate E-6.1]	PERVIOUS AREA INFILTRATION RATE (in/hr) [Plate E-6.2]	DECIMAL PERCENT OF AREA IMPERVIOUS [Plate E-6.3]	ADJUSTED INFILTRATION RATE (in/hr)	AREA		AVERAGE ADJUSTED INFILTRATION RATE (in/hr)
A	COMMERCIAL	32	0.74	90%	0.14	0.00	0.000	0.0000
A	PAVING/HARDSCAPE	32	0.74	100%	0.07	0.37	0.301	0.0223
A	SF - 1 ACRE	32	0.74	20%	0.61	0.00	0.000	0.0000
A	SF - 1/2 ACRE	32	0.74	40%	0.47	0.00	0.000	0.0000
A	SF - 1/4 ACRE	32	0.74	50%	0.41	0.00	0.000	0.0000
A	MF - COND0MINIUMS	32	0.74	65%	0.31	0.00	0.000	0.0000
A	MF - APARTMENTS	32	0.74	80%	0.21	0.00	0.000	0.0000
A	MOBILE HOME PARKS	32	0.74	75%	0.24	0.00	0.000	0.0000
A	LANDSCAPING	32	0.74	0%	0.74	0.51	0.415	0.3068
A	RETENTION BASINS	32	0.74	0%	0.74	0.00	0.000	0.0000
A	GOLF COURSE	32	0.74	0%	0.74	0.00	0.000	0.0000
D	MOUNTAINOUS	93	0.95	90%	0.18	0.35	0.285	0.0514
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					SUM	1.23	SUM	0.3805

VARIABLE LOSS RATE CURVE (24-HOUR STORM ONLY)

Fm= 0.19022561
C= 0.00352

Ft=C(24-(T/60))^1.55 = 0.00352 (24-(T/60))^1.55 + 0.19 in/hr

LOW LOSS RATE (80-90 PERCENT) = 90%

Where:

T=Time in minutes. To get an average value for each unit time period, Use T=1/2 the unit time for the first time period,
T=1 1/2 unit time for the second period, etc.

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
100 YEAR - 3 HOUR STORM EVENT

PROJECT: WORLD MUSEUM SOUTH PROP 2 YR EVENT
CONCENTRATION POINT: 1

BY: IES R. BAZUA, DATE 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	1.23
UNIT TIME-MINUTES	5
LAG TIME - MINUTES	0.28
UNIT TIME-PERCENT OF LAG	1760.7
TOTAL ADJUSTED STORM RAIN-INCHES	0.72
CONSTANT LOSS RATE-in/hr	0.38
LOW LOSS RATE - PERCENT	90%

TOTAL PERCOLATION RATE (cfs) 0.00 cfs

Unit Time Period	Time Minutes	Time Hours	Pattern Percent (Plate E-5.9)	Storm Rain in/hr	Loss Rate in/hr Max	Loss Rate in/hr Low	Effective Rain in/hr	Flood Hydrograph Flow cfs	Required Storage cf
1	5	0.08	1.3	0.112	0.38	0.10	0.01	0.01	4.15
2	10	0.17	1.3	0.112	0.38	0.10	0.01	0.01	4.15
3	15	0.25	1.1	0.095	0.38	0.09	0.01	0.01	3.51
4	20	0.33	1.5	0.130	0.38	0.12	0.01	0.02	4.79
5	25	0.42	1.5	0.130	0.38	0.12	0.01	0.02	4.79
6	30	0.50	1.8	0.156	0.38	0.14	0.02	0.02	5.75
7	35	0.58	1.5	0.130	0.38	0.12	0.01	0.02	4.79
8	40	0.67	1.8	0.156	0.38	0.14	0.02	0.02	5.75
9	45	0.75	1.8	0.156	0.38	0.14	0.02	0.02	5.75
10	50	0.83	1.5	0.130	0.38	0.12	0.01	0.02	4.79
11	55	0.92	1.6	0.138	0.38	0.12	0.01	0.02	5.11
12	60	1.00	1.8	0.156	0.38	0.14	0.02	0.02	5.75
13	65	1.08	2.2	0.190	0.38	0.17	0.02	0.02	7.02
14	70	1.17	2.2	0.190	0.38	0.17	0.02	0.02	7.02
15	75	1.25	2.2	0.190	0.38	0.17	0.02	0.02	7.02
16	80	1.33	2.0	0.173	0.38	0.16	0.02	0.02	6.39
17	85	1.42	2.6	0.225	0.38	0.20	0.02	0.03	8.30
18	90	1.50	2.7	0.234	0.38	0.21	0.02	0.03	8.62
19	95	1.58	2.4	0.208	0.38	0.19	0.02	0.03	7.66
20	100	1.67	2.7	0.234	0.38	0.21	0.02	0.03	8.62
21	105	1.75	3.3	0.286	0.38	0.26	0.03	0.04	10.54
22	110	1.83	3.1	0.268	0.38	0.24	0.03	0.03	9.90
23	115	1.92	2.9	0.251	0.38	0.23	0.03	0.03	9.26
24	120	2.00	3.0	0.260	0.38	0.23	0.03	0.03	9.58
25	125	2.08	3.1	0.268	0.38	0.24	0.03	0.03	9.90
26	130	2.17	4.2	0.363	0.38	0.33	0.04	0.04	13.41
27	135	2.25	5.0	0.433	0.38	0.39	0.05	0.06	19.24
28	140	2.33	3.5	0.303	0.38	0.27	0.03	0.04	11.17
29	145	2.42	6.8	0.588	0.38	0.53	0.21	0.26	76.71
30	150	2.50	7.3	0.632	0.38	0.57	0.25	0.31	92.67
31	155	2.58	8.2	0.709	0.38	0.64	0.33	0.40	121.41
32	160	2.67	5.9	0.510	0.38	0.46	0.13	0.16	47.98
33	165	2.75	2.0	0.173	0.38	0.16	0.02	0.02	6.39
34	170	2.83	1.8	0.156	0.38	0.14	0.02	0.02	5.75
35	175	2.92	1.8	0.156	0.38	0.14	0.02	0.02	5.75
36	180	3.00	0.6	0.052	0.38	0.05	0.01	0.01	1.92

EFFECTIVE RAIN & FLOOD VOLUMES SUMMARY

EFFECTIVE RAIN (in)	0.13
FLOOD VOLUME (acft)	0.01
FLOOD VOLUME (cuft)	576.03
REQUIRED STORAGE (acft)	0.01
REQUIRED STORAGE (cuft)	571.27
PEAK FLOW RATE (cfs)	0.40

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
100 YEAR - 6 HOUR STORM EVENT

PROJECT: WORLD MUSEUM SOUTH PROP 2 YR EVEN
CONCENTRATION POINT: 1

BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	1.23
UNIT TIME-MINUTES	5
LAG TIME - MINUTES	0.28
UNIT TIME-PERCENT OF LAG	1760.7
TOTAL ADJUSTED STORM RAIN-INCHES	0.95
CONSTANT LOSS RATE-in/hr	0.380
LOW LOSS RATE - PERCENT	90%

TOTAL PERCOLATION RATE (cfs) 0.00 cfs

Unit Time Period	Time Minutes	Time Hours	Pattern Percent (Plate E-5.9)	Storm Rain in/hr	Loss Rate in/hr Max	Loss Rate in/hr Low	Effective Rain in/hr	Flood Hydrograph Flow cfs	Required Storage cf
1	5	0.08	0.5	0.057	0.38	0.05	0.01	0.01	2.11
2	10	0.17	0.6	0.069	0.38	0.06	0.01	0.01	2.53
3	15	0.25	0.6	0.069	0.38	0.06	0.01	0.01	2.53
4	20	0.33	0.6	0.069	0.38	0.06	0.01	0.01	2.53
5	25	0.42	0.6	0.069	0.38	0.06	0.01	0.01	2.53
6	30	0.50	0.7	0.080	0.38	0.07	0.01	0.01	2.95
7	35	0.58	0.7	0.080	0.38	0.07	0.01	0.01	2.95
8	40	0.67	0.7	0.080	0.38	0.07	0.01	0.01	2.95
9	45	0.75	0.7	0.080	0.38	0.07	0.01	0.01	2.95
10	50	0.83	0.7	0.080	0.38	0.07	0.01	0.01	2.95
11	55	0.92	0.7	0.080	0.38	0.07	0.01	0.01	2.95
12	60	1.00	0.8	0.091	0.38	0.08	0.01	0.01	3.38
13	65	1.08	0.8	0.091	0.38	0.08	0.01	0.01	3.38
14	70	1.17	0.8	0.091	0.38	0.08	0.01	0.01	3.38
15	75	1.25	0.8	0.091	0.38	0.08	0.01	0.01	3.38
16	80	1.33	0.8	0.091	0.38	0.08	0.01	0.01	3.38
17	85	1.42	0.8	0.091	0.38	0.08	0.01	0.01	3.38
18	90	1.50	0.8	0.091	0.38	0.08	0.01	0.01	3.38
19	95	1.58	0.8	0.091	0.38	0.08	0.01	0.01	3.38
20	100	1.67	0.8	0.091	0.38	0.08	0.01	0.01	3.38
21	105	1.75	0.8	0.091	0.38	0.08	0.01	0.01	3.38
22	110	1.83	0.8	0.091	0.38	0.08	0.01	0.01	3.38
23	115	1.92	0.8	0.091	0.38	0.08	0.01	0.01	3.38
24	120	2.00	0.9	0.103	0.38	0.09	0.01	0.01	3.80
25	125	2.08	0.8	0.091	0.38	0.08	0.01	0.01	3.38
26	130	2.17	0.9	0.103	0.38	0.09	0.01	0.01	3.80
27	135	2.25	0.9	0.103	0.38	0.09	0.01	0.01	3.80
28	140	2.33	0.9	0.103	0.38	0.09	0.01	0.01	3.80
29	145	2.42	0.9	0.103	0.38	0.09	0.01	0.01	3.80
30	150	2.50	0.9	0.103	0.38	0.09	0.01	0.01	3.80
31	155	2.58	0.9	0.103	0.38	0.09	0.01	0.01	3.80
32	160	2.67	0.9	0.103	0.38	0.09	0.01	0.01	3.80
33	165	2.75	1.0	0.114	0.38	0.10	0.01	0.01	4.22
34	170	2.83	1.0	0.114	0.38	0.10	0.01	0.01	4.22
35	175	2.92	1.0	0.114	0.38	0.10	0.01	0.01	4.22
36	180	3.00	1.0	0.114	0.38	0.10	0.01	0.01	4.22
37	185	3.08	1.0	0.114	0.38	0.10	0.01	0.01	4.22
38	190	3.17	1.1	0.126	0.38	0.11	0.01	0.02	4.64
39	195	3.25	1.1	0.126	0.38	0.11	0.01	0.02	4.64
40	200	3.33	1.1	0.126	0.38	0.11	0.01	0.02	4.64
41	205	3.42	1.2	0.137	0.38	0.12	0.01	0.02	5.06
42	210	3.50	1.3	0.149	0.38	0.13	0.01	0.02	5.49
43	215	3.58	1.4	0.160	0.38	0.14	0.02	0.02	5.91
44	220	3.67	1.4	0.160	0.38	0.14	0.02	0.02	5.91
45	225	3.75	1.5	0.172	0.38	0.15	0.02	0.02	6.33
46	230	3.83	1.5	0.172	0.38	0.15	0.02	0.02	6.33
47	235	3.92	1.6	0.183	0.38	0.16	0.02	0.02	6.75
48	240	4.00	1.6	0.183	0.38	0.16	0.02	0.02	6.75
49	245	4.08	1.7	0.194	0.38	0.17	0.02	0.02	7.17
50	250	4.17	1.8	0.206	0.38	0.19	0.02	0.03	7.60
51	255	4.25	1.9	0.217	0.38	0.20	0.02	0.03	8.02
52	260	4.33	2.0	0.229	0.38	0.21	0.02	0.03	8.44
53	265	4.42	2.1	0.240	0.38	0.22	0.02	0.03	8.86
54	270	4.50	2.1	0.240	0.38	0.22	0.02	0.03	8.86
55	275	4.58	2.2	0.252	0.38	0.23	0.03	0.03	9.28
56	280	4.67	2.3	0.263	0.38	0.24	0.03	0.03	9.71

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD 100 YEAR - 6 HOUR STORM EVENT	PROJECT: WORLD MUSEUM SOUTH PROP 2 YR EVEN CONCENTRATION POINT: 1 BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	1.23		
UNIT TIME-MINUTES	5		
LAG TIME - MINUTES	0.28		
UNIT TIME-PERCENT OF LAG	1760.7		
TOTAL ADJUSTED STORM RAIN-INCHES	0.95		
CONSTANT LOSS RATE-in/hr	0.380		
LOW LOSS RATE - PERCENT	90%	TOTAL PERCOLATION RATE (cfs)	0.00 cfs

Unit Time Period	Time		Pattern	Storm Rain	Loss Rate in/hr		Effective Rain	Flood Hydrograph Flow	Required Storage
	Minutes	Hours	Percent (Plate E-5.9)	in/hr	Max	Low	in/hr	cfs	cf
57	285	4.75	2.4	0.274	0.38	0.25	0.03	0.03	10.13
58	290	4.83	2.4	0.274	0.38	0.25	0.03	0.03	10.13
59	295	4.92	2.5	0.286	0.38	0.26	0.03	0.04	10.55
60	300	5.00	2.6	0.297	0.38	0.27	0.03	0.04	10.97
61	305	5.08	3.1	0.355	0.38	0.32	0.04	0.04	13.08
62	310	5.17	3.6	0.412	0.38	0.37	0.03	0.04	11.53
63	315	5.25	3.9	0.446	0.38	0.40	0.07	0.08	24.19
64	320	5.33	4.2	0.480	0.38	0.43	0.10	0.12	36.85
65	325	5.42	4.7	0.537	0.38	0.48	0.16	0.19	57.95
66	330	5.50	5.6	0.640	0.38	0.58	0.26	0.32	95.93
67	335	5.58	1.9	0.217	0.38	0.20	0.02	0.03	8.02
68	340	5.67	0.9	0.103	0.38	0.09	0.01	0.01	3.80
69	345	5.75	0.6	0.069	0.38	0.06	0.01	0.01	2.53
70	350	5.83	0.5	0.057	0.38	0.05	0.01	0.01	2.11
71	355	5.92	0.3	0.034	0.38	0.03	0.00	0.00	1.27
72	360	6.00	0.2	0.023	0.38	0.02	0.00	0.00	0.84

EFFECTIVE RAIN & FLOOD VOLUMES SUMMARY

EFFECTIVE RAIN (in)	0.13
FLOOD VOLUME (acft)	0.01
FLOOD VOLUME (cuft)	560.23
REQUIRED STORAGE (acft)	0.01
REQUIRED STORAGE (cuft)	555.59
PEAK FLOW RATE (cfs)	0.32

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
100 YEAR - 24 HOUR STORM EVENT

PROJECT: WORLD MUSEUM SOUTH PROP 2 YR EVENT
CONCENTRATION POINT: 1

BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	1.230	CONSTANT LOSS RATE-in/hr	n/a
UNIT TIME-MINUTES	15	VARIABLE LOSS RATE (AVG) in/hr	0.3805
LAG TIME - MINUTES	0.28	MINIMUM LOSS RATE (for var. loss) - in/hr	0.190
UNIT TIME-PERCENT OF LAG	5282.1	LOW LOSS RATE - DECIMAL	0.90
TOTAL ADJUSTED STORM RAIN-INCHES	1.36	C	0.00352
		PERCOLATION RATE (cfs)	0.00

Unit Time Period	Time		Pattern Percent	Storm Rain in/hr	Loss Rate in/hr		Effective Rain in/hr	Flood Hydrograph Flow cfs	Required Storage cf
	Minutes	Hours	(Plate E-5.9)		Max	Low			
1	15	0.25	0.2	0.011	0.672	0.010	0.001	0.00	1.20
2	30	0.50	0.3	0.016	0.664	0.015	0.002	0.00	1.81
3	45	0.75	0.3	0.016	0.656	0.015	0.002	0.00	1.81
4	60	1.00	0.4	0.022	0.649	0.020	0.002	0.00	2.41
5	75	1.25	0.3	0.016	0.641	0.015	0.002	0.00	1.81
6	90	1.50	0.3	0.016	0.633	0.015	0.002	0.00	1.81
7	105	1.75	0.3	0.016	0.626	0.015	0.002	0.00	1.81
8	120	2.00	0.4	0.022	0.618	0.020	0.002	0.00	2.41
9	135	2.25	0.4	0.022	0.611	0.020	0.002	0.00	2.41
10	150	2.50	0.4	0.022	0.603	0.020	0.002	0.00	2.41
11	165	2.75	0.5	0.027	0.596	0.024	0.003	0.00	3.01
12	180	3.00	0.5	0.027	0.589	0.024	0.003	0.00	3.01
13	195	3.25	0.5	0.027	0.581	0.024	0.003	0.00	3.01
14	210	3.50	0.5	0.027	0.574	0.024	0.003	0.00	3.01
15	225	3.75	0.5	0.027	0.567	0.024	0.003	0.00	3.01
16	240	4.00	0.6	0.033	0.560	0.029	0.003	0.00	3.61
17	255	4.25	0.6	0.033	0.553	0.029	0.003	0.00	3.61
18	270	4.50	0.7	0.038	0.546	0.034	0.004	0.00	4.22
19	285	4.75	0.7	0.038	0.539	0.034	0.004	0.00	4.22
20	300	5.00	0.8	0.044	0.532	0.039	0.004	0.01	4.82
21	315	5.25	0.6	0.033	0.525	0.029	0.003	0.00	3.61
22	330	5.50	0.7	0.038	0.518	0.034	0.004	0.00	4.22
23	345	5.75	0.8	0.044	0.511	0.039	0.004	0.01	4.82
24	360	6.00	0.8	0.044	0.504	0.039	0.004	0.01	4.82
25	375	6.25	0.9	0.049	0.498	0.044	0.005	0.01	5.42
26	390	6.50	0.9	0.049	0.491	0.044	0.005	0.01	5.42
27	405	6.75	1.0	0.054	0.485	0.049	0.005	0.01	6.02
28	420	7.00	1.0	0.054	0.478	0.049	0.005	0.01	6.02
29	435	7.25	1.0	0.054	0.471	0.049	0.005	0.01	6.02
30	450	7.50	1.1	0.060	0.465	0.054	0.006	0.01	6.62
31	465	7.75	1.2	0.065	0.459	0.059	0.007	0.01	7.23
32	480	8.00	1.3	0.071	0.452	0.064	0.007	0.01	7.83
33	495	8.25	1.5	0.082	0.446	0.073	0.008	0.01	9.03
34	510	8.50	1.5	0.082	0.440	0.073	0.008	0.01	9.03
35	525	8.75	1.6	0.087	0.434	0.078	0.009	0.01	9.64
36	540	9.00	1.7	0.092	0.428	0.083	0.009	0.01	10.24
37	555	9.25	1.9	0.103	0.422	0.093	0.010	0.01	11.44
38	570	9.50	2.0	0.109	0.416	0.098	0.011	0.01	12.04
39	585	9.75	2.1	0.114	0.410	0.103	0.011	0.01	12.65
40	600	10.00	2.2	0.120	0.404	0.108	0.012	0.01	13.25
41	615	10.25	1.5	0.082	0.398	0.073	0.008	0.01	9.03
42	630	10.50	1.5	0.082	0.392	0.073	0.008	0.01	9.03
43	645	10.75	2.0	0.109	0.386	0.098	0.011	0.01	12.04
44	660	11.00	2.0	0.109	0.381	0.098	0.011	0.01	12.04
45	675	11.25	1.9	0.103	0.375	0.093	0.010	0.01	11.44
46	690	11.50	1.9	0.103	0.370	0.093	0.010	0.01	11.44
47	705	11.75	1.7	0.092	0.364	0.083	0.009	0.01	10.24
48	720	12.00	1.8	0.098	0.359	0.088	0.010	0.01	10.84
49	735	12.25	2.5	0.136	0.353	0.122	0.014	0.02	15.06
50	750	12.50	2.6	0.141	0.348	0.127	0.014	0.02	15.66
51	765	12.75	2.8	0.152	0.343	0.137	0.015	0.02	16.86
52	780	13.00	2.9	0.158	0.338	0.142	0.016	0.02	17.46
53	795	13.25	3.4	0.185	0.333	0.166	0.018	0.02	20.48
54	810	13.50	3.4	0.185	0.328	0.166	0.018	0.02	20.48
55	825	13.75	2.3	0.125	0.323	0.113	0.013	0.02	13.85
56	840	14.00	2.3	0.125	0.318	0.113	0.013	0.02	13.85
57	855	14.25	2.7	0.147	0.313	0.132	0.015	0.02	16.26
58	870	14.50	2.6	0.141	0.308	0.127	0.014	0.02	15.66
59	885	14.75	2.6	0.141	0.303	0.127	0.014	0.02	15.66
60	900	15.00	2.5	0.136	0.299	0.122	0.014	0.02	15.06
61	915	15.25	2.4	0.131	0.294	0.118	0.013	0.02	14.45
62	930	15.50	2.3	0.125	0.290	0.113	0.013	0.02	13.85
63	945	15.75	1.9	0.103	0.285	0.093	0.010	0.01	11.44
64	960	16.00	1.9	0.103	0.281	0.093	0.010	0.01	11.44
65	975	16.25	0.4	0.022	0.277	0.020	0.002	0.00	2.41
66	990	16.50	0.4	0.022	0.272	0.020	0.002	0.00	2.41
67	1005	16.75	0.3	0.016	0.268	0.015	0.002	0.00	1.81

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD 100 YEAR - 24 HOUR STORM EVENT	PROJECT: WORLD MUSEUM SOUTH PROP 2 YR EVENT CONCENTRATION POINT: 1 BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	1.230	CONSTANT LOSS RATE-in/hr	n/a
UNIT TIME-MINUTES	15	VARIABLE LOSS RATE (AVG) in/hr	0.3805
LAG TIME - MINUTES	0.28	MINIMUM LOSS RATE (for var. loss) - in/hr	0.190
UNIT TIME-PERCENT OF LAG	5282.1	LOW LOSS RATE - DECIMAL	0.90
TOTAL ADJUSTED STORM RAIN-INCHES	1.36	C	0.00352
		PERCOLATION RATE (cfs)	0.00

Unit Time Period	Time Minutes	Time Hours	Pattern Percent (Plate E-5.9)	Storm Rain in/hr	Loss Rate in/hr Max	Loss Rate in/hr Low	Effective Rain in/hr	Flood Hydrograph Flow cfs	Required Storage cf
68	1020	17.00	0.3	0.016	0.264	0.015	0.002	0.00	1.81
69	1035	17.25	0.5	0.027	0.260	0.024	0.003	0.00	3.01
70	1050	17.50	0.5	0.027	0.256	0.024	0.003	0.00	3.01
71	1065	17.75	0.5	0.027	0.252	0.024	0.003	0.00	3.01
72	1080	18.00	0.4	0.022	0.249	0.020	0.002	0.00	2.41
73	1095	18.25	0.4	0.022	0.245	0.020	0.002	0.00	2.41
74	1110	18.50	0.4	0.022	0.241	0.020	0.002	0.00	2.41
75	1125	18.75	0.3	0.016	0.238	0.015	0.002	0.00	1.81
76	1140	19.00	0.2	0.011	0.235	0.010	0.001	0.00	1.20
77	1155	19.25	0.3	0.016	0.231	0.015	0.002	0.00	1.81
78	1170	19.50	0.4	0.022	0.228	0.020	0.002	0.00	2.41
79	1185	19.75	0.3	0.016	0.225	0.015	0.002	0.00	1.81
80	1200	20.00	0.2	0.011	0.222	0.010	0.001	0.00	1.20
81	1215	20.25	0.3	0.016	0.219	0.015	0.002	0.00	1.81
82	1230	20.50	0.3	0.016	0.216	0.015	0.002	0.00	1.81
83	1245	20.75	0.3	0.016	0.213	0.015	0.002	0.00	1.81
84	1260	21.00	0.2	0.011	0.211	0.010	0.001	0.00	1.20
85	1275	21.25	0.3	0.016	0.208	0.015	0.002	0.00	1.81
86	1290	21.50	0.2	0.011	0.206	0.010	0.001	0.00	1.20
87	1305	21.75	0.3	0.016	0.204	0.015	0.002	0.00	1.81
88	1320	22.00	0.2	0.011	0.202	0.010	0.001	0.00	1.20
89	1335	22.25	0.3	0.016	0.200	0.015	0.002	0.00	1.81
90	1350	22.50	0.2	0.011	0.198	0.010	0.001	0.00	1.20
91	1365	22.75	0.2	0.011	0.196	0.010	0.001	0.00	1.20
92	1380	23.00	0.2	0.011	0.194	0.010	0.001	0.00	1.20
93	1395	23.25	0.2	0.011	0.193	0.010	0.001	0.00	1.20
94	1410	23.50	0.2	0.011	0.192	0.010	0.001	0.00	1.20
95	1425	23.75	0.2	0.011	0.191	0.010	0.001	0.00	1.20
96	1440	24.00	0.2	0.011	0.190	0.010	0.001	0.00	1.20

EFFECTIVE RAIN & FLOOD VOLUMES SUMMARY	
EFFECTIVE RAIN (in)	0.14
FLOOD VOLUME (acft)	0.01
FLOOD VOLUME (cuft)	607.23
REQUIRED STORAGE (acft)	0.01
REQUIRED STORAGE (cuft)	602.21
PEAK FLOW (cfs)	0.02

PROJECT: WORLD MUSEUM SOUTH PROP 2 YR EVENT
JOB # C2026
1

BASIN CHARACTERISTICS

CONTOUR	DEPTH		AREA		VOLUME		
	INCR (ft)	TOTAL (ft)	INCR (sf)	TOTAL (sf)	INCR (cuft)	TOTAL (cuft)	(acre-ft)
0	0	0		0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00

PERCOLATION CALCULATIONS
PERCOLATION RATE 0 in/hr 0.00 cfs

MAXWELL IV DRYWELLS
NUMBER USED 0
RATE/DRYWELL 0 cfs
TOTAL DISSIPATED 0 cfs

TOTAL PERCOLATION RATE 0.00 cfs

1

JOB # C2026

100 YEAR - 3 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
1	5	0.01	4	4	0	4	-	4	0.00
2	10	0.01	4	8	0	8	-	8	0.00
3	15	0.01	4	12	0	12	-	12	0.00
4	20	0.02	5	17	0	17	-	17	0.00
5	25	0.02	5	21	0	21	-	21	0.00
6	30	0.02	6	27	0	27	-	27	0.00
7	35	0.02	5	32	0	32	-	32	0.00
8	40	0.02	6	38	0	38	-	38	0.00
9	45	0.02	6	43	0	43	-	43	0.00
10	50	0.02	5	48	0	48	-	48	0.00
11	55	0.02	5	53	0	53	-	53	0.00
12	60	0.02	6	59	0	59	-	59	0.00
13	65	0.02	7	66	0	66	-	66	0.00
14	70	0.02	7	73	0	73	-	73	0.00
15	75	0.02	7	80	0	80	-	80	0.00
16	80	0.02	6	87	0	87	-	87	0.00
17	85	0.03	8	95	0	95	-	95	0.00
18	90	0.03	9	103	0	103	-	103	0.00
19	95	0.03	8	111	0	111	-	111	0.00
20	100	0.03	9	120	0	120	-	120	0.00
21	105	0.04	11	130	0	130	-	130	0.00
22	110	0.03	10	140	0	140	-	140	0.00
23	115	0.03	9	149	0	149	-	149	0.00
24	120	0.03	10	159	0	159	-	159	0.00
25	125	0.03	10	169	0	169	-	169	0.00
26	130	0.04	13	182	0	182	-	182	0.00
27	135	0.06	19	202	0	202	-	202	0.00
28	140	0.04	11	213	0	213	-	213	0.00
29	145	0.26	77	289	0	289	-	289	0.01
30	150	0.31	93	382	0	382	-	382	0.01
31	155	0.40	121	504	0	504	-	504	0.01
32	160	0.16	48	551	0	551	-	551	0.01
33	165	0.02	6	558	0	558	-	558	0.01
34	170	0.02	6	564	0	564	-	564	0.01
35	175	0.02	6	569	0	569	-	569	0.01
36	180	0.01	2	571	0	571	-	571	0.01

1

JOB # C2026

100 YEAR - 6 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
1	5	0.01	2	2	0	2	-	2	0.00
2	10	0.01	3	5	0	5	-	5	0.00
3	15	0.01	3	7	0	7	-	7	0.00
4	20	0.01	3	10	0	10	-	10	0.00
5	25	0.01	3	12	0	12	-	12	0.00
6	30	0.01	3	15	0	15	-	15	0.00
7	35	0.01	3	18	0	18	-	18	0.00
8	40	0.01	3	21	0	21	-	21	0.00
9	45	0.01	3	24	0	24	-	24	0.00
10	50	0.01	3	27	0	27	-	27	0.00
11	55	0.01	3	30	0	30	-	30	0.00
12	60	0.01	3	33	0	33	-	33	0.00
13	65	0.01	3	37	0	37	-	37	0.00
14	70	0.01	3	40	0	40	-	40	0.00
15	75	0.01	3	43	0	43	-	43	0.00
16	80	0.01	3	47	0	47	-	47	0.00
17	85	0.01	3	50	0	50	-	50	0.00
18	90	0.01	3	54	0	54	-	54	0.00
19	95	0.01	3	57	0	57	-	57	0.00
20	100	0.01	3	60	0	60	-	60	0.00
21	105	0.01	3	64	0	64	-	64	0.00
22	110	0.01	3	67	0	67	-	67	0.00
23	115	0.01	3	70	0	70	-	70	0.00
24	120	0.01	4	74	0	74	-	74	0.00
25	125	0.01	3	78	0	78	-	78	0.00
26	130	0.01	4	81	0	81	-	81	0.00
27	135	0.01	4	85	0	85	-	85	0.00
28	140	0.01	4	89	0	89	-	89	0.00
29	145	0.01	4	93	0	93	-	93	0.00
30	150	0.01	4	97	0	97	-	97	0.00
31	155	0.01	4	100	0	100	-	100	0.00
32	160	0.01	4	104	0	104	-	104	0.00
33	165	0.01	4	108	0	108	-	108	0.00
34	170	0.01	4	113	0	113	-	113	0.00
35	175	0.01	4	117	0	117	-	117	0.00
36	180	0.01	4	121	0	121	-	121	0.00
37	185	0.01	4	125	0	125	-	125	0.00
38	190	0.02	5	130	0	130	-	130	0.00
39	195	0.02	5	135	0	135	-	135	0.00
40	200	0.02	5	139	0	139	-	139	0.00
41	205	0.02	5	144	0	144	-	144	0.00
42	210	0.02	5	150	0	150	-	150	0.00
43	215	0.02	6	156	0	156	-	156	0.00
44	220	0.02	6	162	0	162	-	162	0.00
45	225	0.02	6	168	0	168	-	168	0.00
46	230	0.02	6	174	0	174	-	174	0.00
47	235	0.02	7	181	0	181	-	181	0.00
48	240	0.02	7	188	0	188	-	188	0.00
49	245	0.02	7	195	0	195	-	195	0.00
50	250	0.03	8	203	0	203	-	203	0.00
51	255	0.03	8	211	0	211	-	211	0.00
52	260	0.03	8	219	0	219	-	219	0.01
53	265	0.03	9	228	0	228	-	228	0.01
54	270	0.03	9	237	0	237	-	237	0.01
55	275	0.03	9	246	0	246	-	246	0.01

1

JOB # C2026

100 YEAR - 6 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
56	280	0.03	10	256	0	256	-	256	0.01
57	285	0.03	10	266	0	266	-	266	0.01
58	290	0.03	10	276	0	276	-	276	0.01
59	295	0.04	11	287	0	287	-	287	0.01
60	300	0.04	11	298	0	298	-	298	0.01
61	305	0.04	13	311	0	311	-	311	0.01
62	310	0.04	12	322	0	322	-	322	0.01
63	315	0.08	24	346	0	346	-	346	0.01
64	320	0.12	37	383	0	383	-	383	0.01
65	325	0.19	58	441	0	441	-	441	0.01
66	330	0.32	96	537	0	537	-	537	0.01
67	335	0.03	8	545	0	545	-	545	0.01
68	340	0.01	4	549	0	549	-	549	0.01
69	345	0.01	3	551	0	551	-	551	0.01
70	350	0.01	2	553	0	553	-	553	0.01
71	355	0.00	1	555	0	555	-	555	0.01
72	360	0.00	1	556	0	556	-	556	0.01

1

JOB # C2026

100 YEAR - 24 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
1	15	0.00	1	1	0	1	-	1	0.00
2	30	0.00	2	3	0	3	-	3	0.00
3	45	0.00	2	5	0	5	-	5	0.00
4	60	0.00	2	7	0	7	-	7	0.00
5	75	0.00	2	9	0	9	-	9	0.00
6	90	0.00	2	11	0	11	-	11	0.00
7	105	0.00	2	13	0	13	-	13	0.00
8	120	0.00	2	15	0	15	-	15	0.00
9	135	0.00	2	17	0	17	-	17	0.00
10	150	0.00	2	20	0	20	-	20	0.00
11	165	0.00	3	23	0	23	-	23	0.00
12	180	0.00	3	26	0	26	-	26	0.00
13	195	0.00	3	29	0	29	-	29	0.00
14	210	0.00	3	32	0	32	-	32	0.00
15	225	0.00	3	35	0	35	-	35	0.00
16	240	0.00	4	39	0	39	-	39	0.00
17	255	0.00	4	42	0	42	-	42	0.00
18	270	0.00	4	46	0	46	-	46	0.00
19	285	0.00	4	51	0	51	-	51	0.00
20	300	0.01	5	55	0	55	-	55	0.00
21	315	0.00	4	59	0	59	-	59	0.00
22	330	0.00	4	63	0	63	-	63	0.00
23	345	0.01	5	68	0	68	-	68	0.00
24	360	0.01	5	73	0	73	-	73	0.00
25	375	0.01	5	78	0	78	-	78	0.00
26	390	0.01	5	84	0	84	-	84	0.00
27	405	0.01	6	90	0	90	-	90	0.00
28	420	0.01	6	96	0	96	-	96	0.00
29	435	0.01	6	102	0	102	-	102	0.00
30	450	0.01	7	108	0	108	-	108	0.00
31	465	0.01	7	116	0	116	-	116	0.00
32	480	0.01	8	123	0	123	-	123	0.00
33	495	0.01	9	132	0	132	-	132	0.00
34	510	0.01	9	142	0	142	-	142	0.00
35	525	0.01	10	151	0	151	-	151	0.00
36	540	0.01	10	161	0	161	-	161	0.00
37	555	0.01	11	173	0	173	-	173	0.00
38	570	0.01	12	185	0	185	-	185	0.00
39	585	0.01	13	198	0	198	-	198	0.00
40	600	0.01	13	211	0	211	-	211	0.00
41	615	0.01	9	220	0	220	-	220	0.01
42	630	0.01	9	229	0	229	-	229	0.01
43	645	0.01	12	241	0	241	-	241	0.01
44	660	0.01	12	253	0	253	-	253	0.01
45	675	0.01	11	264	0	264	-	264	0.01
46	690	0.01	11	276	0	276	-	276	0.01
47	705	0.01	10	286	0	286	-	286	0.01
48	720	0.01	11	297	0	297	-	297	0.01
49	735	0.02	15	312	0	312	-	312	0.01
50	750	0.02	16	328	0	328	-	328	0.01
51	765	0.02	17	344	0	344	-	344	0.01
52	780	0.02	17	362	0	362	-	362	0.01
53	795	0.02	20	382	0	382	-	382	0.01
54	810	0.02	20	403	0	403	-	403	0.01
55	825	0.02	14	417	0	417	-	417	0.01
56	840	0.02	14	431	0	431	-	431	0.01
57	855	0.02	16	447	0	447	-	447	0.01
58	870	0.02	16	462	0	462	-	462	0.01

1

JOB # C2026

100 YEAR - 24 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
59	885	0.02	16	478	0	478	-	478	0.01
60	900	0.02	15	493	0	493	-	493	0.01
61	915	0.02	14	508	0	508	-	508	0.01
62	930	0.02	14	522	0	522	-	522	0.01
63	945	0.01	11	533	0	533	-	533	0.01
64	960	0.01	11	544	0	544	-	544	0.01
65	975	0.00	2	547	0	547	-	547	0.01
66	990	0.00	2	549	0	549	-	549	0.01
67	1005	0.00	2	551	0	551	-	551	0.01
68	1020	0.00	2	553	0	553	-	553	0.01
69	1035	0.00	3	556	0	556	-	556	0.01
70	1050	0.00	3	559	0	559	-	559	0.01
71	1065	0.00	3	562	0	562	-	562	0.01
72	1080	0.00	2	564	0	564	-	564	0.01
73	1095	0.00	2	567	0	567	-	567	0.01
74	1110	0.00	2	569	0	569	-	569	0.01
75	1125	0.00	2	571	0	571	-	571	0.01
76	1140	0.00	1	572	0	572	-	572	0.01
77	1155	0.00	2	574	0	574	-	574	0.01
78	1170	0.00	2	576	0	576	-	576	0.01
79	1185	0.00	2	578	0	578	-	578	0.01
80	1200	0.00	1	579	0	579	-	579	0.01
81	1215	0.00	2	581	0	581	-	581	0.01
82	1230	0.00	2	583	0	583	-	583	0.01
83	1245	0.00	2	585	0	585	-	585	0.01
84	1260	0.00	1	586	0	586	-	586	0.01
85	1275	0.00	2	588	0	588	-	588	0.01
86	1290	0.00	1	589	0	589	-	589	0.01
87	1305	0.00	2	591	0	591	-	591	0.01
88	1320	0.00	1	592	0	592	-	592	0.01
89	1335	0.00	2	594	0	594	-	594	0.01
90	1350	0.00	1	595	0	595	-	595	0.01
91	1365	0.00	1	596	0	596	-	596	0.01
92	1380	0.00	1	597	0	597	-	597	0.01
93	1395	0.00	1	599	0	599	-	599	0.01
94	1410	0.00	1	600	0	600	-	600	0.01
95	1425	0.00	1	601	0	601	-	601	0.01
96	1440	0.00	1	602	0	602	-	602	0.01

	A	B	C	D
1	**RCFC&WCD SHORTCUT UNIT HYDROGRAPH METHOD**			
2	DATA INPUT SHEET			
3				
4	WORKSHEET PREPARED BY:	JAMES R. BAZUA, P.E.		
5				
6	PROJECT NAME	WORLD MUSEUM SOUTH PROP 10 YR EVENT		
7	JOB #	C2026		
8				
9	CONCENTRATION POINT DESIGNATION	1		
10	AREA DESIGNATION	ON-SITE		
11				
12	TRIBUTARY AREAS	ACRES		
13				
14	COMMERCIAL			
15	PAVING/HARDSCAPE	0.37		
16	SF - 1 ACRE			
17	SF - 1/2 ACRE			
18	SF - 1/4 ACRE			
19	MF - CONDOMINIUMS			
20	MF - APARTMENTS			
21	MOBILE HOME PARK			
22	LANDSCAPING	0.51		
23	RETENTION BASIN			
24	GOLF COURSE			
25	MOUNTAINOUS	0.35		
26	LOW LOSS RATE (PERCENT)	90%		
27				
28	LENGTH OF WATERCOURSE (L)	315		
29	LENGTH TO POINT OPPOSITE CENTROID (Lca)	15		
30				
31	ELEVATION OF HEADWATER	329		
32	ELEVATION OF CONCENTRATION POINT	267		
33				
34	AVERAGE MANNINGS 'N' VALUE	0.02		
35				
36	STORM FREQUENCY (YEAR)	100		
37				
38	POINT RAIN			
39	3-HOUR	1.5		
40	6-HOUR	1.93		
41	24-HOUR	2.66		
42				
43	BASIN CHARACTERISTICS:	ELEVATION	AREA	
44				
45				
46				
47				
48				
49				
50				
51				
52	PERCOLATION RATE (in/hr)			
53				
54	DRYWELL DATA			
55	NUMBER USED			
56	PERCOLATION RATE (cfs)			

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD — PROJECT: WORLD MUSEUM SOUTH PROP 10 YR EVENT
BASIC DATA CALCULATION FORM — JOB # C2026
SHORTCUT METHOD — BY ES R. BAZUA, P.E. — DATE 3/28/2025

PHYSICAL DATA

[1] CONCENTRATION POINT	1
[2] AREA DESIGNATION	ON-SITE
[3] AREA - ACRES	1.230
[4] L-FEET	315
[5] L-MILES	0.060
[6] La-FEET	15.00
[7] La-MILES	0.003
[8] ELEVATION OF HEADWATER	329
[9] ELEVATION OF CONCENTRATION POINT	267
[10] H-FEET	62
[11] S-FEET/MILE	1039.2
[12] S^0.5	32.24
[13] L*LCA/S^0.5	0.000
[14] AVERAGE MANNINGS 'N'	0.02
[15] LAG TIME-HOURS	0.00
[16] LAG TIME-MINUTES	0.3
[17] 100% OF LAG-MINUTES	0.3
[18] 200% OF LAG-MINUTES	0.6
[19] UNIT TIME-MINUTES (100%-200% OF LAG)	5
[24] TOTAL PERCOLATION RATE (cfs)	0.00

RAINFALL DATA

[1] SOURCE
[2] FREQUENCY-YEARS 100
[3] DURATION:

3-HOURS				6-HOURS				24-HOURS			
[4] POINT RAIN INCHES (Plate E-5.2)	[5] AREA	[6]	[7] AVERAGE POINT RAIN INCHES	[8] POINT RAIN INCHES (Plate E-5.4)	[9] AREA	[10]	[11] AVERAGE POINT RAIN INCHES	[12] POINT RAIN INCHES (Plate E-5.6)	[13] AREA	[14]	[15] AVERAGE POINT RAIN INCHES
1.50	1.230	1.00	1.50	1.93	1.230	1.00	1.93	2.66	1.230	1.00	2.66
		0.00	0.00			0.00	0.00			0.00	0.00
		0.00	0.00			0.00	0.00			0.00	0.00
		0.00	0.00			0.00	0.00			0.00	0.00
SUM [5]	1.23	SUM [7]	1.50	SUM [9]	1.23	SUM [11]	1.93	SUM [13]	1.23	SUM [15]	2.66
[16] AREA ADJ FACTOR			1.000				1.000				1.000
[17] ADJ AVG POINT RAIN			1.50				1.93				2.66

STORM EVENT SUMMARY

DURATION		3-HOUR	6-HOUR	24-HOUR
EFFECTIVE RAIN	(in)	0.54	0.51	0.26
FLOOD VOLUME	(cu-ft)	2,398	2,283	1,178
	(acre-ft)	0.06	0.05	0.03
REQUIRED STORAGE	(cu-ft)	2,379	2,264	1,168
	(acre-ft)	0.05	0.05	0.03
PEAK FLOW	(cfs)	1.35	1.13	0.04
MAXIMUM WSEL	(ft)	-	-	-

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD	PROJECT WORLD MUSEUM SOUTH PROP 10 YR EVENT
	CONCENTRATION POINT: 1
	BY MES R. BAZUA, P.E. DATE 3/28/2025

ADJUSTED LOSS RATE

SOIL GROUP [Plate C-1]	LAND USE	RI NUMBER [Plate E-6.1]	PERVIOUS AREA INFILTRATION RATE (in/hr) [Plate E-6.2]	DECIMAL PERCENT OF AREA IMPERVIOUS [Plate E-6.3]	ADJUSTED INFILTRATION RATE (in/hr)	AREA		AVERAGE ADJUSTED INFILTRATION RATE (in/hr)
A	COMMERCIAL	32	0.74	90%	0.14	0.00	0.000	0.0000
A	PAVING/HARDSCAPE	32	0.74	100%	0.07	0.37	0.301	0.0223
A	SF - 1 ACRE	32	0.74	20%	0.61	0.00	0.000	0.0000
A	SF - 1/2 ACRE	32	0.74	40%	0.47	0.00	0.000	0.0000
A	SF - 1/4 ACRE	32	0.74	50%	0.41	0.00	0.000	0.0000
A	MF - COND0MINIUMS	32	0.74	65%	0.31	0.00	0.000	0.0000
A	MF - APARTMENTS	32	0.74	80%	0.21	0.00	0.000	0.0000
A	MOBILE HOME PARKS	32	0.74	75%	0.24	0.00	0.000	0.0000
A	LANDSCAPING	32	0.74	0%	0.74	0.51	0.415	0.3068
A	RETENTION BASINS	32	0.74	0%	0.74	0.00	0.000	0.0000
A	GOLF COURSE	32	0.74	0%	0.74	0.00	0.000	0.0000
D	MOUNTAINOUS	93	0.95	90%	0.18	0.35	0.285	0.0514
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					0.00		0.000	0.0000
					SUM	1.23	SUM	0.3805

VARIABLE LOSS RATE CURVE (24-HOUR STORM ONLY)

Fm= 0.19022561

C= 0.00352

Ft=C(24-(T/60))^1.55 = 0.00352 (24-(T/60))^1.55 + 0.19 in/hr

LOW LOSS RATE (80-90 PERCENT) = 90%

Where:

T=Time in minutes. To get an average value for each unit time period, Use T=1/2 the unit time for the first time period,
T=1 1/2 unit time for the second period, etc.

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
100 YEAR - 3 HOUR STORM EVENT

PROJECT: WORLD MUSEUM SOUTH PROP 10 YR EVENT
CONCENTRATION POINT: 1

BY: IES R. BAZUA, DATE 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	1.23
UNIT TIME-MINUTES	5
LAG TIME - MINUTES	0.28
UNIT TIME-PERCENT OF LAG	1760.7
TOTAL ADJUSTED STORM RAIN-INCHES	1.50
CONSTANT LOSS RATE-in/hr	0.38
LOW LOSS RATE - PERCENT	90%

TOTAL PERCOLATION RATE (cfs) 0.00 cfs

Unit Time Period	Time Minutes	Time Hours	Pattern Percent (Plate E-5.9)	Storm Rain in/hr	Loss Rate in/hr Max	Loss Rate in/hr Low	Effective Rain in/hr	Flood Hydrograph Flow cfs	Required Storage cf
1	5	0.08	1.3	0.234	0.38	0.21	0.02	0.03	8.63
2	10	0.17	1.3	0.234	0.38	0.21	0.02	0.03	8.63
3	15	0.25	1.1	0.198	0.38	0.18	0.02	0.02	7.31
4	20	0.33	1.5	0.270	0.38	0.24	0.03	0.03	9.96
5	25	0.42	1.5	0.270	0.38	0.24	0.03	0.03	9.96
6	30	0.50	1.8	0.324	0.38	0.29	0.03	0.04	11.96
7	35	0.58	1.5	0.270	0.38	0.24	0.03	0.03	9.96
8	40	0.67	1.8	0.324	0.38	0.29	0.03	0.04	11.96
9	45	0.75	1.8	0.324	0.38	0.29	0.03	0.04	11.96
10	50	0.83	1.5	0.270	0.38	0.24	0.03	0.03	9.96
11	55	0.92	1.6	0.288	0.38	0.26	0.03	0.04	10.63
12	60	1.00	1.8	0.324	0.38	0.29	0.03	0.04	11.96
13	65	1.08	2.2	0.396	0.38	0.36	0.02	0.02	5.74
14	70	1.17	2.2	0.396	0.38	0.36	0.02	0.02	5.74
15	75	1.25	2.2	0.396	0.38	0.36	0.02	0.02	5.74
16	80	1.33	2.0	0.360	0.38	0.32	0.04	0.04	13.28
17	85	1.42	2.6	0.468	0.38	0.42	0.09	0.11	32.31
18	90	1.50	2.7	0.486	0.38	0.44	0.11	0.13	38.95
19	95	1.58	2.4	0.432	0.38	0.39	0.05	0.06	19.02
20	100	1.67	2.7	0.486	0.38	0.44	0.11	0.13	38.95
21	105	1.75	3.3	0.594	0.38	0.53	0.21	0.26	78.80
22	110	1.83	3.1	0.558	0.38	0.50	0.18	0.22	65.52
23	115	1.92	2.9	0.522	0.38	0.47	0.14	0.17	52.23
24	120	2.00	3.0	0.540	0.38	0.49	0.16	0.20	58.87
25	125	2.08	3.1	0.558	0.38	0.50	0.18	0.22	65.52
26	130	2.17	4.2	0.756	0.38	0.68	0.38	0.46	138.58
27	135	2.25	5.0	0.900	0.38	0.81	0.52	0.64	191.71
28	140	2.33	3.5	0.630	0.38	0.57	0.25	0.31	92.08
29	145	2.42	6.8	1.224	0.38	1.10	0.84	1.04	311.27
30	150	2.50	7.3	1.314	0.38	1.18	0.93	1.15	344.48
31	155	2.58	8.2	1.476	0.38	1.33	1.10	1.35	404.26
32	160	2.67	5.9	1.062	0.38	0.96	0.68	0.84	251.49
33	165	2.75	2.0	0.360	0.38	0.32	0.04	0.04	13.28
34	170	2.83	1.8	0.324	0.38	0.29	0.03	0.04	11.96
35	175	2.92	1.8	0.324	0.38	0.29	0.03	0.04	11.96
36	180	3.00	0.6	0.108	0.38	0.10	0.01	0.01	3.99

EFFECTIVE RAIN & FLOOD VOLUMES SUMMARY

EFFECTIVE RAIN (in)	0.54
FLOOD VOLUME (acft)	0.06
FLOOD VOLUME (cuft)	2398.41
REQUIRED STORAGE (acft)	0.05
REQUIRED STORAGE (cuft)	2378.58
PEAK FLOW RATE (cfs)	1.35

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
100 YEAR - 6 HOUR STORM EVENT

PROJECT: WORLD MUSEUM SOUTH PROP 10 YR EVEN
CONCENTRATION POINT: 1

BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	1.23
UNIT TIME-MINUTES	5
LAG TIME - MINUTES	0.28
UNIT TIME-PERCENT OF LAG	1760.7
TOTAL ADJUSTED STORM RAIN-INCHES	1.93
CONSTANT LOSS RATE-in/hr	0.380
LOW LOSS RATE - PERCENT	90%

TOTAL PERCOLATION RATE (cfs) 0.00 cfs

Unit Time Period	Time		Pattern Percent	Storm Rain in/hr	Loss Rate in/hr		Effective Rain	Flood Hydrograph Flow	Required Storage
	Minutes	Hours	(Plate E-5.9)		Max	Low	in/hr	cfs	cf
1	5	0.08	0.5	0.116	0.38	0.10	0.01	0.01	4.27
2	10	0.17	0.6	0.139	0.38	0.13	0.01	0.02	5.13
3	15	0.25	0.6	0.139	0.38	0.13	0.01	0.02	5.13
4	20	0.33	0.6	0.139	0.38	0.13	0.01	0.02	5.13
5	25	0.42	0.6	0.139	0.38	0.13	0.01	0.02	5.13
6	30	0.50	0.7	0.162	0.38	0.15	0.02	0.02	5.98
7	35	0.58	0.7	0.162	0.38	0.15	0.02	0.02	5.98
8	40	0.67	0.7	0.162	0.38	0.15	0.02	0.02	5.98
9	45	0.75	0.7	0.162	0.38	0.15	0.02	0.02	5.98
10	50	0.83	0.7	0.162	0.38	0.15	0.02	0.02	5.98
11	55	0.92	0.7	0.162	0.38	0.15	0.02	0.02	5.98
12	60	1.00	0.8	0.185	0.38	0.17	0.02	0.02	6.84
13	65	1.08	0.8	0.185	0.38	0.17	0.02	0.02	6.84
14	70	1.17	0.8	0.185	0.38	0.17	0.02	0.02	6.84
15	75	1.25	0.8	0.185	0.38	0.17	0.02	0.02	6.84
16	80	1.33	0.8	0.185	0.38	0.17	0.02	0.02	6.84
17	85	1.42	0.8	0.185	0.38	0.17	0.02	0.02	6.84
18	90	1.50	0.8	0.185	0.38	0.17	0.02	0.02	6.84
19	95	1.58	0.8	0.185	0.38	0.17	0.02	0.02	6.84
20	100	1.67	0.8	0.185	0.38	0.17	0.02	0.02	6.84
21	105	1.75	0.8	0.185	0.38	0.17	0.02	0.02	6.84
22	110	1.83	0.8	0.185	0.38	0.17	0.02	0.02	6.84
23	115	1.92	0.8	0.185	0.38	0.17	0.02	0.02	6.84
24	120	2.00	0.9	0.208	0.38	0.19	0.02	0.03	7.69
25	125	2.08	0.8	0.185	0.38	0.17	0.02	0.02	6.84
26	130	2.17	0.9	0.208	0.38	0.19	0.02	0.03	7.69
27	135	2.25	0.9	0.208	0.38	0.19	0.02	0.03	7.69
28	140	2.33	0.9	0.208	0.38	0.19	0.02	0.03	7.69
29	145	2.42	0.9	0.208	0.38	0.19	0.02	0.03	7.69
30	150	2.50	0.9	0.208	0.38	0.19	0.02	0.03	7.69
31	155	2.58	0.9	0.208	0.38	0.19	0.02	0.03	7.69
32	160	2.67	0.9	0.208	0.38	0.19	0.02	0.03	7.69
33	165	2.75	1.0	0.232	0.38	0.21	0.02	0.03	8.55
34	170	2.83	1.0	0.232	0.38	0.21	0.02	0.03	8.55
35	175	2.92	1.0	0.232	0.38	0.21	0.02	0.03	8.55
36	180	3.00	1.0	0.232	0.38	0.21	0.02	0.03	8.55
37	185	3.08	1.0	0.232	0.38	0.21	0.02	0.03	8.55
38	190	3.17	1.1	0.255	0.38	0.23	0.03	0.03	9.40
39	195	3.25	1.1	0.255	0.38	0.23	0.03	0.03	9.40
40	200	3.33	1.1	0.255	0.38	0.23	0.03	0.03	9.40
41	205	3.42	1.2	0.278	0.38	0.25	0.03	0.03	10.26
42	210	3.50	1.3	0.301	0.38	0.27	0.03	0.04	11.11
43	215	3.58	1.4	0.324	0.38	0.29	0.03	0.04	11.96
44	220	3.67	1.4	0.324	0.38	0.29	0.03	0.04	11.96
45	225	3.75	1.5	0.347	0.38	0.31	0.03	0.04	12.82
46	230	3.83	1.5	0.347	0.38	0.31	0.03	0.04	12.82
47	235	3.92	1.6	0.371	0.38	0.33	0.04	0.05	13.67
48	240	4.00	1.6	0.371	0.38	0.33	0.04	0.05	13.67
49	245	4.08	1.7	0.394	0.38	0.35	0.01	0.02	4.90
50	250	4.17	1.8	0.417	0.38	0.38	0.04	0.04	13.44
51	255	4.25	1.9	0.440	0.38	0.40	0.06	0.07	21.99
52	260	4.33	2.0	0.463	0.38	0.42	0.08	0.10	30.53
53	265	4.42	2.1	0.486	0.38	0.44	0.11	0.13	39.08
54	270	4.50	2.1	0.486	0.38	0.44	0.11	0.13	39.08
55	275	4.58	2.2	0.510	0.38	0.46	0.13	0.16	47.63
56	280	4.67	2.3	0.533	0.38	0.48	0.15	0.19	56.17

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD 100 YEAR - 6 HOUR STORM EVENT	PROJECT: WORLD MUSEUM SOUTH PROP 10 YR EVEN CONCENTRATION POINT: 1 BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	1.23		
UNIT TIME-MINUTES	5		
LAG TIME - MINUTES	0.28		
UNIT TIME-PERCENT OF LAG	1760.7		
TOTAL ADJUSTED STORM RAIN-INCHES	1.93		
CONSTANT LOSS RATE-in/hr	0.380		
LOW LOSS RATE - PERCENT	90%	TOTAL PERCOLATION RATE (cfs)	0.00 cfs

Unit Time Period	Time		Pattern Percent	Storm Rain in/hr	Loss Rate in/hr		Effective Rain	Flood Hydrograph Flow	Required Storage
	Minutes	Hours	(Plate E-5.9)		Max	Low	in/hr	cfs	cf
57	285	4.75	2.4	0.556	0.38	0.50	0.18	0.22	64.72
58	290	4.83	2.4	0.556	0.38	0.50	0.18	0.22	64.72
59	295	4.92	2.5	0.579	0.38	0.52	0.20	0.24	73.26
60	300	5.00	2.6	0.602	0.38	0.54	0.22	0.27	81.81
61	305	5.08	3.1	0.718	0.38	0.65	0.34	0.42	124.54
62	310	5.17	3.6	0.834	0.38	0.75	0.45	0.56	167.27
63	315	5.25	3.9	0.903	0.38	0.81	0.52	0.64	192.91
64	320	5.33	4.2	0.973	0.38	0.88	0.59	0.73	218.55
65	325	5.42	4.7	1.089	0.38	0.98	0.71	0.87	261.28
66	330	5.50	5.6	1.297	0.38	1.17	0.92	1.13	338.19
67	335	5.58	1.9	0.440	0.38	0.40	0.06	0.07	21.99
68	340	5.67	0.9	0.208	0.38	0.19	0.02	0.03	7.69
69	345	5.75	0.6	0.139	0.38	0.13	0.01	0.02	5.13
70	350	5.83	0.5	0.116	0.38	0.10	0.01	0.01	4.27
71	355	5.92	0.3	0.069	0.38	0.06	0.01	0.01	2.56
72	360	6.00	0.2	0.046	0.38	0.04	0.00	0.01	1.71

EFFECTIVE RAIN & FLOOD VOLUMES SUMMARY

EFFECTIVE RAIN (in)	0.51
FLOOD VOLUME (acft)	0.05
FLOOD VOLUME (cuft)	2282.59
REQUIRED STORAGE (acft)	0.05
REQUIRED STORAGE (cuft)	2263.72
PEAK FLOW RATE (cfs)	1.13

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD
100 YEAR - 24 HOUR STORM EVENT

PROJECT: WORLD MUSEUM SOUTH PROP 10 YR EVENT
CONCENTRATION POINT: 1

BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	1.230	CONSTANT LOSS RATE-in/hr	n/a
UNIT TIME-MINUTES	15	VARIABLE LOSS RATE (AVG) in/hr	0.3805
LAG TIME - MINUTES	0.28	MINIMUM LOSS RATE (for var. loss) - in/hr	0.190
UNIT TIME-PERCENT OF LAG	5282.1	LOW LOSS RATE - DECIMAL	0.90
TOTAL ADJUSTED STORM RAIN-INCHES	2.66	C	0.00352
		PERCOLATION RATE (cfs)	0.00

Unit Time Period	Time		Pattern Percent	Storm Rain in/hr	Loss Rate in/hr		Effective Rain in/hr	Flood Hydrograph Flow cfs	Required Storage cf
	Minutes	Hours	(Plate E-5.9)		Max	Low			
1	15	0.25	0.2	0.021	0.672	0.019	0.002	0.00	2.36
2	30	0.50	0.3	0.032	0.664	0.029	0.003	0.00	3.53
3	45	0.75	0.3	0.032	0.656	0.029	0.003	0.00	3.53
4	60	1.00	0.4	0.043	0.649	0.038	0.004	0.01	4.71
5	75	1.25	0.3	0.032	0.641	0.029	0.003	0.00	3.53
6	90	1.50	0.3	0.032	0.633	0.029	0.003	0.00	3.53
7	105	1.75	0.3	0.032	0.626	0.029	0.003	0.00	3.53
8	120	2.00	0.4	0.043	0.618	0.038	0.004	0.01	4.71
9	135	2.25	0.4	0.043	0.611	0.038	0.004	0.01	4.71
10	150	2.50	0.4	0.043	0.603	0.038	0.004	0.01	4.71
11	165	2.75	0.5	0.053	0.596	0.048	0.005	0.01	5.89
12	180	3.00	0.5	0.053	0.589	0.048	0.005	0.01	5.89
13	195	3.25	0.5	0.053	0.581	0.048	0.005	0.01	5.89
14	210	3.50	0.5	0.053	0.574	0.048	0.005	0.01	5.89
15	225	3.75	0.5	0.053	0.567	0.048	0.005	0.01	5.89
16	240	4.00	0.6	0.064	0.560	0.057	0.006	0.01	7.07
17	255	4.25	0.6	0.064	0.553	0.057	0.006	0.01	7.07
18	270	4.50	0.7	0.074	0.546	0.067	0.007	0.01	8.24
19	285	4.75	0.7	0.074	0.539	0.067	0.007	0.01	8.24
20	300	5.00	0.8	0.085	0.532	0.077	0.009	0.01	9.42
21	315	5.25	0.6	0.064	0.525	0.057	0.006	0.01	7.07
22	330	5.50	0.7	0.074	0.518	0.067	0.007	0.01	8.24
23	345	5.75	0.8	0.085	0.511	0.077	0.009	0.01	9.42
24	360	6.00	0.8	0.085	0.504	0.077	0.009	0.01	9.42
25	375	6.25	0.9	0.096	0.498	0.086	0.010	0.01	10.60
26	390	6.50	0.9	0.096	0.491	0.086	0.010	0.01	10.60
27	405	6.75	1.0	0.106	0.485	0.096	0.011	0.01	11.78
28	420	7.00	1.0	0.106	0.478	0.096	0.011	0.01	11.78
29	435	7.25	1.0	0.106	0.471	0.096	0.011	0.01	11.78
30	450	7.50	1.1	0.117	0.465	0.105	0.012	0.01	12.96
31	465	7.75	1.2	0.128	0.459	0.115	0.013	0.02	14.13
32	480	8.00	1.3	0.138	0.452	0.124	0.014	0.02	15.31
33	495	8.25	1.5	0.160	0.446	0.144	0.016	0.02	17.67
34	510	8.50	1.5	0.160	0.440	0.144	0.016	0.02	17.67
35	525	8.75	1.6	0.170	0.434	0.153	0.017	0.02	18.85
36	540	9.00	1.7	0.181	0.428	0.163	0.018	0.02	20.02
37	555	9.25	1.9	0.202	0.422	0.182	0.020	0.02	22.38
38	570	9.50	2.0	0.213	0.416	0.192	0.021	0.03	23.56
39	585	9.75	2.1	0.223	0.410	0.201	0.022	0.03	24.73
40	600	10.00	2.2	0.234	0.404	0.211	0.023	0.03	25.91
41	615	10.25	1.5	0.160	0.398	0.144	0.016	0.02	17.67
42	630	10.50	1.5	0.160	0.392	0.144	0.016	0.02	17.67
43	645	10.75	2.0	0.213	0.386	0.192	0.021	0.03	23.56
44	660	11.00	2.0	0.213	0.381	0.192	0.021	0.03	23.56
45	675	11.25	1.9	0.202	0.375	0.182	0.020	0.02	22.38
46	690	11.50	1.9	0.202	0.370	0.182	0.020	0.02	22.38
47	705	11.75	1.7	0.181	0.364	0.163	0.018	0.02	20.02
48	720	12.00	1.8	0.192	0.359	0.172	0.019	0.02	21.20
49	735	12.25	2.5	0.266	0.353	0.239	0.027	0.03	29.45
50	750	12.50	2.6	0.277	0.348	0.249	0.028	0.03	30.62
51	765	12.75	2.8	0.298	0.343	0.268	0.030	0.04	32.98
52	780	13.00	2.9	0.309	0.338	0.278	0.031	0.04	34.16
53	795	13.25	3.4	0.362	0.333	0.326	0.029	0.04	32.31
54	810	13.50	3.4	0.362	0.328	0.326	0.034	0.04	37.89
55	825	13.75	2.3	0.245	0.323	0.220	0.024	0.03	27.09
56	840	14.00	2.3	0.245	0.318	0.220	0.024	0.03	27.09
57	855	14.25	2.7	0.287	0.313	0.259	0.029	0.04	31.80
58	870	14.50	2.6	0.277	0.308	0.249	0.028	0.03	30.62
59	885	14.75	2.6	0.277	0.303	0.249	0.028	0.03	30.62
60	900	15.00	2.5	0.266	0.299	0.239	0.027	0.03	29.45
61	915	15.25	2.4	0.255	0.294	0.230	0.026	0.03	28.27
62	930	15.50	2.3	0.245	0.290	0.220	0.024	0.03	27.09
63	945	15.75	1.9	0.202	0.285	0.182	0.020	0.02	22.38
64	960	16.00	1.9	0.202	0.281	0.182	0.020	0.02	22.38
65	975	16.25	0.4	0.043	0.277	0.038	0.004	0.01	4.71
66	990	16.50	0.4	0.043	0.272	0.038	0.004	0.01	4.71
67	1005	16.75	0.3	0.032	0.268	0.029	0.003	0.00	3.53

RCFCD SYNTHETIC UNIT HYDROGRAPH METHOD 100 YEAR - 24 HOUR STORM EVENT	PROJECT: WORLD MUSEUM SOUTH PROP 10 YR EVENT CONCENTRATION POINT: 1 BY: JAMES R. BAZ DATE: 3/28/2025

EFFECTIVE RAIN CALCULATION FORM

DRAINAGE AREA-ACRES	1.230	CONSTANT LOSS RATE-in/hr	n/a
UNIT TIME-MINUTES	15	VARIABLE LOSS RATE (AVG) in/hr	0.3805
LAG TIME - MINUTES	0.28	MINIMUM LOSS RATE (for var. loss) - in/hr	0.190
UNIT TIME-PERCENT OF LAG	5282.1	LOW LOSS RATE - DECIMAL	0.90
TOTAL ADJUSTED STORM RAIN-INCHES	2.66	C	0.00352
		PERCOLATION RATE (cfs)	0.00

Unit Time Period	Time Minutes	Time Hours	Pattern Percent (Plate E-5.9)	Storm Rain in/hr	Loss Rate in/hr Max	Loss Rate in/hr Low	Effective Rain in/hr	Flood Hydrograph Flow cfs	Required Storage cf
68	1020	17.00	0.3	0.032	0.264	0.029	0.003	0.00	3.53
69	1035	17.25	0.5	0.053	0.260	0.048	0.005	0.01	5.89
70	1050	17.50	0.5	0.053	0.256	0.048	0.005	0.01	5.89
71	1065	17.75	0.5	0.053	0.252	0.048	0.005	0.01	5.89
72	1080	18.00	0.4	0.043	0.249	0.038	0.004	0.01	4.71
73	1095	18.25	0.4	0.043	0.245	0.038	0.004	0.01	4.71
74	1110	18.50	0.4	0.043	0.241	0.038	0.004	0.01	4.71
75	1125	18.75	0.3	0.032	0.238	0.029	0.003	0.00	3.53
76	1140	19.00	0.2	0.021	0.235	0.019	0.002	0.00	2.36
77	1155	19.25	0.3	0.032	0.231	0.029	0.003	0.00	3.53
78	1170	19.50	0.4	0.043	0.228	0.038	0.004	0.01	4.71
79	1185	19.75	0.3	0.032	0.225	0.029	0.003	0.00	3.53
80	1200	20.00	0.2	0.021	0.222	0.019	0.002	0.00	2.36
81	1215	20.25	0.3	0.032	0.219	0.029	0.003	0.00	3.53
82	1230	20.50	0.3	0.032	0.216	0.029	0.003	0.00	3.53
83	1245	20.75	0.3	0.032	0.213	0.029	0.003	0.00	3.53
84	1260	21.00	0.2	0.021	0.211	0.019	0.002	0.00	2.36
85	1275	21.25	0.3	0.032	0.208	0.029	0.003	0.00	3.53
86	1290	21.50	0.2	0.021	0.206	0.019	0.002	0.00	2.36
87	1305	21.75	0.3	0.032	0.204	0.029	0.003	0.00	3.53
88	1320	22.00	0.2	0.021	0.202	0.019	0.002	0.00	2.36
89	1335	22.25	0.3	0.032	0.200	0.029	0.003	0.00	3.53
90	1350	22.50	0.2	0.021	0.198	0.019	0.002	0.00	2.36
91	1365	22.75	0.2	0.021	0.196	0.019	0.002	0.00	2.36
92	1380	23.00	0.2	0.021	0.194	0.019	0.002	0.00	2.36
93	1395	23.25	0.2	0.021	0.193	0.019	0.002	0.00	2.36
94	1410	23.50	0.2	0.021	0.192	0.019	0.002	0.00	2.36
95	1425	23.75	0.2	0.021	0.191	0.019	0.002	0.00	2.36
96	1440	24.00	0.2	0.021	0.190	0.019	0.002	0.00	2.36

EFFECTIVE RAIN & FLOOD VOLUMES SUMMARY	
EFFECTIVE RAIN (in)	0.26
FLOOD VOLUME (acft)	0.03
FLOOD VOLUME (cuft)	1177.70
REQUIRED STORAGE (acft)	0.03
REQUIRED STORAGE (cuft)	1167.96
PEAK FLOW (cfs)	0.04

PROJECT: WORLD MUSEUM SOUTH PROP 10 YR EVENT
JOB # C2026
1

BASIN CHARACTERISTICS

CONTOUR	DEPTH		AREA		VOLUME		
	INCR (ft)	TOTAL (ft)	INCR (sf)	TOTAL (sf)	INCR (cuft)	TOTAL (cuft)	(acre-ft)
0	0	0		0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00
0	0	0	0	0	0	0	0.00

PERCOLATION CALCULATIONS
PERCOLATION RATE 0 in/hr 0.00 cfs

MAXWELL IV DRYWELLS
NUMBER USED 0
RATE/DRYWELL 0 cfs
TOTAL DISSIPATED 0 cfs

TOTAL PERCOLATION RATE 0.00 cfs

1

JOB # C2026

100 YEAR - 3 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
1	5	0.03	9	9	0	9	-	9	0.00
2	10	0.03	9	17	0	17	-	17	0.00
3	15	0.02	7	25	0	25	-	25	0.00
4	20	0.03	10	35	0	35	-	35	0.00
5	25	0.03	10	45	0	45	-	45	0.00
6	30	0.04	12	56	0	56	-	56	0.00
7	35	0.03	10	66	0	66	-	66	0.00
8	40	0.04	12	78	0	78	-	78	0.00
9	45	0.04	12	90	0	90	-	90	0.00
10	50	0.03	10	100	0	100	-	100	0.00
11	55	0.04	11	111	0	111	-	111	0.00
12	60	0.04	12	123	0	123	-	123	0.00
13	65	0.02	6	129	0	129	-	129	0.00
14	70	0.02	6	134	0	134	-	134	0.00
15	75	0.02	6	140	0	140	-	140	0.00
16	80	0.04	13	153	0	153	-	153	0.00
17	85	0.11	32	186	0	186	-	186	0.00
18	90	0.13	39	225	0	225	-	225	0.01
19	95	0.06	19	244	0	244	-	244	0.01
20	100	0.13	39	283	0	283	-	283	0.01
21	105	0.26	79	361	0	361	-	361	0.01
22	110	0.22	66	427	0	427	-	427	0.01
23	115	0.17	52	479	0	479	-	479	0.01
24	120	0.20	59	538	0	538	-	538	0.01
25	125	0.22	66	604	0	604	-	604	0.01
26	130	0.46	139	742	0	742	-	742	0.02
27	135	0.64	192	934	0	934	-	934	0.02
28	140	0.31	92	1,026	0	1,026	-	1,026	0.02
29	145	1.04	311	1,337	0	1,337	-	1,337	0.03
30	150	1.15	344	1,682	0	1,682	-	1,682	0.04
31	155	1.35	404	2,086	0	2,086	-	2,086	0.05
32	160	0.84	251	2,337	0	2,337	-	2,337	0.05
33	165	0.04	13	2,351	0	2,351	-	2,351	0.05
34	170	0.04	12	2,363	0	2,363	-	2,363	0.05
35	175	0.04	12	2,375	0	2,375	-	2,375	0.05
36	180	0.01	4	2,379	0	2,379	-	2,379	0.05

1

JOB # C2026

100 YEAR - 6 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
1	5	0.01	4	4	0	4	-	4	0.00
2	10	0.02	5	9	0	9	-	9	0.00
3	15	0.02	5	15	0	15	-	15	0.00
4	20	0.02	5	20	0	20	-	20	0.00
5	25	0.02	5	25	0	25	-	25	0.00
6	30	0.02	6	31	0	31	-	31	0.00
7	35	0.02	6	37	0	37	-	37	0.00
8	40	0.02	6	43	0	43	-	43	0.00
9	45	0.02	6	49	0	49	-	49	0.00
10	50	0.02	6	55	0	55	-	55	0.00
11	55	0.02	6	61	0	61	-	61	0.00
12	60	0.02	7	68	0	68	-	68	0.00
13	65	0.02	7	74	0	74	-	74	0.00
14	70	0.02	7	81	0	81	-	81	0.00
15	75	0.02	7	88	0	88	-	88	0.00
16	80	0.02	7	95	0	95	-	95	0.00
17	85	0.02	7	102	0	102	-	102	0.00
18	90	0.02	7	109	0	109	-	109	0.00
19	95	0.02	7	115	0	115	-	115	0.00
20	100	0.02	7	122	0	122	-	122	0.00
21	105	0.02	7	129	0	129	-	129	0.00
22	110	0.02	7	136	0	136	-	136	0.00
23	115	0.02	7	143	0	143	-	143	0.00
24	120	0.03	8	150	0	150	-	150	0.00
25	125	0.02	7	157	0	157	-	157	0.00
26	130	0.03	8	165	0	165	-	165	0.00
27	135	0.03	8	173	0	173	-	173	0.00
28	140	0.03	8	180	0	180	-	180	0.00
29	145	0.03	8	188	0	188	-	188	0.00
30	150	0.03	8	196	0	196	-	196	0.00
31	155	0.03	8	203	0	203	-	203	0.00
32	160	0.03	8	211	0	211	-	211	0.00
33	165	0.03	9	220	0	220	-	220	0.01
34	170	0.03	9	228	0	228	-	228	0.01
35	175	0.03	9	237	0	237	-	237	0.01
36	180	0.03	9	245	0	245	-	245	0.01
37	185	0.03	9	254	0	254	-	254	0.01
38	190	0.03	9	263	0	263	-	263	0.01
39	195	0.03	9	273	0	273	-	273	0.01
40	200	0.03	9	282	0	282	-	282	0.01
41	205	0.03	10	292	0	292	-	292	0.01
42	210	0.04	11	303	0	303	-	303	0.01
43	215	0.04	12	315	0	315	-	315	0.01
44	220	0.04	12	327	0	327	-	327	0.01
45	225	0.04	13	340	0	340	-	340	0.01
46	230	0.04	13	353	0	353	-	353	0.01
47	235	0.05	14	367	0	367	-	367	0.01
48	240	0.05	14	380	0	380	-	380	0.01
49	245	0.02	5	385	0	385	-	385	0.01
50	250	0.04	13	399	0	399	-	399	0.01
51	255	0.07	22	421	0	421	-	421	0.01
52	260	0.10	31	451	0	451	-	451	0.01
53	265	0.13	39	490	0	490	-	490	0.01
54	270	0.13	39	529	0	529	-	529	0.01
55	275	0.16	48	577	0	577	-	577	0.01

1

JOB # C2026

100 YEAR - 6 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
56	280	0.19	56	633	0	633	-	633	0.01
57	285	0.22	65	698	0	698	-	698	0.02
58	290	0.22	65	763	0	763	-	763	0.02
59	295	0.24	73	836	0	836	-	836	0.02
60	300	0.27	82	918	0	918	-	918	0.02
61	305	0.42	125	1,042	0	1,042	-	1,042	0.02
62	310	0.56	167	1,209	0	1,209	-	1,209	0.03
63	315	0.64	193	1,402	0	1,402	-	1,402	0.03
64	320	0.73	219	1,621	0	1,621	-	1,621	0.04
65	325	0.87	261	1,882	0	1,882	-	1,882	0.04
66	330	1.13	338	2,220	0	2,220	-	2,220	0.05
67	335	0.07	22	2,242	0	2,242	-	2,242	0.05
68	340	0.03	8	2,250	0	2,250	-	2,250	0.05
69	345	0.02	5	2,255	0	2,255	-	2,255	0.05
70	350	0.01	4	2,259	0	2,259	-	2,259	0.05
71	355	0.01	3	2,262	0	2,262	-	2,262	0.05
72	360	0.01	2	2,264	0	2,264	-	2,264	0.05

1

JOB # C2026

100 YEAR - 24 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
1	15	0.00	2	2	0	2	-	2	0.00
2	30	0.00	4	6	0	6	-	6	0.00
3	45	0.00	4	9	0	9	-	9	0.00
4	60	0.01	5	14	0	14	-	14	0.00
5	75	0.00	4	18	0	18	-	18	0.00
6	90	0.00	4	21	0	21	-	21	0.00
7	105	0.00	4	25	0	25	-	25	0.00
8	120	0.01	5	29	0	29	-	29	0.00
9	135	0.01	5	34	0	34	-	34	0.00
10	150	0.01	5	39	0	39	-	39	0.00
11	165	0.01	6	45	0	45	-	45	0.00
12	180	0.01	6	51	0	51	-	51	0.00
13	195	0.01	6	57	0	57	-	57	0.00
14	210	0.01	6	62	0	62	-	62	0.00
15	225	0.01	6	68	0	68	-	68	0.00
16	240	0.01	7	75	0	75	-	75	0.00
17	255	0.01	7	82	0	82	-	82	0.00
18	270	0.01	8	91	0	91	-	91	0.00
19	285	0.01	8	99	0	99	-	99	0.00
20	300	0.01	9	108	0	108	-	108	0.00
21	315	0.01	7	115	0	115	-	115	0.00
22	330	0.01	8	124	0	124	-	124	0.00
23	345	0.01	9	133	0	133	-	133	0.00
24	360	0.01	9	143	0	143	-	143	0.00
25	375	0.01	11	153	0	153	-	153	0.00
26	390	0.01	11	164	0	164	-	164	0.00
27	405	0.01	12	175	0	175	-	175	0.00
28	420	0.01	12	187	0	187	-	187	0.00
29	435	0.01	12	199	0	199	-	199	0.00
30	450	0.01	13	212	0	212	-	212	0.00
31	465	0.02	14	226	0	226	-	226	0.01
32	480	0.02	15	241	0	241	-	241	0.01
33	495	0.02	18	259	0	259	-	259	0.01
34	510	0.02	18	277	0	277	-	277	0.01
35	525	0.02	19	296	0	296	-	296	0.01
36	540	0.02	20	316	0	316	-	316	0.01
37	555	0.02	22	338	0	338	-	338	0.01
38	570	0.03	24	362	0	362	-	362	0.01
39	585	0.03	25	386	0	386	-	386	0.01
40	600	0.03	26	412	0	412	-	412	0.01
41	615	0.02	18	430	0	430	-	430	0.01
42	630	0.02	18	448	0	448	-	448	0.01
43	645	0.03	24	471	0	471	-	471	0.01
44	660	0.03	24	495	0	495	-	495	0.01
45	675	0.02	22	517	0	517	-	517	0.01
46	690	0.02	22	539	0	539	-	539	0.01
47	705	0.02	20	559	0	559	-	559	0.01
48	720	0.02	21	581	0	581	-	581	0.01
49	735	0.03	29	610	0	610	-	610	0.01
50	750	0.03	31	641	0	641	-	641	0.01
51	765	0.04	33	674	0	674	-	674	0.02
52	780	0.04	34	708	0	708	-	708	0.02
53	795	0.04	32	740	0	740	-	740	0.02
54	810	0.04	38	778	0	778	-	778	0.02
55	825	0.03	27	805	0	805	-	805	0.02
56	840	0.03	27	832	0	832	-	832	0.02
57	855	0.04	32	864	0	864	-	864	0.02
58	870	0.03	31	895	0	895	-	895	0.02

1

JOB # C2026

100 YEAR - 24 HOUR STORM EVENT

TIME UNIT PERIOD	(min)	FLOW IN (cfs)	VOLUME IN (cuft)	TOTAL IN BASIN (cuft)	PERC OUT (cuft)	TOTAL IN BASIN (cuft)	BASIN DEPTH (ft)	BALANCE IN BASIN (cuft)	(acre-ft)
59	885	0.03	31	925	0	925	-	925	0.02
60	900	0.03	29	955	0	955	-	955	0.02
61	915	0.03	28	983	0	983	-	983	0.02
62	930	0.03	27	1,010	0	1,010	-	1,010	0.02
63	945	0.02	22	1,033	0	1,033	-	1,033	0.02
64	960	0.02	22	1,055	0	1,055	-	1,055	0.02
65	975	0.01	5	1,060	0	1,060	-	1,060	0.02
66	990	0.01	5	1,064	0	1,064	-	1,064	0.02
67	1005	0.00	4	1,068	0	1,068	-	1,068	0.02
68	1020	0.00	4	1,071	0	1,071	-	1,071	0.02
69	1035	0.01	6	1,077	0	1,077	-	1,077	0.02
70	1050	0.01	6	1,083	0	1,083	-	1,083	0.02
71	1065	0.01	6	1,089	0	1,089	-	1,089	0.03
72	1080	0.01	5	1,094	0	1,094	-	1,094	0.03
73	1095	0.01	5	1,098	0	1,098	-	1,098	0.03
74	1110	0.01	5	1,103	0	1,103	-	1,103	0.03
75	1125	0.00	4	1,107	0	1,107	-	1,107	0.03
76	1140	0.00	2	1,109	0	1,109	-	1,109	0.03
77	1155	0.00	4	1,113	0	1,113	-	1,113	0.03
78	1170	0.01	5	1,117	0	1,117	-	1,117	0.03
79	1185	0.00	4	1,121	0	1,121	-	1,121	0.03
80	1200	0.00	2	1,123	0	1,123	-	1,123	0.03
81	1215	0.00	4	1,127	0	1,127	-	1,127	0.03
82	1230	0.00	4	1,130	0	1,130	-	1,130	0.03
83	1245	0.00	4	1,134	0	1,134	-	1,134	0.03
84	1260	0.00	2	1,136	0	1,136	-	1,136	0.03
85	1275	0.00	4	1,140	0	1,140	-	1,140	0.03
86	1290	0.00	2	1,142	0	1,142	-	1,142	0.03
87	1305	0.00	4	1,146	0	1,146	-	1,146	0.03
88	1320	0.00	2	1,148	0	1,148	-	1,148	0.03
89	1335	0.00	4	1,151	0	1,151	-	1,151	0.03
90	1350	0.00	2	1,154	0	1,154	-	1,154	0.03
91	1365	0.00	2	1,156	0	1,156	-	1,156	0.03
92	1380	0.00	2	1,159	0	1,159	-	1,159	0.03
93	1395	0.00	2	1,161	0	1,161	-	1,161	0.03
94	1410	0.00	2	1,163	0	1,163	-	1,163	0.03
95	1425	0.00	2	1,166	0	1,166	-	1,166	0.03
96	1440	0.00	2	1,168	0	1,168	-	1,168	0.03

V RUNOFF DISCHARGE CALCULATIONS

NORTH

Surface runoff on generated on the northerly portion of the project site is directed to an on-site curb inlet catch basin. Under the existing condition, runoff collected in the curb inlet catch basin enters an existing 24" storm drain pipe and is conveyed off-site. Under the proposed condition, runoff collected in the curb inlet catch basin will be diverted to an underground storage facility with the capacity to store 2,439 cu.ft. of runoff volume. Any runoff that exceeds the capacity of the underground storage facility will then enter the existing 24" storm drain pipe where it will be conveyed off-site as it is under existing conditions.

The volume that enters the existing 24" storm drain pipe to be conveyed off-site is less under the proposed condition that it is under the existing condition. As the runoff volume under both conditions leaves the same conduit with equal size and slope, the discharges (Q) leaving the site for existing vs proposed conditions is proportional to the calculated volumes leaving the 24" conduit for both conditions.

	2 YR DISCHARGE (Q) (CFS) LEAVING SITE	10 YR DISCHARGE (Q) (CFS) LEAVING SITE
NORTH EXISTING	3.88	10.73
NORTH PROPOSED	0	10.13

SOUTH

Surface runoff generated on the southerly portion of the site flows in a southeasterly direction. Under the existing condition, surface runoff flows to the southeasterly property boundary, against an existing perimeter wall, then follows the wall along a mild slope toward the south and ultimately leaves the site. Under the proposed condition, surface flow is directed toward a surface infiltration type detention basin with capacity to store the total runoff generated during the 10 year rain event, therefore no runoff is discharged off of the southerly portion of the site during the 2 year and 10 year events under proposed conditions.

	2 YR DISCHARGE (Q) (CFS) LEAVING SITE	10 YR DISCHARGE (Q) (CFS) LEAVING SITE
SOUTH EXISTING	0.23	0.63
SOUTH PROPOSED	0	0

Riverside County Rational Hydrology Program

CIVILCADD/CIVILDESIGN Engineering Software,(c) 1989 - 2005 Version 7.1

Rational Hydrology Study Date: 03/20/25 File:NORTHEXISTING2YR.out

---

NORTH EXISTING 2 YEAR DISCHARGE

********* Hydrology Study Control Information **********

English (in-lb) Units used in input data file

Program License Serial Number 6253

Rational Method Hydrology Program based on
Riverside County Flood Control & Water Conservation District
1978 hydrology manual

Storm event (year) = 2.00 Antecedent Moisture Condition = 1

2 year, 1 hour precipitation = 0.455(In.)
100 year, 1 hour precipitation = 2.410(In.)

Storm event year = 2.0
Calculated rainfall intensity data:
1 hour intensity = 0.455(In/Hr)
Slope of intensity duration curve = 0.5700

++

Process from Point/Station 100.000 to Point/Station 101.000

**** INITIAL AREA EVALUATION ****

Initial area flow distance = 436.000(Ft.)
Top (of initial area) elevation = 356.000(Ft.)
Bottom (of initial area) elevation = 264.500(Ft.)
Difference in elevation = 91.500(Ft.)
Slope = 0.20986 s(percent)= 20.99
TC = k(0.405)*[(length^3)/(elevation change)]^0.2
Initial area time of concentration = 6.293 min.
Rainfall intensity = 1.645(In/Hr) for a 2.0 year storm

```
USER INPUT of soil data for subarea
Runoff Coefficient = 0.620
Decimal fraction soil group A = 0.730
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.270
RI index for soil(AMC 1)  =   0.00
Pervious area fraction =  0.550; Impervious fraction =  0.450
Initial subarea runoff =      3.876(CFS)
Total initial stream area =        3.800(Ac.)
Pervious area fraction = 0.550
End of computations, total study area =            3.80 (Ac.)
The following figures may
be used for a unit hydrograph study of the same area.

Area averaged pervious area fraction(Ap) = 0.550
Area averaged RI index number =   0.0
```

Riverside County Rational Hydrology Program

CIVILCADD/CIVILDESIGN Engineering Software,(c) 1989 - 2005 Version 7.1

Rational Hydrology Study Date: 03/20/25 File:NORTHEXISTING10YR.out

---

NORTH EXISTING 10 YEAR DISCHARGE

********* Hydrology Study Control Information **********

English (in-lb) Units used in input data file

Program License Serial Number 6253

Rational Method Hydrology Program based on
Riverside County Flood Control & Water Conservation District
1978 hydrology manual

Storm event (year) = 10.00 Antecedent Moisture Condition = 1

2 year, 1 hour precipitation = 0.455(In.)
100 year, 1 hour precipitation = 2.410(In.)

Storm event year = 10.0
Calculated rainfall intensity data:
1 hour intensity = 1.259(In/Hr)
Slope of intensity duration curve = 0.5700

++

Process from Point/Station 100.000 to Point/Station 101.000

**** INITIAL AREA EVALUATION ****

Initial area flow distance = 436.000(Ft.)
Top (of initial area) elevation = 356.000(Ft.)
Bottom (of initial area) elevation = 264.500(Ft.)
Difference in elevation = 91.500(Ft.)
Slope = 0.20986 s(percent)= 20.99
TC = k(0.405)*[(length^3)/(elevation change)]^0.2
Initial area time of concentration = 6.293 min.
Rainfall intensity = 4.553(In/Hr) for a 10.0 year storm

```
USER INPUT of soil data for subarea
Runoff Coefficient = 0.620
Decimal fraction soil group A = 0.730
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.270
RI index for soil(AMC 1)  =   0.00
Pervious area fraction =  0.550; Impervious fraction =  0.450
Initial subarea runoff =     10.728(CFS)
Total initial stream area =        3.800(Ac.)
Pervious area fraction = 0.550
End of computations, total study area =            3.80 (Ac.)
The following figures may
be used for a unit hydrograph study of the same area.

Area averaged pervious area fraction(Ap) = 0.550
Area averaged RI index number =   0.0
```

Riverside County Rational Hydrology Program

CIVILCADD/CIVILDESIGN Engineering Software,(c) 1989 - 2005 Version 7.1

Rational Hydrology Study Date: 03/20/25 File:NORTHPROPOSED2YR.out

---

NORTH PROPOSED 2 YEAR DISCHARGE

********* Hydrology Study Control Information **********

English (in-lb) Units used in input data file

Program License Serial Number 6253

Rational Method Hydrology Program based on
Riverside County Flood Control & Water Conservation District
1978 hydrology manual

Storm event (year) = 2.00 Antecedent Moisture Condition = 1

2 year, 1 hour precipitation = 0.455(In.)
100 year, 1 hour precipitation = 2.410(In.)

Storm event year = 2.0
Calculated rainfall intensity data:
1 hour intensity = 0.455(In/Hr)
Slope of intensity duration curve = 0.5700

++

Process from Point/Station 100.000 to Point/Station 101.000

**** INITIAL AREA EVALUATION ****

Initial area flow distance = 480.000(Ft.)
Top (of initial area) elevation = 356.000(Ft.)
Bottom (of initial area) elevation = 264.500(Ft.)
Difference in elevation = 91.500(Ft.)
Slope = 0.19062 s(percent)= 19.06
TC = k(0.378)*[(length^3)/(elevation change)]^0.2
Initial area time of concentration = 6.222 min.
Rainfall intensity = 1.656(In/Hr) for a 2.0 year storm

USER INPUT of soil data for subarea
Runoff Coefficient = 0.710
Decimal fraction soil group A = 0.730
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.270
RI index for soil(AMC 1) = 0.00
Pervious area fraction = 0.410; Impervious fraction = 0.590
Initial subarea runoff = 4.467(CFS)
Total initial stream area = 3.800(Ac.)
Pervious area fraction = 0.410
End of computations, total study area = 3.80 (Ac.)
The following figures may
be used for a unit hydrograph study of the same area.

Area averaged pervious area fraction(Ap) = 0.410
Area averaged RI index number = 0.0

Riverside County Rational Hydrology Program

CIVILCADD/CIVILDESIGN Engineering Software,(c) 1989 - 2005 Version 7.1

Rational Hydrology Study Date: 03/20/25 File:NORTHPROPOSED10YR.out

---

PROPOSED NORTH 10 YEAR DISCHARGE

********* Hydrology Study Control Information **********

English (in-lb) Units used in input data file

Program License Serial Number 6253

Rational Method Hydrology Program based on
Riverside County Flood Control & Water Conservation District
1978 hydrology manual

Storm event (year) = 10.00 Antecedent Moisture Condition = 1

2 year, 1 hour precipitation = 0.455(In.)
100 year, 1 hour precipitation = 2.410(In.)

Storm event year = 10.0
Calculated rainfall intensity data:
1 hour intensity = 1.259(In/Hr)
Slope of intensity duration curve = 0.5700

++

Process from Point/Station 100.000 to Point/Station 101.000

**** INITIAL AREA EVALUATION ****

Initial area flow distance = 480.000(Ft.)
Top (of initial area) elevation = 356.000(Ft.)
Bottom (of initial area) elevation = 264.500(Ft.)
Difference in elevation = 91.500(Ft.)
Slope = 0.19062 s(percent)= 19.06
TC = k(0.378)*[(length^3)/(elevation change)]^0.2
Initial area time of concentration = 6.222 min.
Rainfall intensity = 4.583(In/Hr) for a 10.0 year storm

USER INPUT of soil data for subarea
Runoff Coefficient = 0.710
Decimal fraction soil group A = 0.730
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.270
RI index for soil(AMC 1) = 0.00
Pervious area fraction = 0.410; Impervious fraction = 0.590
Initial subarea runoff = 12.364(CFS)
Total initial stream area = 3.800(Ac.)
Pervious area fraction = 0.410
End of computations, total study area = 3.80 (Ac.)
The following figures may
be used for a unit hydrograph study of the same area.

Area averaged pervious area fraction(Ap) = 0.410
Area averaged RI index number = 0.0

Riverside County Rational Hydrology Program

CIVILCADD/CIVILDESIGN Engineering Software,(c) 1989 - 2005 Version 7.1

Rational Hydrology Study Date: 03/20/25 File:SOUTHEXISTING2YEAR.out

---

SOUTH EXISTING 2 YEAR DISCHARGE

********* Hydrology Study Control Information **********

English (in-lb) Units used in input data file

Program License Serial Number 6253

Rational Method Hydrology Program based on
Riverside County Flood Control & Water Conservation District
1978 hydrology manual

Storm event (year) = 2.00 Antecedent Moisture Condition = 1

2 year, 1 hour precipitation = 0.455(In.)
100 year, 1 hour precipitation = 2.410(In.)

Storm event year = 2.0
Calculated rainfall intensity data:
1 hour intensity = 0.455(In/Hr)
Slope of intensity duration curve = 0.5700

++

Process from Point/Station 200.000 to Point/Station 201.000

**** INITIAL AREA EVALUATION ****

Initial area flow distance = 320.000(Ft.)
Top (of initial area) elevation = 329.000(Ft.)
Bottom (of initial area) elevation = 267.000(Ft.)
Difference in elevation = 62.000(Ft.)
Slope = 0.19375 s(percent)= 19.38
TC = k(3.290)*[(length^3)/(elevation change)]^0.2
Initial area time of concentration = 45.899 min.
Rainfall intensity = 0.530(In/Hr) for a 2.0 year storm

```
USER INPUT of soil data for subarea
Runoff Coefficient = 0.350
Decimal fraction soil group A = 0.620
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.380
RI index for soil(AMC 1)  =   0.00
Pervious area fraction =  1.000; Impervious fraction =  0.000
Initial subarea runoff =      0.228(CFS)
Total initial stream area =        1.230(Ac.)
Pervious area fraction = 1.000
End of computations, total study area =            1.23 (Ac.)
The following figures may
be used for a unit hydrograph study of the same area.

Area averaged pervious area fraction(Ap) = 1.000
Area averaged RI index number =   0.0
```

Riverside County Rational Hydrology Program

CIVILCADD/CIVILDESIGN Engineering Software,(c) 1989 - 2005 Version 7.1

Rational Hydrology Study Date: 03/20/25 File:SOUTHEXISTING10YEAR.out

---

SOUTH EXISTING 10 YEAR DISCHARGE

********* Hydrology Study Control Information **********

English (in-lb) Units used in input data file

Program License Serial Number 6253

Rational Method Hydrology Program based on
Riverside County Flood Control & Water Conservation District
1978 hydrology manual

Storm event (year) = 10.00 Antecedent Moisture Condition = 1

2 year, 1 hour precipitation = 0.455(In.)
100 year, 1 hour precipitation = 2.410(In.)

Storm event year = 10.0
Calculated rainfall intensity data:
1 hour intensity = 1.259(In/Hr)
Slope of intensity duration curve = 0.5700

++

Process from Point/Station 200.000 to Point/Station 201.000

**** INITIAL AREA EVALUATION ****

Initial area flow distance = 320.000(Ft.)
Top (of initial area) elevation = 329.000(Ft.)
Bottom (of initial area) elevation = 267.000(Ft.)
Difference in elevation = 62.000(Ft.)
Slope = 0.19375 s(percent)= 19.38
TC = k(3.290)*[(length^3)/(elevation change)]^0.2
Initial area time of concentration = 45.899 min.
Rainfall intensity = 1.467(In/Hr) for a 10.0 year storm

```
USER INPUT of soil data for subarea
Runoff Coefficient = 0.350
Decimal fraction soil group A = 0.620
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.380
RI index for soil(AMC 1)  =   0.00
Pervious area fraction =  1.000; Impervious fraction =  0.000
Initial subarea runoff =      0.632(CFS)
Total initial stream area =        1.230(Ac.)
Pervious area fraction = 1.000
End of computations, total study area =            1.23 (Ac.)
The following figures may
be used for a unit hydrograph study of the same area.

Area averaged pervious area fraction(Ap) = 1.000
Area averaged RI index number =   0.0
```

Riverside County Rational Hydrology Program

CIVILCADD/CIVILDESIGN Engineering Software,(c) 1989 - 2005 Version 7.1

Rational Hydrology Study Date: 03/20/25 File:SOUTHPROPOSED2YEAR.out

---

SOUTH PROPOSED 2 YEAR DISCHARGE

********* Hydrology Study Control Information **********

English (in-lb) Units used in input data file

Program License Serial Number 6253

Rational Method Hydrology Program based on
Riverside County Flood Control & Water Conservation District
1978 hydrology manual

Storm event (year) = 2.00 Antecedent Moisture Condition = 1

2 year, 1 hour precipitation = 0.455(In.)
100 year, 1 hour precipitation = 2.410(In.)

Storm event year = 2.0
Calculated rainfall intensity data:
1 hour intensity = 0.455(In/Hr)
Slope of intensity duration curve = 0.5700

++

Process from Point/Station 200.000 to Point/Station 201.000

**** INITIAL AREA EVALUATION ****

Initial area flow distance = 315.000(Ft.)
Top (of initial area) elevation = 329.000(Ft.)
Bottom (of initial area) elevation = 267.000(Ft.)
Difference in elevation = 62.000(Ft.)
Slope = 0.19683 s(percent)= 19.68
TC = k(0.450)*[(length^3)/(elevation change)]^0.2
Initial area time of concentration = 6.219 min.
Rainfall intensity = 1.656(In/Hr) for a 2.0 year storm

USER INPUT of soil data for subarea
Runoff Coefficient = 0.530
Decimal fraction soil group A = 0.620
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.380
RI index for soil(AMC 1) = 0.00
Pervious area fraction = 0.700; Impervious fraction = 0.300
Initial subarea runoff = 1.080(CFS)
Total initial stream area = 1.230(Ac.)
Pervious area fraction = 0.700
End of computations, total study area = 1.23 (Ac.)
The following figures may
be used for a unit hydrograph study of the same area.

Area averaged pervious area fraction(Ap) = 0.700
Area averaged RI index number = 0.0

Riverside County Rational Hydrology Program

CIVILCADD/CIVILDESIGN Engineering Software,(c) 1989 - 2005 Version 7.1

Rational Hydrology Study Date: 03/20/25 File:SOUTHPROPOSED10YEAR.out

---

SOUTH PROPOSED 10 YEAR DISCHARGE

********* Hydrology Study Control Information **********

English (in-lb) Units used in input data file

Program License Serial Number 6253

Rational Method Hydrology Program based on
Riverside County Flood Control & Water Conservation District
1978 hydrology manual

Storm event (year) = 10.00 Antecedent Moisture Condition = 1

2 year, 1 hour precipitation = 0.455(In.)
100 year, 1 hour precipitation = 2.410(In.)

Storm event year = 10.0
Calculated rainfall intensity data:
1 hour intensity = 1.259(In/Hr)
Slope of intensity duration curve = 0.5700

++

Process from Point/Station 200.000 to Point/Station 201.000

**** INITIAL AREA EVALUATION ****

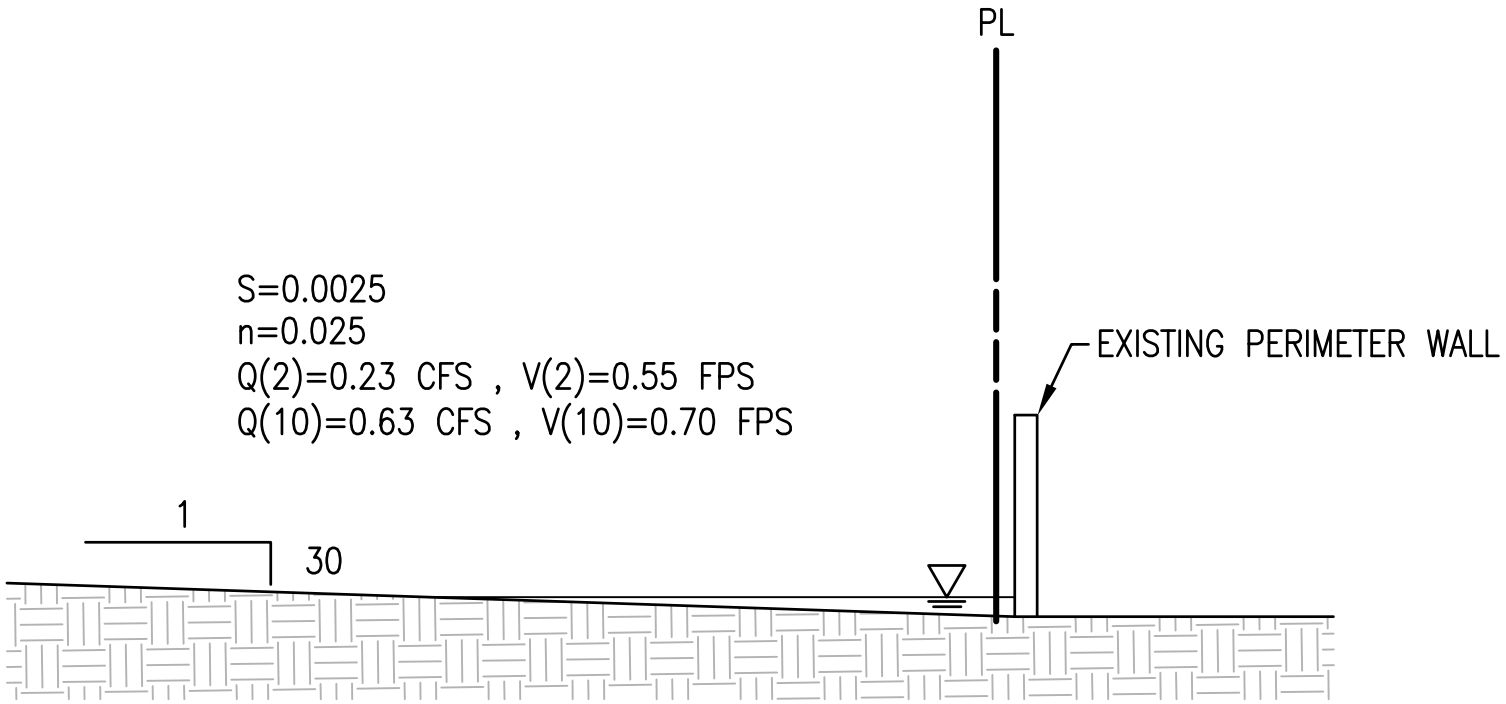
Initial area flow distance = 315.000(Ft.)
Top (of initial area) elevation = 329.000(Ft.)
Bottom (of initial area) elevation = 267.000(Ft.)
Difference in elevation = 62.000(Ft.)
Slope = 0.19683 s(percent)= 19.68
TC = k(0.450)*[(length^3)/(elevation change)]^0.2
Initial area time of concentration = 6.219 min.
Rainfall intensity = 4.584(In/Hr) for a 10.0 year storm

USER INPUT of soil data for subarea
Runoff Coefficient = 0.530
Decimal fraction soil group A = 0.620
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.380
RI index for soil(AMC 1) = 0.00
Pervious area fraction = 0.700; Impervious fraction = 0.300
Initial subarea runoff = 2.988(CFS)
Total initial stream area = 1.230(Ac.)
Pervious area fraction = 0.700
End of computations, total study area = 1.23 (Ac.)
The following figures may
be used for a unit hydrograph study of the same area.

Area averaged pervious area fraction(Ap) = 0.700
Area averaged RI index number = 0.0

VI RUNOFF VELOCITY CALCULATIONS

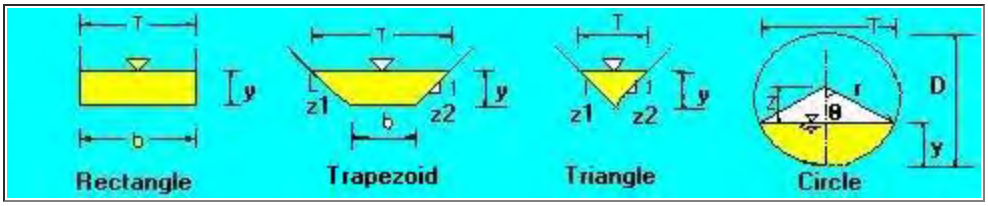
	2 YR DISCHARGE (Q) (CFS) LEAVING SITE	10 YR DISCHARGE (Q) (CFS) LEAVING SITE
SOUTH EXISTING	0.55	0.70
SOUTH PROPOSED	0	0
NORTH EXISTING	5.4	7.12
NORTH PROPOSED	0	7.01



EXISTING PARKING SOUTH OUTFLOW PATH SECTION

The open channel flow calculator

Select Channel Type: Triangle



Depth from Q

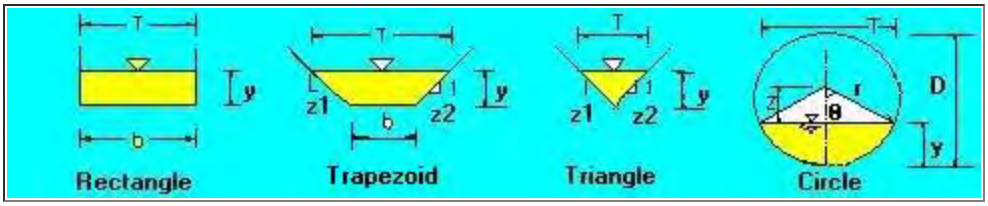
Select unit system: Feet(ft)

Channel slope: 0.0025 ft/ft	Water depth(y): 0.17 ft	Bottom W(b) 0 ft
Flow velocity 0.552442 ft/s	LeftSlope (z_1): 30 to 1 (H:V)	RightSlope (z_2): 0 to 1 (H:V)
Flow discharge 0.23 ft^3/s	Input n value 0.025 or select n	
Calculate!	Status: Calculation finished	Reset
Wetted perimeter 5.17 ft	Flow area 0.42 ft^2	Top width(T) 5 ft
Specific energy 0.17 ft	Froude number 0.34	Flow status Subcritical flow
Critical depth 0.11 ft	Critical slope 0.02 ft/ft	Velocity head 0 ft

Copyright 2007 (updated) by Dr. Xing Fang (xing.fang@auburn.edu), Department of Civil and Environmental Engineering, Auburn University, Alabama, USA.

The open channel flow calculator

Select Channel Type: Triangle



Depth from Q

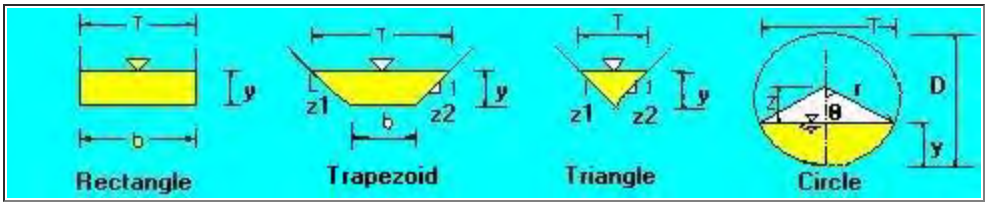
Select unit system: Feet(ft)

Channel slope: 0.0025 ft/ft	Water depth(y): 0.24 ft	Bottom W(b) 0 ft
Flow velocity 0.699708 ft/s	LeftSlope (z_1): 30 to 1 (H:V)	RightSlope (z_2): 0 to 1 (H:V)
Flow discharge 0.63 ft^3/s	Input n value 0.025 or select n	
Calculate!	Status: Calculation finished	Reset
Wetted perimeter 7.6 ft	Flow area 0.9 ft^2	Top width(T) 7.35 ft
Specific energy 0.25 ft	Froude number 0.35	Flow status Subcritical flow
Critical depth 0.16 ft	Critical slope 0.0218 ft/ft	Velocity head 0.01 ft

Copyright 2007 (updated) by Dr. Xing Fang (xing.fang@auburn.edu), Department of Civil and Environmental Engineering, Auburn University, Alabama, USA.

The open channel flow calculator

Select Channel Type: Circle



Depth from Q

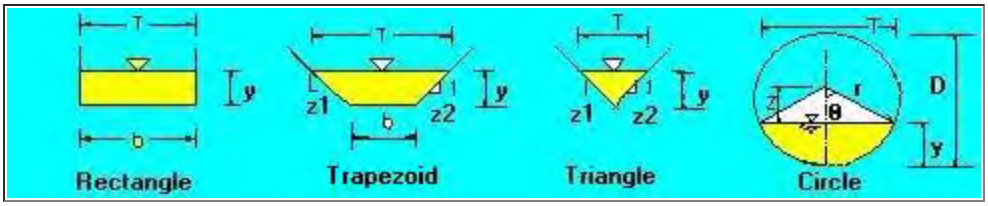
Select unit system: Feet(ft)

Channel slope: 0.01 ft/ft	Water depth(y): 0.56 ft	Radius (r) 1 ft
Flow velocity 5.398 ft/s	LeftSlope (z_1): to 1 (H:V)	RightSlope (z_2): to 1 (H:V)
Flow discharge 3.88 ft^3/s	Input n value 0.013 or select n	
Calculate!	Status: Calculation finished	Reset
Wetted perimeter 2.24 ft	Flow area 0.73 ft^2	Top width(T) 1.8 ft
Specific energy 1.02 ft	Froude number 1.5	Flow status Supercritical flow
Critical depth 0.69 ft	Critical slope 0.0045 ft/ft	Velocity head 0.45 ft

Copyright 2007 (updated) by Dr. Xing Fang (xing.fang@auburn.edu), Department of Civil and Environmental Engineering, Auburn University, Alabama, USA.

The open channel flow calculator

Select Channel Type: Circle



Depth from Q

Select unit system: Feet(ft)

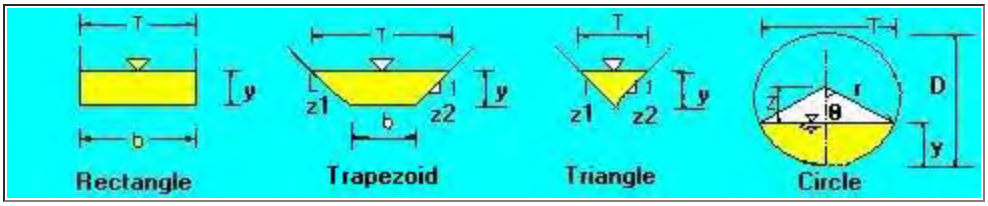
Channel slope: 0.01 ft/ft	Water depth(y): 0.97 ft	Radius (r) 1 ft
Flow velocity 7.108 ft/s	LeftSlope (z_1): to 1 (H:V)	RightSlope (z_2): to 1 (H:V)
Flow discharge 10.73 ft^3/s	Input n value 0.013 or select n clean,uncoated castiron:0.014	
Calculate!	Status: Calculation finished	Reset
Wetted perimeter 3.08 ft	Flow area 1.51 ft^2	Top width(T) 2 ft
Specific energy 1.75 ft	Froude number 1.44	Flow status Supercritical flow
Critical depth 1.18 ft	Critical slope 0.0053 ft/ft	Velocity head 0.78 ft

Copyright 2007 (updated) by Dr. Xing Fang (xing.fang@auburn.edu), Department of Civil and Environmental Engineering, Auburn University, Alabama, USA.

DEVELOPED NORTH 10 YEAR FLOW

The open channel flow calculator

Select Channel Type: Circle



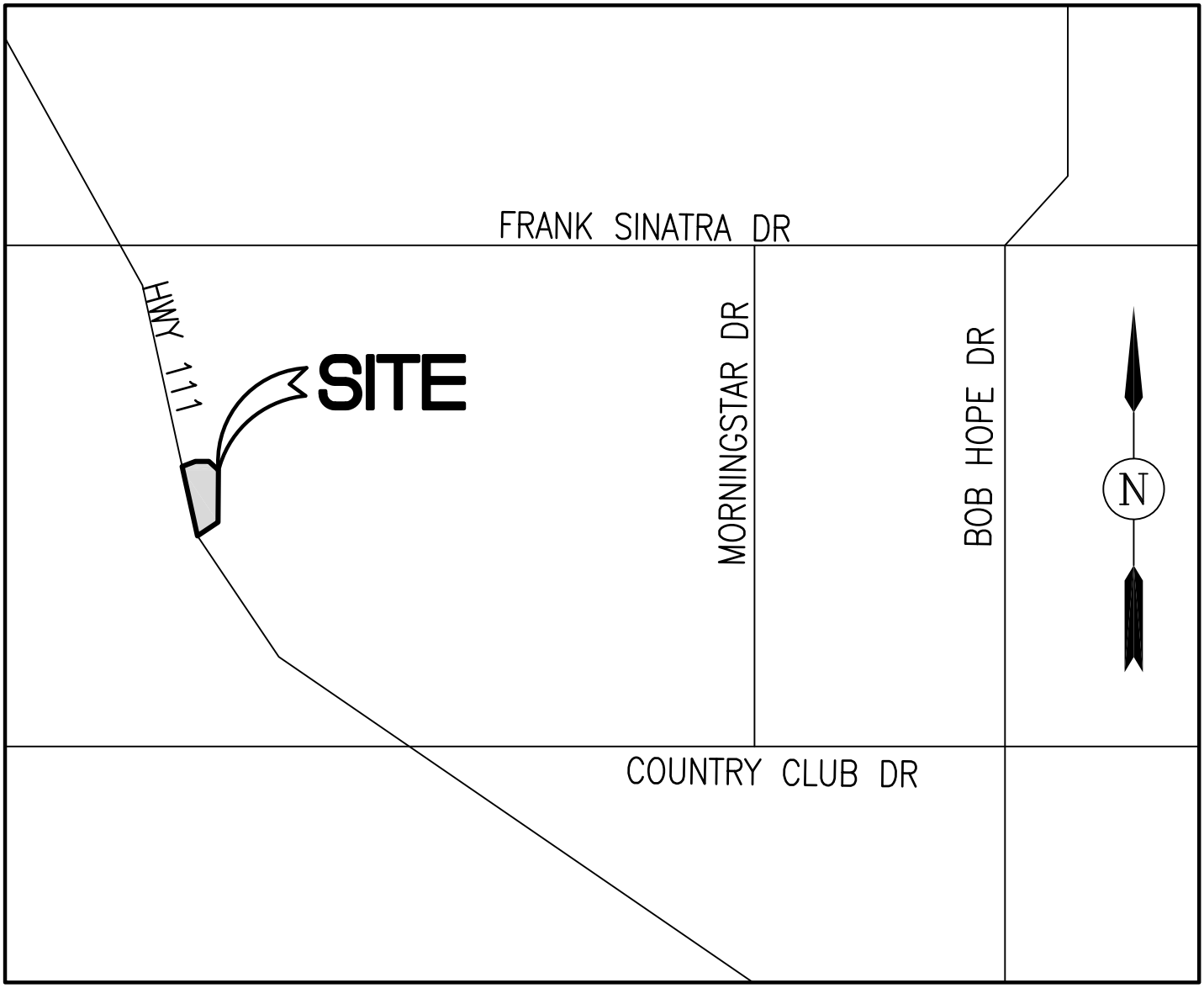
Depth from Q

Select unit system: Feet(ft)

Channel slope: 0.01 ft/ft	Water depth(y): 0.94 ft	Radius (r) 1 ft
Flow velocity 7.012 ft/s	LeftSlope (z_1): to 1 (H:V)	RightSlope (z_2): to 1 (H:V)
Flow discharge 10.13 ft^3/s	Input n value 0.013 or select n clean,uncoated castiron:0.014	
Calculate!	Status: Calculation finished	Reset
Wetted perimeter 3.02 ft	Flow area 1.45 ft^2	Top width(T) 2 ft
Specific energy 1.7 ft	Froude number 1.45	Flow status Supercritical flow
Critical depth 1.14 ft	Critical slope 0.0052 ft/ft	Velocity head 0.76 ft

Copyright 2007 (updated) by Dr. Xing Fang (xing.fang@auburn.edu), Department of Civil and Environmental Engineering, Auburn University, Alabama, USA.

VII APPENDIX



VICINITY MAP

NOT TO SCALE

WORLD WILDLIFE MUSEUM

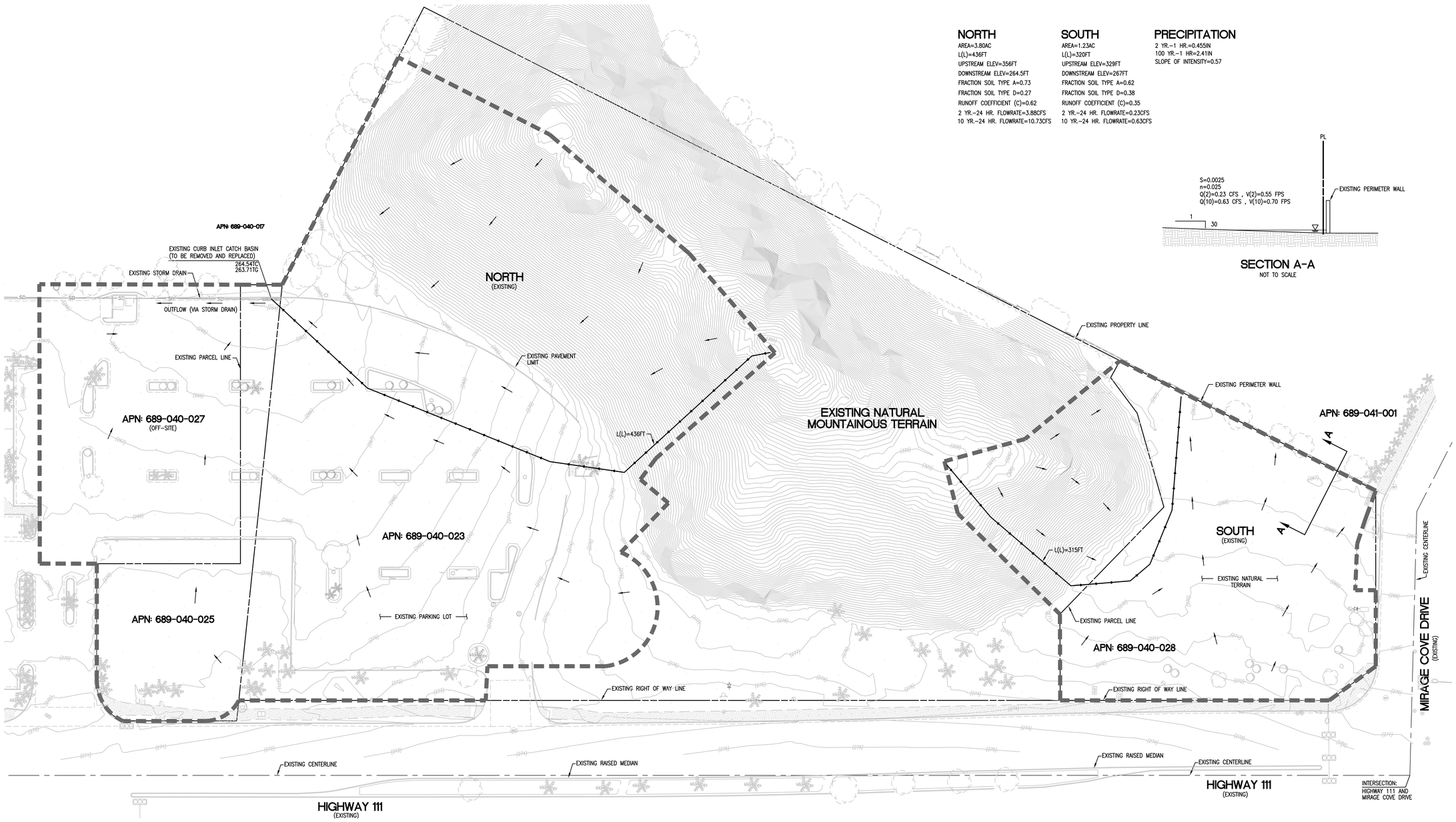
PRELIMINARY WQMP PLAN - EXISTING CONDITION

NORTH
AREA=3.80AC
L(L)=436FT
UPSTREAM ELEV=356FT
DOWNSTREAM ELEV=264.5FT
FRACTION SOIL TYPE A=0.73
FRACTION SOIL TYPE D=0.27
RUNOFF COEFFICIENT (C)=0.62
2 YR.-24 HR. FLOWRATE=3.88CFS
10 YR.-24 HR. FLOWRATE=10.73CFS

SOUTH
AREA=1.23AC
L(L)=320FT
UPSTREAM ELEV=329FT
DOWNSTREAM ELEV=267FT
FRACTION SOIL TYPE A=0.62
FRACTION SOIL TYPE D=0.38
RUNOFF COEFFICIENT (C)=0.35
2 YR.-24 HR. FLOWRATE=0.23CFS
10 YR.-24 HR. FLOWRATE=0.63CFS

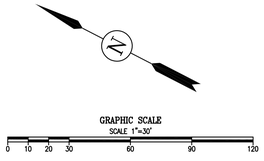
PRECIPITATION
2 YR.-1 HR.=0.455IN
100 YR.-1 HR=2.41IN
SLOPE OF INTENSITY=0.57

SECTION A-A
NOT TO SCALE



LEGEND

- SUBAREA BOUNDARY
- LONGEST LENGTH OF TRAVEL
- PROPOSED EARTHEN SWALE
- DIRECTIONAL FLOW ARROW



(NOT FOR CONSTRUCTION)

The Altum Group
ENGINEERING | PLANNING | SURVEY | ENVIRONMENTAL
44-600 Village Court, Suite 100
Palm Desert, CA 92260
t.760.346.4750 f. 760.340.0089
TheAltumGroup.com

CITY OF PALM DESERT, CALIFORNIA

PRELIMINARY WQMP PLAN - EXISTING
WORLD WILDLIFE MUSEUM

FOR:

SHEET 1
OF 1

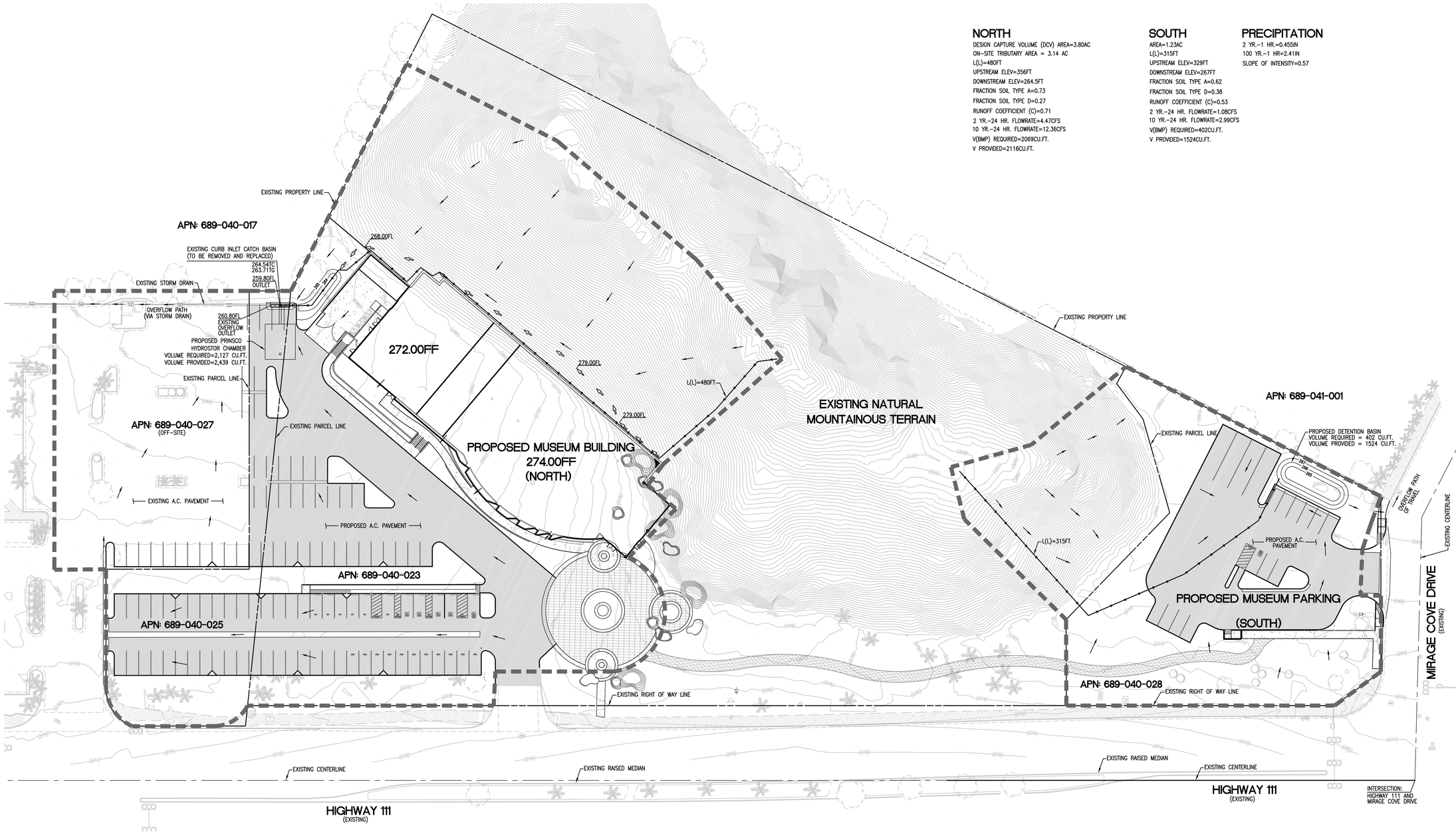
WORLD WILDLIFE MUSEUM

PRELIMINARY WQMP PLAN - DEVELOPED CONDITION

NORTH
DESIGN CAPTURE VOLUME (DCV) AREA=3.80AC
ON-SITE TRIBUTARY AREA = 3.14 AC
L(L)=480FT
UPSTREAM ELEV=356FT
DOWNSTREAM ELEV=264.5FT
FRACTION SOIL TYPE A=0.73
FRACTION SOIL TYPE D=0.27
RUNOFF COEFFICIENT (C)=0.71
2 YR.-24 HR. FLOWRATE=4.47CFS
10 YR.-24 HR. FLOWRATE=12.36CFS
V(BMP) REQUIRED=2069CU.FT.
V PROVIDED=2116CU.FT.

SOUTH
AREA=1.23AC
L(L)=315FT
UPSTREAM ELEV=329FT
DOWNSTREAM ELEV=267FT
FRACTION SOIL TYPE A=0.62
FRACTION SOIL TYPE D=0.38
RUNOFF COEFFICIENT (C)=0.53
2 YR.-24 HR. FLOWRATE=1.08CFS
10 YR.-24 HR. FLOWRATE=2.99CFS
V(BMP) REQUIRED=402CU.FT.
V PROVIDED=1524CU.FT.

PRECIPITATION
2 YR.-1 HR.=0.455IN
100 YR.-1 HR=2.41IN
SLOPE OF INTENSITY=0.57



LEGEND

- SUBAREA BOUNDARY
- LONGEST LENGTH OF TRAVEL
- PROPOSED EARTHEN SWALE
- PROPOSED A.C. PAVEMENT
- DIRECTIONAL FLOW ARROW

GRAPHIC SCALE
SCALE 1"=30'
0 10 20 30 60 90 120

(NOT FOR CONSTRUCTION)

The Altum Group
ENGINEERING | PLANNING | SURVEY | ENVIRONMENTAL
44-600 Village Court, Suite 100
Palm Desert, CA 92260
t.760.346.4750 f. 760.340.0089
TheAltumGroup.com

CITY OF PALM DESERT, CALIFORNIA

PRELIMINARY WQMP PLAN - DEVELOPED
WORLD WILDLIFE MUSEUM

FOR:

SHEET 1
OF 1

NOAA Atlas 14, Volume 6, Version 2
Location name: Rancho Mirage, California, USA*
Latitude: 33.766°, Longitude: -116.443°
Elevation: 274 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.072 (0.060-0.087)	0.117 (0.097-0.142)	0.190 (0.157-0.231)	0.260 (0.214-0.319)	0.378 (0.301-0.479)	0.488 (0.380-0.632)	0.620 (0.471-0.824)	0.800 (0.590-1.09)	1.27 (0.901-1.82)	1.81 (1.24-2.68)
10-min	0.103 (0.086-0.124)	0.168 (0.140-0.203)	0.272 (0.226-0.330)	0.373 (0.307-0.458)	0.541 (0.431-0.687)	0.699 (0.544-0.906)	0.888 (0.675-1.18)	1.15 (0.846-1.57)	1.83 (1.29-2.61)	2.60 (1.78-3.84)
15-min	0.124 (0.104-0.150)	0.203 (0.169-0.246)	0.329 (0.273-0.400)	0.451 (0.372-0.553)	0.655 (0.521-0.831)	0.845 (0.658-1.10)	1.07 (0.816-1.43)	1.39 (1.02-1.90)	2.21 (1.56-3.15)	3.14 (2.15-4.65)
30-min	0.202 (0.169-0.245)	0.330 (0.275-0.400)	0.535 (0.444-0.650)	0.734 (0.605-0.900)	1.06 (0.848-1.35)	1.38 (1.07-1.78)	1.75 (1.33-2.32)	2.26 (1.66-3.09)	3.59 (2.54-5.13)	5.12 (3.49-7.56)
60-min	0.279 (0.233-0.338)	0.455 (0.379-0.552)	0.738 (0.613-0.898)	1.01 (0.835-1.24)	1.47 (1.17-1.87)	1.90 (1.48-2.46)	2.41 (1.83-3.21)	3.12 (2.30-4.26)	4.96 (3.51-7.08)	7.06 (4.83-10.4)
2-hr	0.374 (0.312-0.453)	0.611 (0.509-0.741)	0.969 (0.805-1.18)	1.30 (1.07-1.60)	1.82 (1.45-2.31)	2.28 (1.77-2.95)	2.80 (2.13-3.72)	3.40 (2.51-4.66)	5.01 (3.55-7.15)	7.14 (4.87-10.6)
3-hr	0.443 (0.369-0.536)	0.721 (0.601-0.875)	1.13 (0.940-1.38)	1.50 (1.24-1.84)	2.07 (1.65-2.62)	2.56 (1.99-3.31)	3.10 (2.36-4.12)	3.72 (2.75-5.09)	5.06 (3.58-7.22)	7.21 (4.92-10.7)
6-hr	0.593 (0.494-0.718)	0.953 (0.794-1.16)	1.47 (1.22-1.79)	1.93 (1.59-2.36)	2.60 (2.07-3.30)	3.17 (2.47-4.11)	3.79 (2.88-5.04)	4.48 (3.31-6.14)	5.51 (3.90-7.86)	7.28 (4.97-10.8)
12-hr	0.733 (0.611-0.888)	1.16 (0.969-1.41)	1.77 (1.47-2.15)	2.30 (1.90-2.82)	3.08 (2.45-3.91)	3.72 (2.90-4.83)	4.42 (3.36-5.88)	5.19 (3.83-7.10)	6.31 (4.46-9.00)	7.35 (5.02-10.9)
24-hr	0.867 (0.768-1.00)	1.36 (1.20-1.57)	2.06 (1.81-2.38)	2.66 (2.33-3.10)	3.54 (3.00-4.26)	4.27 (3.54-5.24)	5.05 (4.10-6.36)	5.91 (4.66-7.64)	7.16 (5.43-9.63)	8.20 (6.02-11.4)
2-day	0.996 (0.882-1.15)	1.54 (1.36-1.78)	2.32 (2.04-2.68)	2.99 (2.62-3.49)	3.98 (3.37-4.80)	4.80 (3.99-5.90)	5.69 (4.62-7.16)	6.67 (5.26-8.62)	8.09 (6.14-10.9)	9.28 (6.81-12.9)
3-day	1.06 (0.937-1.22)	1.63 (1.44-1.88)	2.44 (2.15-2.83)	3.16 (2.76-3.68)	4.21 (3.57-5.07)	5.09 (4.23-6.26)	6.05 (4.91-7.62)	7.11 (5.62-9.20)	8.67 (6.58-11.7)	9.99 (7.33-13.9)
4-day	1.09 (0.966-1.26)	1.67 (1.48-1.93)	2.51 (2.21-2.90)	3.24 (2.84-3.78)	4.33 (3.67-5.22)	5.24 (4.35-6.44)	6.24 (5.06-7.85)	7.34 (5.80-9.49)	8.97 (6.80-12.1)	10.4 (7.59-14.4)
7-day	1.19 (1.05-1.37)	1.82 (1.61-2.10)	2.73 (2.40-3.16)	3.52 (3.08-4.11)	4.71 (3.99-5.67)	5.70 (4.73-7.00)	6.78 (5.50-8.54)	7.98 (6.30-10.3)	9.76 (7.40-13.1)	11.3 (8.25-15.7)
10-day	1.26 (1.11-1.45)	1.93 (1.70-2.22)	2.89 (2.55-3.34)	3.74 (3.27-4.36)	5.00 (4.24-6.02)	6.06 (5.03-7.44)	7.21 (5.84-9.07)	8.48 (6.70-11.0)	10.4 (7.86-14.0)	12.0 (8.77-16.6)
20-day	1.38 (1.22-1.60)	2.14 (1.89-2.47)	3.23 (2.85-3.74)	4.20 (3.67-4.90)	5.65 (4.78-6.80)	6.86 (5.70-8.44)	8.20 (6.65-10.3)	9.68 (7.64-12.5)	11.9 (9.00-16.0)	13.7 (10.1-19.1)
30-day	1.55 (1.37-1.79)	2.42 (2.14-2.79)	3.68 (3.24-4.26)	4.80 (4.20-5.61)	6.49 (5.50-7.82)	7.92 (6.57-9.73)	9.48 (7.69-11.9)	11.2 (8.86-14.5)	13.8 (10.5-18.6)	16.0 (11.7-22.3)
45-day	1.70 (1.51-1.97)	2.69 (2.38-3.10)	4.12 (3.64-4.77)	5.41 (4.73-6.32)	7.36 (6.24-8.86)	9.02 (7.48-11.1)	10.8 (8.79-13.6)	12.9 (10.2-16.7)	15.9 (12.1-21.4)	18.5 (13.6-25.8)
60-day	1.83 (1.62-2.11)	2.91 (2.58-3.36)	4.50 (3.97-5.22)	5.94 (5.20-6.93)	8.12 (6.88-9.77)	9.98 (8.28-12.3)	12.0 (9.76-15.1)	14.3 (11.3-18.5)	17.8 (13.5-24.0)	20.8 (15.2-28.9)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

Back to Top

PF graphical

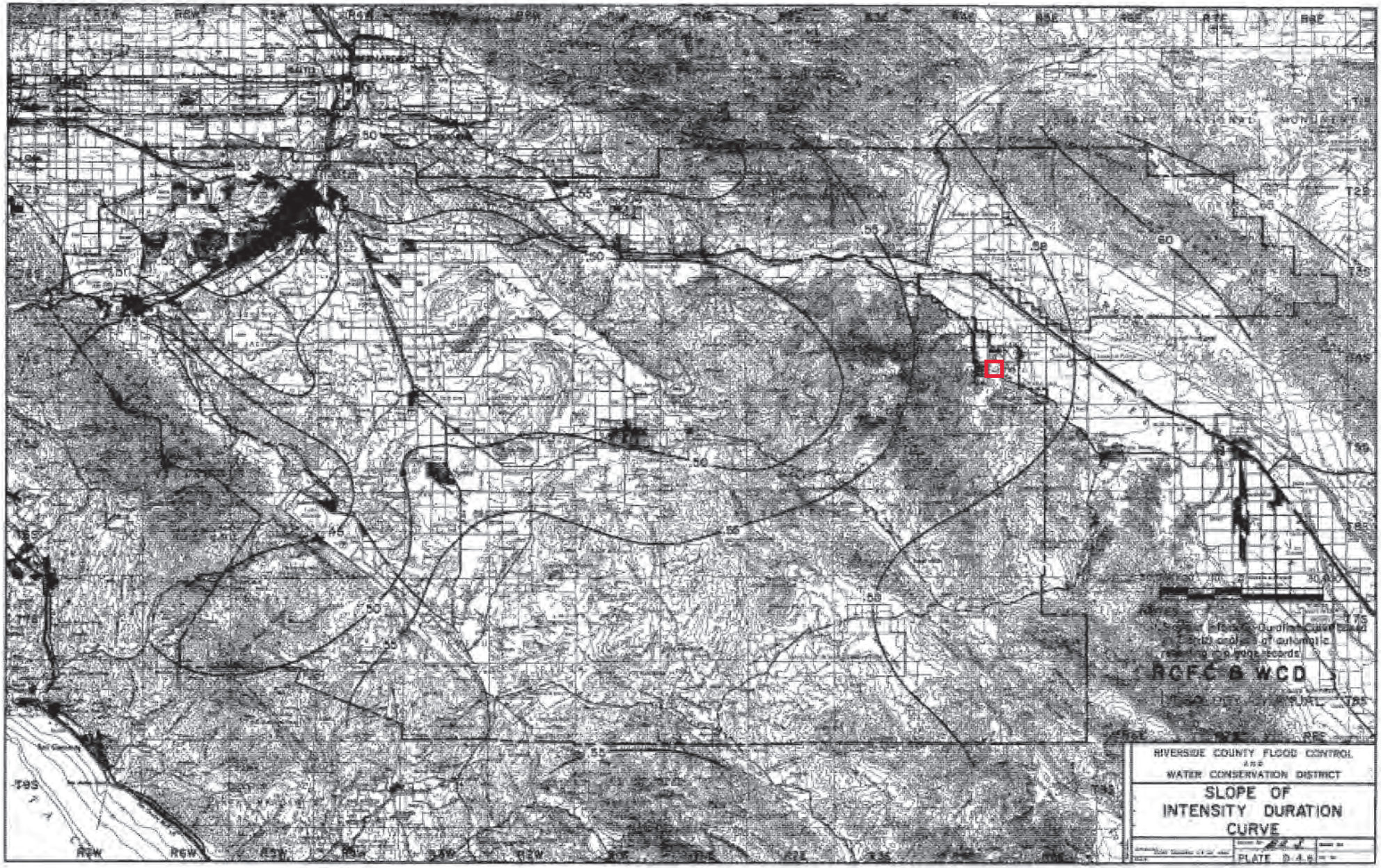
RUNOFF INDEX NUMBERS OF HYDROLOGIC SOIL-COVER COMPLEXES FOR PERVIOUS AREAS-AMC II

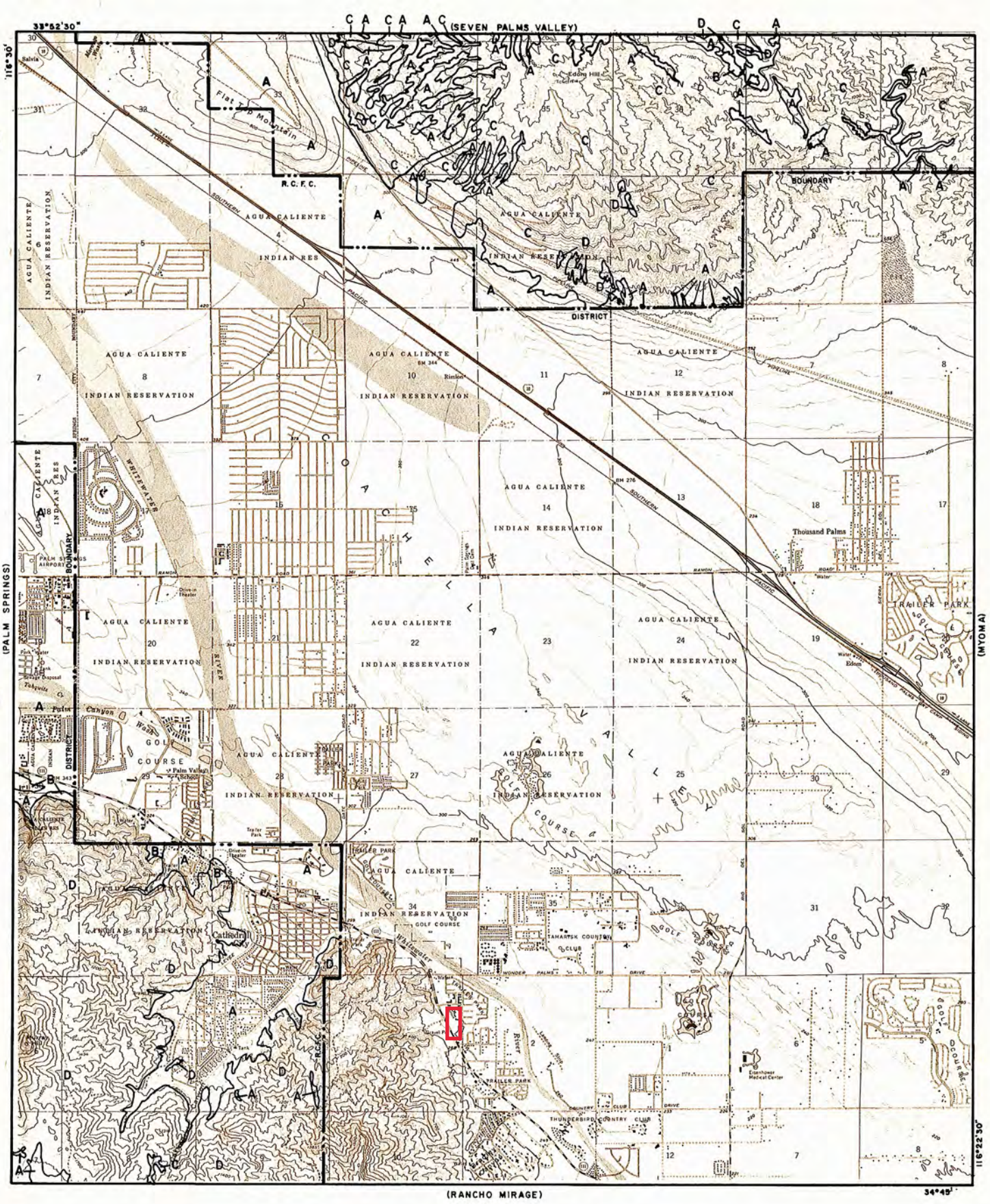
Cover Type (3)	Quality of Cover (2)	Soil Group A	B	C	D
NATURAL COVERS -					
Barren (Rockland, eroded and graded land)		78	86	91	93
Chaparrel, Broadleaf (Manzonita, ceanothus and scrub oak)	Poor	53	70	80	85
	Fair	40	63	75	81
	Good	31	57	71	78
Chaparrel, Narrowleaf (Chamise and redshank)	Poor	71	82	88	91
	Fair	55	72	81	86
Grass, Annual or Perennial	Poor	67	78	86	89
	Fair	50	69	79	84
	Good	38	61	74	80
Meadows or Cienegas (Areas with seasonally high water table, principal vegetation is sod forming grass)	Poor	63	77	85	88
	Fair	51	70	80	84
	Good	30	58	72	78
Open Brush (Soft wood shrubs - buckwheat, sage, etc.)	Poor	62	76	84	88
	Fair	46	66	77	83
	Good	41	63	75	81
Woodland (Coniferous or broadleaf trees predominate. Canopy density is at least 50 percent)	Poor	45	66	77	83
	Fair	36	60	73	79
	Good	28	55	70	77
Woodland, Grass (Coniferous or broadleaf trees with canopy density from 20 to 50 percent)	Poor	57	73	82	86
	Fair	44	65	77	82
	Good	33	58	72	79
URBAN COVERS -					
Residential or Commercial Landscaping (Lawn, shrubs, etc.)	Good	32	56	69	75
Turf (Irrigated and mowed grass)	Poor	58	74	83	87
	Fair	44	65	77	82
	Good	33	58	72	79
AGRICULTURAL COVERS -					
Fallow (Land plowed but not tilled or seeded)		76	85	90	92

RCFC & WCD
HYDROLOGY MANUAL

RUNOFF INDEX NUMBERS FOR PERVIOUS AREA

PLATE D-5.5 (1 of 2)


RGFC & WCD
RIVERSIDE COUNTY FLOOD CONTROL
AND
WATER CONSERVATION DISTRICT
SLOPE OF
INTENSITY DURATION
CURVE
PLATE D-4.6



LEGEND

—— SOILS GROUP BOUNDARY

A SOILS GROUP DESIGNATION

RCFC & WCD

HYDROLOGY MANUAL

0 FEET 5000

HYDROLOGIC SOILS GROUP MAP FOR CATHEDRAL CITY

PLATE C-1.36

Appendix H

Noise and Vibration Analysis

HOWARD WORLD WILDLIFE MUSEUM

NOISE AND VIBRATION ANALYSIS

Prepared By:

Bill Lawson | blawson@urbanxroads.com

Reference Number
16391-02 NA

Agency
City of Rancho Mirage

Date
May 5, 2025

TABLE OF CONTENTS

EXECUTIVE SUMMARY 2
1 INTRODUCTION 4
1.1 Site Location 4
1.2 Project Description 4
2 FUNDAMENTALS 8
2.1 Range of Noise 8
2.2 Noise Descriptors 9
2.3 Sound Propagation 9
2.4 Noise Control 10
2.5 Noise Barrier Attenuation 10
2.6 Land Use Compatibility With Noise 10
2.7 Community Response to Noise 11
2.8 Vibration 11
3 REGULATORY SETTING 14
3.1 State of California Noise Requirements 14
3.2 City of Rancho Mirage General Plan Noise Element 14
3.3 Operational Noise Standards 15
3.4 Construction Noise Standards 17
3.5 Vibration Standards 18
4 SIGNIFICANCE CRITERIA 20
4.1 Noise Level Increases (Threshold A) 20
4.2 Vibration (Threshold B) 21
4.3 CEQA Guidelines Not Further Analyzed (Threshold C) 21
4.4 Significance Criteria Summary 22
5 EXISTING NOISE LEVEL MEASUREMENTS 24
5.1 Measurement Procedure and Criteria 24
5.2 Noise Measurement Locations 24
5.3 Noise Measurement Results 26
6 RECEIVER LOCATIONS 28
7 OPERATIONAL NOISE ANALYSIS 30
7.1 Operational Noise Sources 30
7.2 Reference Noise Levels 30
7.3 CadnaA Noise Prediction Model 33
7.4 Project Operational Noise Levels 33
7.5 Project Operational Noise Level Compliance 35
7.6 Project Operational Noise Level Increases 35
7.7 Off-Site Traffic Noise Analysis 37
8 CONSTRUCTION IMPACTS 38
8.1 Construction Noise Levels 38
8.2 Construction Reference Noise Levels 38
8.3 Construction Noise Analysis 40
8.4 Project Site Construction Noise Level Compliance 41
8.5 Temporary Construction Noise Level Increases 42
8.6 Construction Vibration Analysis 42

9 REFERENCES 44
10 CERTIFICATION 46

APPENDICES

APPENDIX 3.1: CITY OF RANCHO MIRAGE MUNICIPAL CODE
APPENDIX 5.1: STUDY AREA PHOTOS
APPENDIX 5.2: NOISE LEVEL MEASUREMENT WORKSHEETS
APPENDIX 7.1: CADNAA OPERATIONAL NOISE CALCULATIONS
APPENDIX 8.1: CONSTRUCTION NOISE CALCULATIONS
APPENDIX 8.2: NIGHTTIME CONCRETE POUR NOISE CALCULATIONS

LIST OF EXHIBITS

EXHIBIT 1-1: PROJECT LOCATION 5
EXHIBIT 1-2: PRELIMINARY SITE PLAN 6
EXHIBIT 2-1: TYPICAL NOISE LEVELS 8
EXHIBIT 2-2: NOISE LEVEL INCREASE PERCEPTION 11
EXHIBIT 2-3: TYPICAL LEVELS OF GROUND-BORNE VIBRATION 13
EXHIBIT 3-A: NOISE LEVEL AND LAND USE COMPATIBILITY 16
EXHIBIT 5-1: NOISE MEASUREMENT LOCATIONS 25
EXHIBIT 6-1: RECEIVER LOCATIONS 29
EXHIBIT 7-1: OPERATIONAL NOISE SOURCE LOCATIONS 31
EXHIBIT 8-1: CONSTRUCTION NOISE SOURCE LOCATIONS 39

LIST OF TABLES

TABLE ES-1: SUMMARY OF CEQA SIGNIFICANCE FINDINGS 2
TABLE 3-1: OPERATIONAL NOISE STANDARDS 17
TABLE 4-1: SIGNIFICANCE CRITERIA SUMMARY 22
TABLE 5-1: AMBIENT NOISE LEVEL MEASUREMENTS 26
TABLE 7-1: REFERENCE NOISE LEVEL MEASUREMENTS 32
TABLE 7-2: DAYTIME PROJECT OPERATIONAL NOISE LEVELS 34
TABLE 7-3: EVENING PROJECT OPERATIONAL NOISE LEVELS 34
TABLE 7-4: NIGHTTIME PROJECT OPERATIONAL NOISE LEVELS 34
TABLE 7-5: OPERATIONAL NOISE LEVEL COMPLIANCE 35
TABLE 7-6: DAYTIME PROJECT OPERATIONAL NOISE LEVEL INCREASES 36
TABLE 7-7: EVENING OPERATIONAL NOISE LEVEL INCREASES 36
TABLE 7-8: NIGHTTIME OPERATIONAL NOISE LEVEL INCREASES 37
TABLE 8-1: CONSTRUCTION REFERENCE NOISE LEVELS 40
TABLE 8-2: CONSTRUCTION EQUIPMENT NOISE LEVEL SUMMARY 41
TABLE 8-3: CONSTRUCTION NOISE LEVEL COMPLIANCE 41
TABLE 8-4: DAYTIME CONSTRUCTION NOISE LEVEL INCREASES 42
TABLE 8-5: VIBRATION SOURCE LEVELS FOR CONSTRUCTION EQUIPMENT 43
TABLE 8-6: PROJECT CONSTRUCTION VIBRATION LEVELS 43

LIST OF ABBREVIATED TERMS

(1)	Reference
ANSI	American National Standards Institute
CEQA	California Environmental Quality Act
CNEL	Community Noise Equivalent Level
dBA	A-weighted decibels
EPA	Environmental Protection Agency
FHWA	Federal Highway Administration
FTA	Federal Transit Administration
INCE	Institute of Noise Control Engineering
L_{eq}	Equivalent continuous (average) sound level
L_{max}	Maximum level measured over the time interval
PPV	Peak Particle Velocity
Project	Howard World Wildlife Museum
RMMC	Rancho Mirage Municipal Code
RMS	Root-mean-square
VdB	Vibration Decibels

This page intentionally left blank

EXECUTIVE SUMMARY

Urban Crossroads, Inc. has prepared this noise study to determine the noise exposure and the necessary noise mitigation measures for the proposed Howard World Wildlife Museum (Project) in the City of Rancho Mirage. The Project consists of a 22,012-square-foot natural history museum. This noise study has been prepared to satisfy applicable City of Rancho Mirage noise standards and significance criteria based on Appendix G of the California Environmental Quality Act (CEQA) Guidelines. (1)

The results of this Noise and Vibration Analysis are summarized below based on the significance criteria in Section 4 of this report consistent with Appendix G of the CEQA Guidelines. (1) Table ES-1 shows the findings of significance for each potential noise and/or vibration impacts under CEQA before and after any required mitigation measures.

TABLE ES-1: SUMMARY OF CEQA SIGNIFICANCE FINDINGS

Analysis	Report Section	Significance Findings	
		Unmitigated	Mitigated
Operational Noise	7	*Less Than Significant*	-
Project Construction Noise	8	*Less Than Significant*	-
Construction Vibration	8	*Less Than Significant*	-

This page intentionally left blank

1 INTRODUCTION

This Noise and Vibration Analysis has been completed to determine the noise impacts associated with the development of the proposed Howard World Wildlife Museum, (Project). This noise and vibration analysis briefly describes the Project, provides information regarding noise fundamentals, sets out the local regulatory setting, presents the study methods and procedures for noise analysis, evaluates the future exterior noise environment, potential off-site traffic impacts, the Project-related long-term stationary-source operational noise, and Project-related short-term construction noise and vibration impacts.

1.1 SITE LOCATION

The Project is located at the northeast corner of Highway 111 and Mirage Cove Drive in the City of Rancho Mirage as shown in Exhibit 1-1. The nearest existing noise-sensitive residential uses are located east of Project site within the Small Mountain Private Condominiums.

1.2 PROJECT DESCRIPTION

The Project proposes developing a 22,012-square-foot natural history museum. The museum's design will integrate with the existing hillside terrain, aligning the building with the natural landscape. The Project is expected to operate during typical daytime work hours. The preliminary site plan is provided in Exhibit 1-2.

EXHIBIT 1-1: PROJECT LOCATION

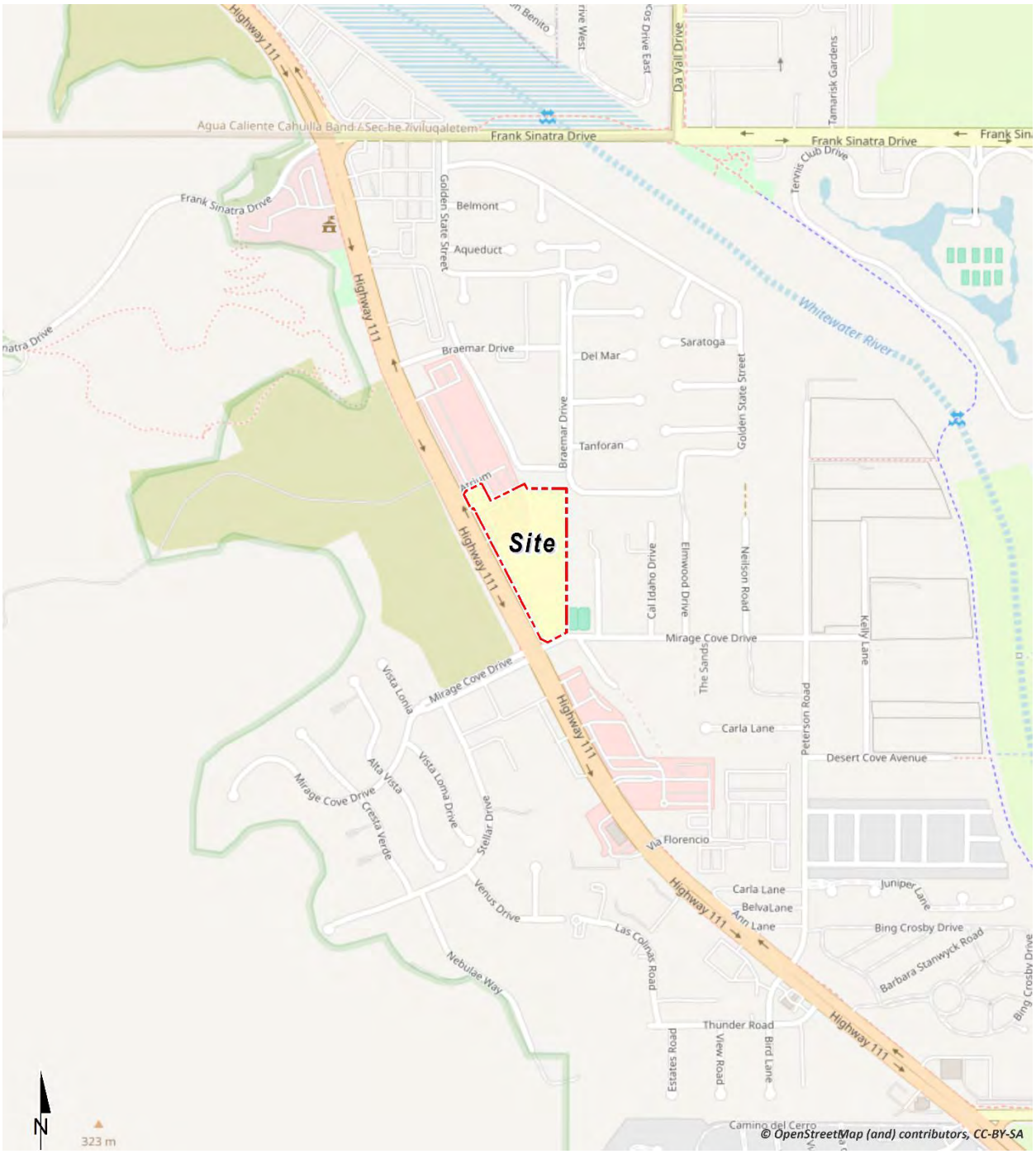
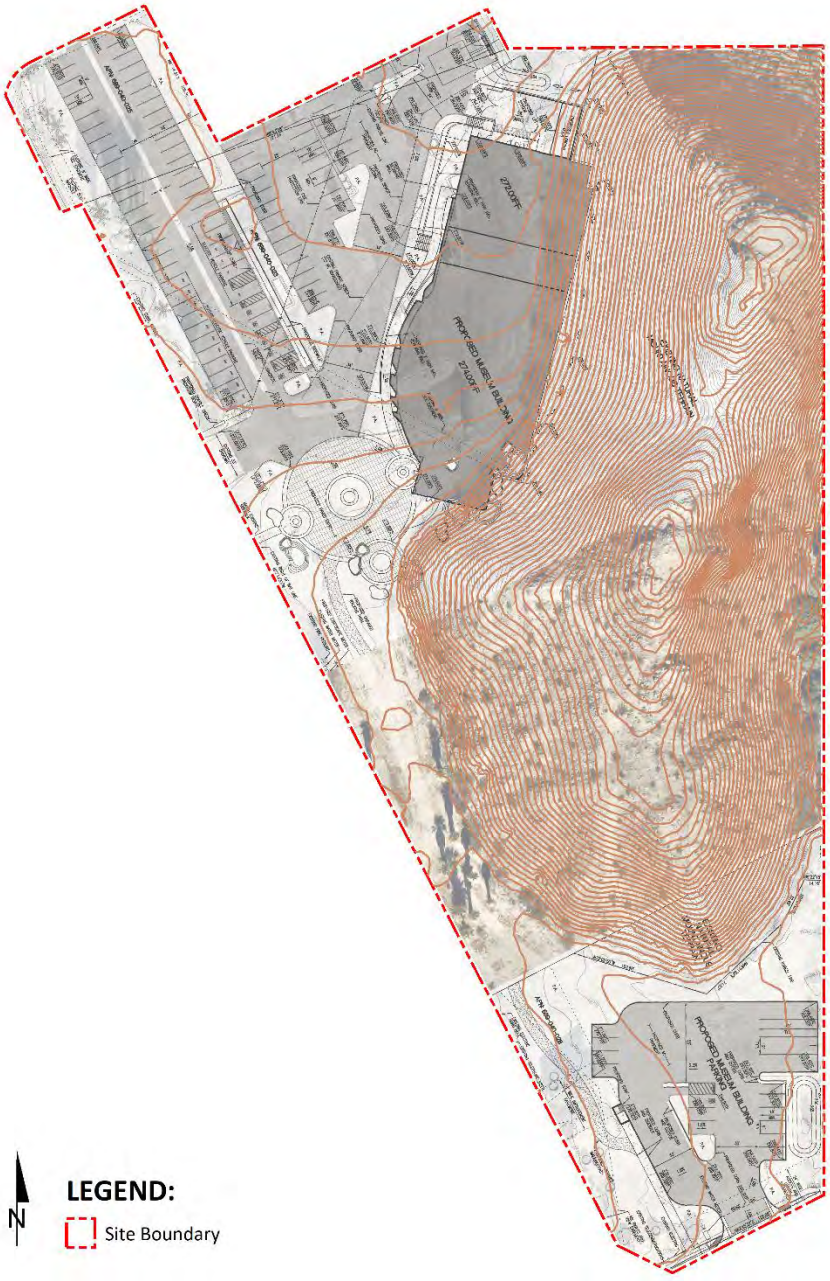


EXHIBIT 1-2: PRELIMINARY SITE PLAN



This page intentionally left blank

2 FUNDAMENTALS

Noise is simply defined as "unwanted sound." Sound becomes unwanted when it interferes with normal activities, when it causes actual physical harm, or when it has adverse effects on health. Noise is measured on a logarithmic scale of sound pressure level known as a decibel (dB). A-weighted decibels (dBA) approximate the subjective response of the human ear to broad frequency noise source by discriminating against very low and very high frequencies of the audible spectrum. They are adjusted to reflect only those frequencies which are audible to the human ear. Exhibit 2-1 presents a summary of the typical noise levels and their subjective loudness and effects that are described in more detail below.

EXHIBIT 2-1: TYPICAL NOISE LEVELS

COMMON OUTDOOR ACTIVITIES	COMMON INDOOR ACTIVITIES	A - WEIGHTED SOUND LEVEL dBA	SUBJECTIVE LOUDNESS	EFFECTS OF NOISE
THRESHOLD OF PAIN		140	INTOLERABLE OR DEAFENING	HEARING LOSS
NEAR JET ENGINE		130		
		120		
JET FLY-OVER AT 300m (1000 ft)	ROCK BAND	110		
LOUD AUTO HORN		100	VERY NOISY	
GAS LAWN MOWER AT 1m (3 ft)		90		
DIESEL TRUCK AT 15m (50 ft), at 80 km/hr (50 mph)	FOOD BLENDER AT 1m (3 ft)	80		SPEECH INTERFERENCE
NOISY URBAN AREA, DAYTIME	VACUUM CLEANER AT 3m (10 ft)	70	LOUD	
HEAVY TRAFFIC AT 90m (300 ft)	NORMAL SPEECH AT 1m (3 ft)	60		
QUIET URBAN DAYTIME	LARGE BUSINESS OFFICE	50	MODERATE	SLEEP DISTURBANCE
QUIET URBAN NIGHTTIME	THEATER, LARGE CONFERENCE ROOM (BACKGROUND)	40		
QUIET SUBURBAN NIGHTTIME	LIBRARY	30	FAINT	NO EFFECT
QUIET RURAL NIGHTTIME	BEDROOM AT NIGHT, CONCERT HALL (BACKGROUND)	20		
	BROADCAST/RECORDING STUDIO	10	VERY FAINT	
LOWEST THRESHOLD OF HUMAN HEARING	LOWEST THRESHOLD OF HUMAN HEARING	0		

Source: Environmental Protection Agency Office of Noise Abatement and Control, Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety (EPA/ONAC 550/9-74-004) March 1974.

2.1 RANGE OF NOISE

Since the range of intensities that the human ear can detect is so large, the scale frequently used to measure intensity is a scale based on multiples of 10, the logarithmic scale. The scale for measuring intensity is the decibel scale. Each interval of 10 decibels indicates a sound energy ten times greater than before, which is perceived by the human ear as being roughly twice as loud. (2) The most common sounds vary between 40 dBA (very quiet) to 100 dBA (very loud). Normal conversation at three feet is roughly at 60 dBA, while loud jet engine noises equate to 110 dBA at approximately 1,000 feet, which can cause serious discomfort. (3) Another important aspect of noise is the duration of the sound and the way it is described and distributed in time.

2.2 NOISE DESCRIPTORS

Environmental noise descriptors are generally based on averages, rather than instantaneous, noise levels. The most used metric is the equivalent level (Leq). Equivalent sound levels are not measured directly but are calculated from sound pressure levels typically measured in A-weighted decibels (dBA). The equivalent sound level (Leq) represents a steady state sound level containing the same total energy as a time varying signal over a given sample period and is commonly used to describe the "average" noise levels within the environment.

Peak hour or average noise levels, while useful, do not completely describe a given noise environment. Noise levels lower than peak hour may be disturbing if they occur during times when quiet is most desirable, namely evening and nighttime (sleeping) hours. To account for this, the Community Noise Equivalent Level (CNEL), representing a composite 24-hour noise level is utilized. The CNEL is the weighted average of the intensity of a sound, with corrections for time of day, and averaged over 24 hours. The time-of-day corrections require the addition of 5 decibels to dBA Leq sound levels in the evening from 7:00 p.m. to 10:00 p.m., and the addition of 10 decibels to dBA Leq sound levels at night between 10:00 p.m. and 7:00 a.m. These additions are made to account for the noise sensitive time periods during the evening and night hours when noise can become more intrusive. CNEL does not represent the actual sound level heard at any time, but rather represents the total sound exposure. The City of Rancho Mirage relies on the 24-hour CNEL level to assess land use compatibility with transportation related noise sources.

2.3 SOUND PROPAGATION

When sound propagates over a distance, it changes in level and frequency content. The way noise reduces with distance depends on the following factors.

2.3.1 Geometric Spreading

Sound from a localized source (i.e., a stationary point source) propagates uniformly outward in a spherical pattern. The sound level attenuates (or decreases) at a rate of 6 dB for each doubling of distance from a point source. Highways consist of several localized noise sources on a defined path and hence can be treated as a line source, which approximates the effect of several point sources. Noise from a line source propagates outward in a cylindrical pattern, often referred to as cylindrical spreading. Sound levels attenuate at a rate of 3 dB for each doubling of distance from a line source. (2)

2.3.2 Ground Absorption

The propagation path of noise from a highway to a receiver is usually very close to the ground. Noise attenuation from ground absorption and reflective wave canceling adds to the attenuation associated with geometric spreading. Traditionally, the excess attenuation has also been expressed in terms of attenuation per doubling of distance. This approximation is usually sufficiently accurate for distances of less than 200 ft. For acoustically hard sites (i.e., sites with a reflective surface between the source and the receiver, such as a parking lot or body of water), no excess ground attenuation is assumed. For acoustically absorptive or soft sites (i.e., those sites with an absorptive ground surface between the source and the receiver such as soft dirt, grass, or scattered bushes and trees), an excess ground attenuation value of 1.5 dB per doubling of distance is normally assumed.

When added to the cylindrical spreading, the excess ground attenuation results in an overall drop-off rate of 4.5 dB per doubling of distance from a line source. (4)

2.3.3 Atmospheric Effects

Receivers located downwind from a source can be exposed to increased noise levels relative to calm conditions, whereas locations upwind can have lowered noise levels. Sound levels can be increased at large distances (e.g., more than 500 feet) due to atmospheric temperature inversion (i.e., increasing temperature with elevation). Other factors such as air temperature, humidity, and turbulence can also have significant effects. (2)

2.3.4 Shielding

A large object or barrier in the path between a noise source and a receiver can substantially attenuate noise levels at the receiver. The amount of attenuation provided by shielding depends on the size of the object and the frequency content of the noise source. Shielding by trees and other such vegetation typically only has an "out of sight, out of mind" effect. That is, the perception of noise impact tends to decrease when vegetation blocks the line-of-sight to nearby residents. However, for vegetation to provide a substantial, or even noticeable, noise reduction, the vegetation area must be at least 15 feet in height, 100 feet wide and dense enough to completely obstruct the line-of-sight between the source and the receiver. This size of vegetation may provide up to 5 dBA of noise reduction. The Federal Highway Administration (FHWA) does not consider the planting of vegetation to be a noise abatement measure. (5)

2.4 Noise Control

Noise control is the process of obtaining an acceptable noise environment for an observation point or receiver by controlling the noise source, transmission path, receiver, or all three. This concept is known as the source-path-receiver concept. In general, noise control measures can be applied to these three elements.

2.5 Noise Barrier Attenuation

Effective noise barriers can reduce noise levels by 10 to 15 dBA, cutting the loudness of traffic noise in half. A noise barrier is most effective when placed close to the noise source or receiver. Noise barriers, however, do have limitations. For a noise barrier to work, it must block the line-of-sight path of sound from the noise source.

2.6 Land Use Compatibility With Noise

Some land uses are more tolerant of noise than others. For example, schools, hospitals, churches, and residences are more sensitive to noise intrusion than commercial or industrial developments and related activities. As ambient noise levels affect the perceived amenity or livability of a development, so too can the mismanagement of noise impacts impair the economic health and growth potential of a community by reducing the area's desirability as a place to live, shop and work. For this reason, land use compatibility with the noise environment is an important consideration in the planning and design process. The FHWA encourages State and Local government to regulate land development in such a way that noise-sensitive land uses are either prohibited from being

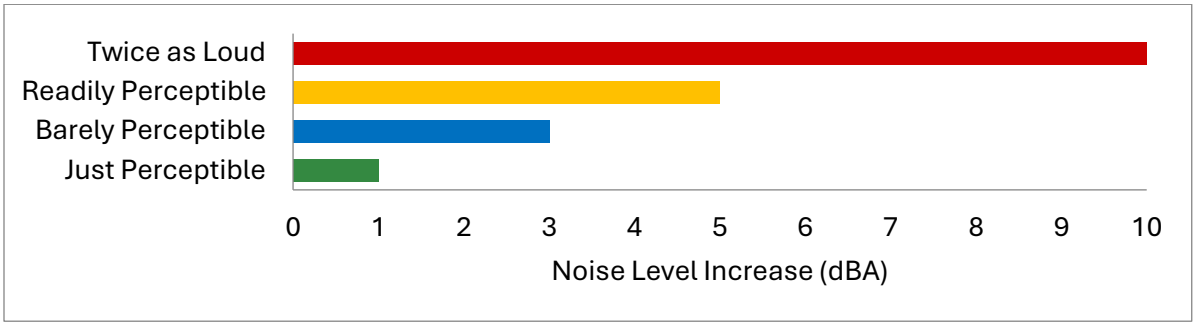
located adjacent to a highway, or that the developments are planned, designed, and constructed in such a way that noise impacts are minimized. (6)

2.7 COMMUNITY RESPONSE TO NOISE

Approximately sixteen percent of the population has a very low tolerance for noise and will object to any noise not of their making. Consequently, even in the quietest environment, some complaints may occur. Twenty to thirty percent of the population will not complain even in very severe noise environments. (7 pp. 8-6) Thus, a variety of reactions can be expected from people exposed to any given noise environment.

Surveys have shown that community response to noise varies from no reaction to vigorous action for newly introduced noises averaging from 10 dB below existing to 25 dB above existing. (8) According to research originally published in the Noise Effects Handbook (7), the percentage of high annoyance ranges from approximately 0 percent at 45 dB or less, 10 percent are highly annoyed around 60 dB, and increases rapidly to approximately 70 percent being highly annoyed at approximately 85 dB or greater. Despite this variability in behavior on an individual level, the population can be expected to exhibit the following responses to changes in noise levels as shown on Exhibit 2-2. A change of 3 dBA is considered barely perceptible, and changes of 5 dBA are considered readily perceptible. (4)

EXHIBIT 2-2: NOISE LEVEL INCREASE PERCEPTION



2.8 VIBRATION

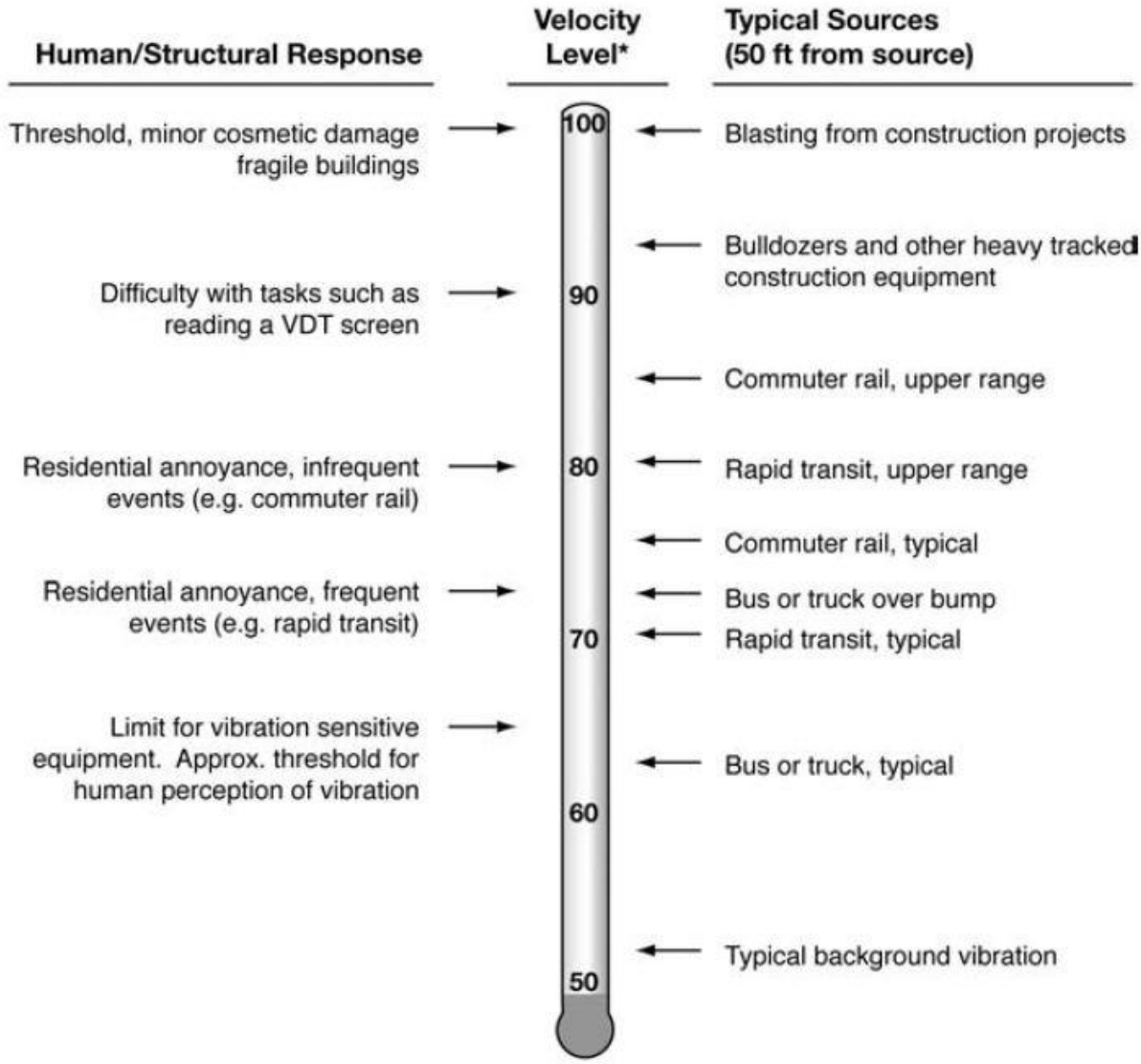
Per the Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment Manual, vibration is the periodic oscillation of a medium or object. The rumbling sound caused by the vibration of room surfaces is called structure-borne noise. Sources of ground-borne vibrations include natural phenomena (e.g., earthquakes, volcanic eruptions, sea waves, landslides) or human-made causes (e.g., explosions, machinery, traffic, trains, construction equipment). Vibration sources may be continuous, such as factory machinery, or transient, such as explosions. As is the case with airborne sound, ground-borne vibrations may be described by amplitude and frequency. Additionally, in contrast to airborne noise, ground-borne vibration outdoors is not a common environmental problem and annoyance from ground-borne vibration is almost exclusively an indoor phenomenon)8(. Therefore, the effects of vibrations should only be evaluated at a structure and the effects of the building structure on the vibration should be considered. Wood-frame buildings, such as typical residential structures, are more easily excited by ground vibration than heavier buildings. In contrast, large masonry buildings with spread footings have a low response to ground vibration

(8). In general, the heavier a building is, the lower the response will be to the incident vibration energy. However, all structurers reduce vibration levels due to the coupling of the building to the soil.

There are several different methods that are used to quantify vibration. The peak particle velocity (PPV) is defined as the maximum instantaneous peak of the vibration signal (8). The PPV is most frequently used to describe vibration impacts to buildings but is not always suitable for evaluating human response (annoyance) because it takes some time for the human body to respond to vibration signals. Instead, the human body responds to average vibration amplitude often described as the root mean square (RMS). The RMS amplitude is defined as the average of the squared amplitude of the signal and is most frequently used to describe the effect of vibration on the human body (8). However, the RMS amplitude and PPV are related mathematically, and the RMS amplitude of equipment is typically calculated from the PPV reference level. The RMS amplitude is approximately 70% of the PPV (9). Thus, either can be used in the description of vibration impacts.

While not universally accepted, vibration decibel notation (VdB) is another vibration notation developed and used by the FTA in their guidance manual to describe vibration levels and provide a background of common vibration levels and set vibration limits. (8) Decibel notation (VdB) serves to reduce the range of numbers used to describe vibration levels and is used in this report to describe vibration levels. As stated in the FTA guidance manual, the background vibration-velocity level in residential areas is generally 50 VdB. Ground-borne vibration is normally perceptible to humans at approximately 65 VdB. For most people, a vibration-velocity level of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels. Typical outdoor sources of perceptible ground-borne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. If a roadway is smooth, the ground-borne vibration is rarely perceptible. The range of interest is from approximately 50 VdB, which is the typical background vibration-velocity level, to 100 VdB, which is the general threshold where minor damage can occur in fragile buildings. Exhibit 2-3 illustrates common vibration sources and the human and structural response to ground-borne vibration.

EXHIBIT 2-3: TYPICAL LEVELS OF GROUND-BORNE VIBRATION



** RMS Vibration Velocity Level in VdB relative to 10^{-6} inches/second*

Source: Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment Manual.

3 REGULATORY SETTING

To limit population exposure to physically and/or psychologically damaging as well as intrusive noise levels, the federal government, the State of California, various county governments, and most municipalities in the state have established standards and ordinances to control noise. In most areas, automobile and truck traffic is the major source of environmental noise. Traffic activity generally produces an average sound level that remains constant with time. Air and rail traffic, and commercial and industrial activities are also major sources of noise in some areas. Federal, state, and local agencies regulate different aspects of environmental noise. Federal and state agencies generally set noise standards for mobile sources such as aircraft and motor vehicles, while regulation of stationary sources is left to local agencies.

3.1 STATE OF CALIFORNIA NOISE REQUIREMENTS

The State of California regulates freeway noise, sets standards for sound transmission, provides occupational noise control criteria, identifies noise standards, and provides guidance for local land use compatibility. State law requires that each county and city adopt a General Plan that includes a Noise Element which is to be prepared per guidelines adopted by the Governor's Office of Planning and Research (OPR). (10) The purpose of the Noise Element is to limit the exposure of the community to excessive noise levels. In addition, CEQA requires that all known environmental effects of a project be analyzed, including environmental noise impacts.

3.2 CITY OF RANCHO MIRAGE GENERAL PLAN NOISE ELEMENT

The City of Rancho Mirage has adopted a Noise Element of the General Plan (2017) to control and abate environmental noise, and to protect the citizens of and visitors to the City of Rancho Mirage from excessive exposure to noise. The Noise Element is intended to help align the community's various land uses with the existing and future noise environment and thus ensure that any negative effects of noise are minimized or completely avoided.

The noise criteria identified in the City of Rancho Mirage Noise Element are guidelines to evaluate the land use compatibility of transportation related noise. To assist the city in planning compatible uses, a range of exterior noise thresholds for various land uses have been developed. Particularly sensitive land uses include residences, schools, libraries, churches, hospitals and nursing homes, and destination resort areas. In addition, parks, golf courses, and other outdoor activity areas can be sensitive to noise disturbances. Less sensitive land uses include commercial uses, conventional hotels and motels, and playgrounds. Least sensitive to noise are heavy commercial uses, transportation, communication, and utility land uses. To protect noise sensitive land uses, and minimize the effects of excessive and nuisance noise, the City of Rancho Mirage General Plan Noise Element has outlined the following noise policies with the goal (Goal N 1) of a noise environment providing peace and quiet that complements and is consistent with Rancho Mirage's resort residential character:

Policy N 1.1: Land use patterns, associated traffic and its distribution, and individual developments shall be assessed for their potential to generate adverse and incompatible noise impacts. Noise exceeding normally acceptable levels shall be appropriately mitigated.

Policy N 1.2 Noise sensitive land uses, including residences, resorts, community open space, schools, libraries, churches, hospitals, and convalescent homes, shall be protected from high noise levels emitted by both existing and future noise sources.

Policy N 1.3 Project designs shall be required to include measures that assure that interior noise levels for residential development do not exceed 45 dBA CNEL.

Policy N 1.4 Land uses allowed adjacent to Rancho Mirage's major arterial roads and highways, or the Southern Pacific Railroad/I-10 corridor, should generally be limited to those that are compatible with higher noise levels to maximize noise-related land use compatibility.

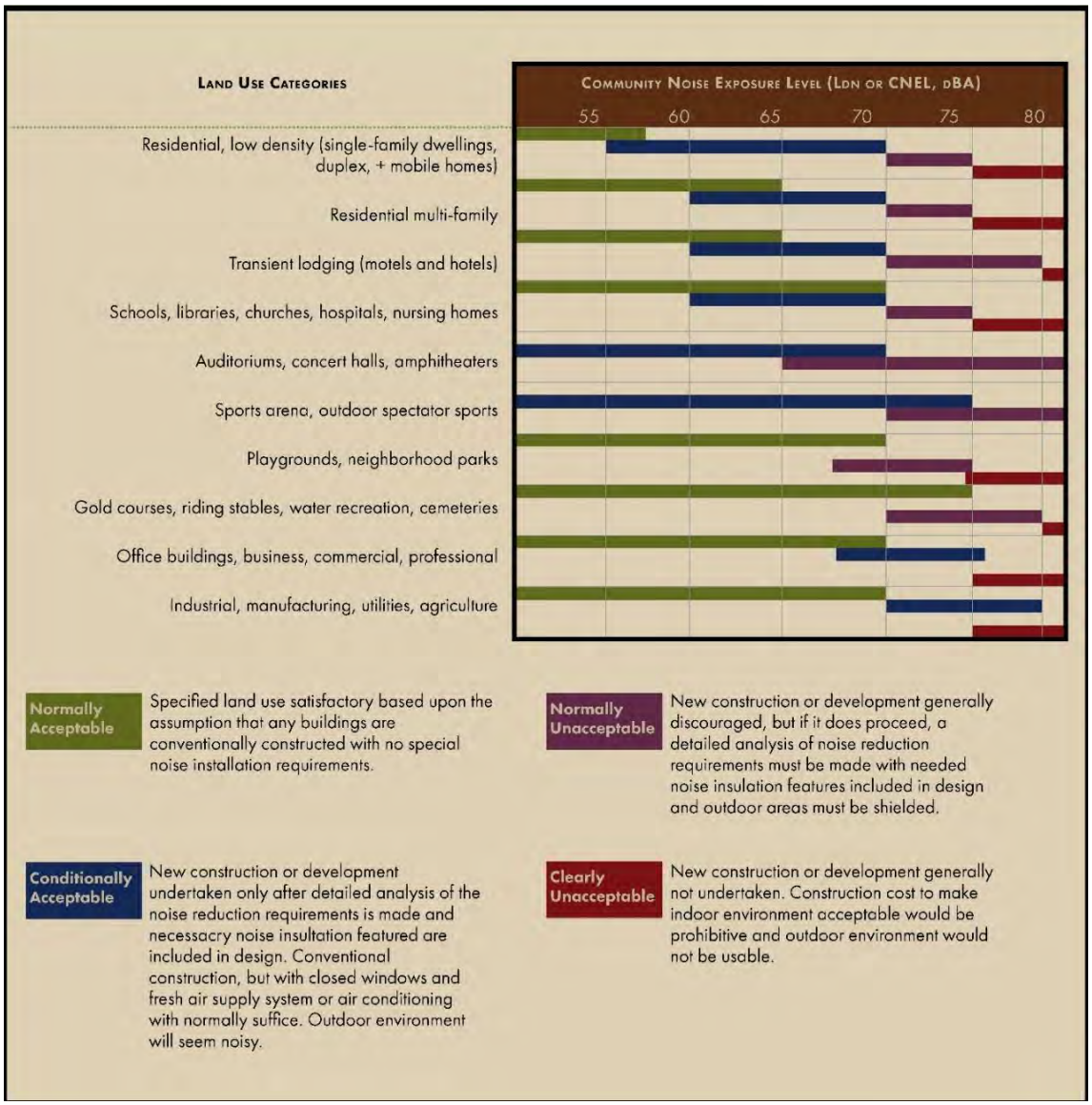
Policy N 1.5 Develop and maintain a circulation plan that is consistent with the resort residential character of Rancho Mirage, avoids impacts to existing and planned sensitive receptors/uses, and provides fixed routes for existing and future truck traffic.

The Noise Level and Land Use Compatibility matrix in the Noise Element shown on Exhibit 3-A provides guidelines to evaluate the acceptability of the transportation related noise level impacts. Single-family residential land uses are considered *normally acceptable* with exterior noise levels below 60 dBA CNEL and *conditionally acceptable* with noise levels below 70 dBA CNEL. Multi-family residential land uses are considered *normally acceptable* with exterior noise levels below 65 dBA CNEL and *conditionally acceptable* with noise levels below 70 dBA CNEL. For *conditionally acceptable* land use, *new construction or development undertaken only after a detailed analysis of the noise reduction requirements is made and necessary noise insulation features are included in the design. Conventional construction, but with closed windows and fresh air supply system or air conditioning will normally suffice. Outdoor environment will seem noisy.*

3.3 Operational Noise Standards

To analyze noise impacts originating from a designated fixed location or private property such as the Howard World Wildlife Museum, stationary-source (operational) noise such as the loading dock activity, trash enclosure activity, roof-top air conditioning units, and parking lot vehicle movements are typically evaluated against standards established under a jurisdiction's Municipal Code. The City of Rancho Mirage Municipal Code (RMMC) noise standards are provided in Appendix 3.1. The RMMC Chapter 8.45 establishes the noise level standards for stationary noise sources. The Project's land use will potentially impact nearby noise-sensitive uses in the Project study area. For nearby noise-sensitive residential land uses in the Project study area, Section 8.45.030 identifies the base exterior noise level standard of 55 dBA L_{eq} during the daytime hours (7:00 a.m. to 6:00 p.m.), 50 dBA L_{eq} during the evening hours (6:00 p.m. to 10:00 p.m.) and 45 dBA L_{eq} during the nighttime hours (10:00 p.m. to 7:00 a.m.). (11) Further, Section 8.45.030[C] indicates that if the existing ambient noise level already exceeds any of the exterior noise level categories, then the standard shall be increased in five dBA increments to reflect the ambient conditions. Table 3-1 provides a summary of the City of Rancho Mirage operational exterior noise level standards for all land use types.

EXHIBIT 3-A: NOISE LEVEL AND LAND USE COMPATIBILITY



Source: City of Rancho Mirage General Plan Noise Element (2017) Exhibit 20

TABLE 3-1: OPERATIONAL NOISE STANDARDS

Land Use[1]	Zone[2]	Time Period	Exterior Noise Level Standards (dBA L_{eq})[3]
Residential (Low Density)	R-E, H-R, R-L-2, R-L-3	Daytime (7:00 a.m. to 6:00 p.m.)	55
		Evening (6:00 p.m. to 10:00 p.m.)	50
		Nighttime (10:00 p.m. to 7:00 a.m.)	45
Residential (Medium and High Density, Hospital, Open Space)	OS, R-M, R-H, MHP	Daytime (7:00 a.m. to 6:00 p.m.)	60
		Evening (6:00 p.m. to 10:00 p.m.)	55
		Nighttime (10:00 p.m. to 7:00 a.m.)	50
Commercial Office, Resort Commercial, Mixed Use, Institutional	O, P, Rs-H, M-U	Daytime (7:00 a.m. to 6:00 p.m.)	65
		Evening (6:00 p.m. to 10:00 p.m.)	60
		Nighttime (10:00 p.m. to 7:00 a.m.)	55
Commercial Neighborhood, General Commercial, Commercial Recreation, Light Industrial	C-N, C-G, I-L	Daytime (7:00 a.m. to 6:00 p.m.)	70
		Evening (6:00 p.m. to 10:00 p.m.)	65
		Nighttime (10:00 p.m. to 7:00 a.m.)	60

[1] City of Rancho Mirage Municipal Code, Section 8.45.030 Exterior noise level limits (Appendix 3.1).
[2] City of Rancho Mirage Land Use and Zoning Map
[3] L_{eq} represents a steady state sound level containing the same total energy as a time varying signal over a given sample period.

3.4 CONSTRUCTION NOISE STANDARDS

To analyze noise impacts originating from the construction of Howard World Wildlife Museum, noise from construction activities is typically evaluated against standards established under a City's Municipal Code. To control noise impacts associated with the construction of the proposed Project, the City has established limits to the hours of operation. RMMC Section 15.04.030[A][11] indicates that construction, shall be limited to the hours of 7:00 a.m. and 7:00 p.m. with no activity on Sundays and holidays (12). The city recognizes that construction noise is difficult to control and restricts allowable hours for this intrusion. Still, construction, even when restricted within these hours, presents a nuisance value when conducted in proximity to sensitive receptors (13). However, neither the City of Rancho Mirage General Plan nor Municipal Code establish numeric maximum acceptable construction source noise levels at potentially affected receivers. Therefore, a numerical construction threshold based on Federal Transit Administration (FTA) *Transit Noise and Vibration Impact Assessment Manual* is used for analysis of daytime construction impacts, as discussed below.

According to the FTA, local noise ordinances are typically not very useful in evaluating construction noise. They usually relate to nuisance and hours of allowed activity, and sometimes specify limits in terms of maximum levels, but are generally not practical for assessing the impact of a construction project. Project construction noise criteria should account for the existing noise environment, the absolute noise levels during construction activities, the duration of the construction, and the adjacent land use. Due to the lack of standardized construction noise thresholds, the FTA provides guidelines that can be considered reasonable criteria for construction noise assessment. The FTA considers a daytime exterior construction noise level of 80 dBA L_{eq} as a reasonable threshold for noise sensitive residential land use. (8 p. 179)

3.5 VIBRATION STANDARDS

Construction activity can result in varying degrees of ground-borne vibration, depending on the equipment and methods used, distance to the affected structures and soil type. Construction vibration is generally associated with pile driving and rock blasting. Other construction equipment such as air compressors, light trucks, hydraulic loaders, etc., generates little or no ground vibration. (8)

To analyze vibration impacts associated with the Howard World Wildlife Museum, vibration-generating activities are appropriately evaluated against standards established under a City's Municipal Code if such standards exist. While Section 17.18.080 of the RMMC requires that *no vibration associated with any use shall be allowed which is discernable beyond the boundary line of the subject property,* the City of Rancho Mirage does not identify specific construction vibration level limits. Therefore, for analysis purposes, the Caltrans *Transportation and Construction Vibration Guidance Manual*, (9 p. 38) Table 19, vibration damage are used in this noise study to assess potential temporary construction-related impacts at adjacent building locations. The nearest noise sensitive buildings adjacent to the Project site can best be described as "older residential structures" with a maximum acceptable continuous vibration threshold of 0.3 PPV (in/sec).

This page intentionally left blank

4 SIGNIFICANCE CRITERIA

The following significance criteria are based on currently adopted guidance provided by Appendix G of the CEQA Guidelines. (1) For the purposes of this report, impacts would be potentially significant if the Project results in or causes:

A. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

B. Generation of excessive ground-borne vibration or ground-borne noise levels?

C. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

4.1 NOISE LEVEL INCREASES (THRESHOLD A)

Noise level increases resulting from the Project are evaluated based on the Appendix G CEQA Guidelines. Under CEQA, consideration must be given to the magnitude of the increase, the existing baseline ambient noise levels, and the location of receivers to determine if a noise increase represents a significant adverse environmental impact. This approach recognizes that there is no single noise increase that renders the noise impact significant. (14) This is primarily because of the wide variation in individual thresholds of annoyance and differing individual experiences with noise. Thus, an important way of determining a person's subjective reaction to a new noise is the comparison of it to the existing environment to which one has adapted—the so-called ambient environment. In general, the more a new noise level exceeds the previously existing ambient noise level, the less acceptable the new noise level will typically be judged.

4.1.1 Operational Noise (Substantial Permanent Noise Level Increase)

The Federal Interagency Committee on Noise (FICON) (15) developed guidance to be used for the assessment of project-generated increases in noise levels that consider the ambient noise level. The FICON recommendations are based on studies that relate aircraft noise levels to the percentage of persons highly annoyed by aircraft noise. Although the FICON recommendations were specifically developed to assess aircraft noise impacts, these recommendations are often used in environmental noise impact assessments involving the use of cumulative noise exposure metrics, such as the average-daily noise level (CNEL) and equivalent continuous noise level (Leq).

As previously stated, the approach used in this noise study recognizes that there is no single noise increase that renders a noise impact significant, based on a 2008 California Court of Appeal ruling on Gray v. County of Madera. (14) For example, if the ambient noise environment is quiet (<60 dBA) and the new noise source greatly increases the noise levels, an impact may occur if the noise criteria may be exceeded. Therefore, for this analysis, a readily perceptible 5 dBA or greater project-related noise level increase is considered a significant impact when the without project noise levels are below 60 dBA. Per the FICON, in areas where the without project noise levels range from 60 to 65 dBA, a 3 dBA barely perceptible noise level increase appears to be appropriate for most people. When the without project noise levels already exceed 65 dBA, any increase in community noise louder than 1.5 dBA or greater is considered a significant impact if the noise criteria for a given land use is exceeded, since it likely contributes to an existing noise exposure exceedance.

The FICON guidance provides an established source of criteria to assess the impacts of substantial temporary or permanent increase in baseline ambient noise levels. Based on the FICON criteria, the amount to which a given noise level increase is considered acceptable is reduced when the without Project (baseline) noise levels are already shown to exceed certain land-use specific exterior noise level criteria. The specific levels are based on typical responses to noise level increases of 5 dBA or readily perceptible, 3 dBA or barely perceptible, and 1.5 dBA depending on the underlying without Project noise levels for noise-sensitive uses. These levels of increases and their perceived acceptance are consistent with guidance provided by both the Federal Highway Administration (4 p. 9) and Caltrans (16 p. 2_48).

4.1.2 Construction Noise (Substantial Temporary Noise Increase)

To control the noise-generating construction activities, the temporary noise level increases over the existing ambient conditions must be considered under CEQA Significance Threshold A. Increases of up to 20 dBA L_{eq} are permitted according to Table B-1 of the RMMC. Although noise ordinances vary across jurisdictions, many cities and counties in California, including Los Angeles, San Diego, and San Francisco, set construction noise limits between 75 and 80 dBA L_{eq} and typically restrict construction activities to the daytime hours. In contrast, everyday noise regulations are more stringent because they apply to continuous, long-term noise sources that can significantly impact the quality of life. As a result, many jurisdictions establish daytime residential noise limits around 55 dBA L_{eq}. This suggests that a reasonable 20 dBA increase over the daytime noise limit can be tolerated without significant adverse effects. This is also illustrated in the adoption of many CEQA documents statewide that use an 80 dBA L_{eq} limit for assessing construction impacts while using everyday noise level limits of local noise ordinances in assessing on-site operational impacts.

Therefore, if the Project-related construction noise levels generate a temporary noise level increase over the existing daytime ambient noise levels more than 20 dBA L_{eq} consistent with Table B-1 of the RMMC, then the Project construction noise increases will be considered a *significant* impact.

4.2 VIBRATION (THRESHOLD B)

As described in Section 3.4, vibration impacts originating from the construction of the Howard World Wildlife Museum, vibration-generating activities are appropriately evaluated using standards established by the Caltrans *Transportation and Construction Vibration Guidance Manual*, Table 19. Caltrans' vibration thresholds for building damage are used in this noise study to assess potential operational and temporary construction-related impacts at adjacent building locations. A maximum acceptable continuous vibration threshold of 0.3 PPV (in/sec) is used to describe the nearest residential buildings adjacent to the Project site.

4.3 CEQA GUIDELINES NOT FURTHER ANALYZED (THRESHOLD C)

CEQA Noise Threshold C applies when there are nearby public and private airports and/or airstrips and focuses on land use compatibility of the Project to nearby airports and airstrips. The Project site is not located within two miles of an airport or airstrip. The closest major airport is the Palm Springs International Airport (PSP), which is located over 4.5 miles north of the Project site As such, the Project site would not be exposed to excessive noise levels from airport operations, and therefore, impacts are considered less than significant, and no further noise analysis is conducted in relation to Appendix G to the CEQA Guidelines, Noise Threshold C.

4.4 SIGNIFICANCE CRITERIA SUMMARY

Noise impacts shall be considered significant if any of the following occur as a direct result of the proposed development. Table 4-1 shows the significance criteria summary matrix that includes the allowable criteria used to identify potentially significant incremental noise level increases.

TABLE 4-1: SIGNIFICANCE CRITERIA SUMMARY

Analysis	Receiving Land Use	Condition(s)	Significance Criteria	
			Daytime	Nighttime
Operational	Noise-Sensitive	Exterior Noise Levels[1]	See Table 3-1	
		If ambient is < 60 dBA L_{eq}[2]	≥ 5 dBA L_{eq} Project increase	
		If ambient is 60 - 65 dBA L_{eq}[2]	≥ 3 dBA L_{eq} Project increase	
		If ambient is > 65 dBA L_{eq}[2]	≥ 1.5 dBA L_{eq} Project increase	
Construction	Noise-Sensitive	Noise Level Threshold[3]	80 dBA L_{eq}	n/a
		Exterior Noise Level Increase[4]	20 dBA L_{eq}	
		Vibration Level Threshold[5]	0.3 PPV (in/sec)	

[1] City of Rancho Mirage Municipal Code, Section 8.45.030 Exterior Noise Level Limits (Appendix 3.1).
[2] FICON, 1992.
[3] Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual.
[4] City of Rancho Mirage Municipal Code, Table B-1 (Appendix 3.1).
[5] Caltrans Transportation and Construction Vibration Manual, April 2020 Table 19
"Daytime" = 7:00 a.m. to 10:00 p.m.; "Nighttime" = 10:00 p.m. to 7:00 a.m.

This page intentionally left blank

5 EXISTING NOISE LEVEL MEASUREMENTS

To assess the existing noise level environment, 24-hour noise level measurements were taken at six locations in the Project study area. The receiver locations were selected to describe and document the existing noise environment within the Project study area. Exhibit 5-1 provides the boundaries of the Project study area and the noise level measurement locations. To fully describe the existing noise conditions, long-term noise level measurements were collected by Urban Crossroads, Inc. on Tuesday, April 29, 2025. Appendix 5.1 includes study area photos.

5.1 MEASUREMENT PROCEDURE AND CRITERIA

To describe the existing noise environment, the hourly noise levels were measured during typical weekday conditions over a 24-hour period. By collecting individual hourly noise level measurements, it is possible to describe the equivalent daytime and nighttime hourly noise levels. The long-term noise readings were recorded using Piccolo Type 2 integrating sound level meter and dataloggers. The Piccolo sound level meters were calibrated using a Larson-Davis calibrator, Model CAL 150. All noise meters were programmed in "slow" mode to record noise levels in "A" weighted form. The sound level meters and microphones were equipped with a windscreen during all measurements. All noise level measurement equipment satisfies the American National Standards Institute (ANSI) standard specifications for sound level meters ANSI S1.4-2014/IEC 61672-1:2013. (17)

5.2 NOISE MEASUREMENT LOCATIONS

The long-term noise level measurements were positioned as close to the nearest sensitive receiver locations as possible to assess the existing equivalent hourly noise levels surrounding the Project site. Both Caltrans and the FTA recognize that it is not reasonable to collect noise level measurements that can fully represent every part of a private yard, patio, deck, or balcony normally used for human activity when estimating impacts for new development projects. This is demonstrated in the Caltrans general site location guidelines which indicate that sites must be free of noise contamination by sources other than sources of interest. Avoid sites located near sources such as barking dogs, lawnmowers, pool pumps, and air conditioners unless it is the express intent of the analyst to measure these sources. (2) Further, FTA guidance states, that it is not necessary nor recommended that existing noise exposure be determined by measuring at every noise-sensitive location in the project area. Rather, the recommended approach is to characterize the noise environment for clusters of sites based on measurements or estimates at representative locations in the community. (8)

Based on recommendations of Caltrans and the FTA, it is not necessary to collect measurements at each individual building or residence, because each receiver measurement represents a group of buildings that share acoustic equivalence. (8) In other words, the area represented by the receiver shares similar shielding, terrain, and geometric relationship to the reference noise source. Receivers represent a location of noise sensitive areas and are used to estimate the future noise level impacts.

EXHIBIT 5-1: NOISE MEASUREMENT LOCATIONS



Collecting noise level measurements at the nearby sensitive receiver locations allows for a comparison of the before and after Project noise levels and is necessary to assess potential noise increase due to the Project's contribution to the ambient noise levels. This approach is necessary to calculate the temporary or permanent increase in ambient noise levels as required by the CEQA Guidelines Environmental Checklist.

5.3 Noise Measurement Results

The noise measurements presented below focus on the equivalent or the hourly energy average sound levels (Leq) to describe the existing ambient conditions. Table 5-1 provides the (energy average) noise levels used to describe the hourly daytime (7:00 a.m. to 6:00 p.m.), evening (6:00 p.m. to 10:00 p.m.) and nighttime (10:00 p.m. to 7:00 a.m.) noise levels at each noise level measurement location. The equivalent sound level (Leq) represents a steady state sound level containing the same total energy as a time varying signal over a given sample period. The daytime and nighttime equivalent noise levels represent the average of all hourly noise levels observed during these time periods expressed as a single number.

Table 5-1: Ambient Noise Level Measurements

Location[1]	Description	Energy Average Noise Level (dBA L_{eq})[2]			CNEL
		Daytime	Evening	Nighttime	
L1	Located north of the site within the Desert Braemar community near the residence at 69850 CA-111	61.3	59.6	48.1	63.5
L2	Located east of the site near the residence at 70100 Mirage Cove Drive.	54.0	48.4	43.2	53.6
L3	Located south of the site near the residence at 1 E the Palms St.	61.3	59.2	54.3	63.0
L4	Located southwest of the site near the residence at 8 Vista Loma Dr.	54.3	61.9	52.0	59.0
L5	Located within the site near the residence at 70100 Mirage Cove Dr.	63.1	61.2	54.0	64.0
L6	Located within the site east of CA-111.	61.6	61.0	57.8	65.4

[1] See Exhibit 5-A for the noise level measurement locations.
[2] Energy (logarithmic) average levels. The long-term 24-hour measurement worksheets are included in Appendix 5.2.
"Daytime" = 7:00 a.m. to 6:00 p.m.; "Evening" = 6:00 p.m. to 10:00 p.m.; "Nighttime" = 10:00 p.m. to 7:00 a.m.

Table 5-1 provides the equivalent noise levels used to describe the daytime and nighttime ambient conditions for each of the measurements. Appendix 5.2 provides summary worksheets of the noise levels for each hour as well as the minimum, maximum, L1, L2, L5, L8, L25, L50, L90, L95, and L99 percentile noise levels observed during the daytime and nighttime periods.

This page intentionally left blank

6 RECEIVER LOCATIONS

To assess the potential for long-term operational and short-term construction noise impacts, the following receiver locations, as shown on Exhibit 6-1, were identified as representative locations for analysis. The selection of receiver locations is based on FHWA guidelines and is consistent with additional guidance provided by Caltrans and the FTA, as previously described in Section 5.2. Sensitive receivers are generally defined as locations where people reside or where the presence of unwanted sounds could otherwise adversely affect the use of the land. Noise-sensitive land uses are generally considered to include schools, hospitals, single-family dwellings, mobile home parks, churches, libraries, and recreation areas. Moderately noise-sensitive land uses typically include multi-family dwellings, hotels, motels, dormitories, out-patient clinics, cemeteries, golf courses, country clubs, athletic/tennis clubs, and equestrian clubs. Land uses that are considered relatively insensitive to noise include business, commercial, and professional developments. Land uses that are typically not affected by noise include: industrial, manufacturing, utilities, agriculture, undeveloped land, parking lots, warehousing, liquid and solid waste facilities, salvage yards, and transit terminals.

To describe the potential off-site Project noise levels, four receiver locations in the vicinity of the Project site were identified. Other sensitive land uses in the Project study area that are located at greater distances than those identified in this noise study will experience lower noise levels than those presented in this report due to the additional attenuation from distance and the shielding of intervening structures. Distance is measured in a straight line from the Project boundary to each receiver location.

R1: Location R1 represents the existing high-density residence within the Desert Braemar community at 69850 CA-111, approximately 138 feet north of the Project site. Since there are no private outdoor living areas (backyards) facing the Project site, receiver R1 is placed at the residential building façade. A 24-hour noise measurement was taken near this location, L1, to describe the existing ambient noise environment.

R2: Location R2 represents the existing high-density residence within the Small Mountain Private Condominiums community near the at 70100 Mirage Cove Drive, approximately 23 feet east of the Project site. Receiver R2 is placed in the private outdoor living area (backyard) facing the Project site. A 24-hour noise measurement was taken near this location, L2, to describe the existing ambient noise environment.

R3: Location R3 represents the existing residence at 1 E the Palms Street, approximately 94 feet south of the Project site. Receiver R3 is placed in the private outdoor living area (backyard) facing the Project site. A 24-hour noise measurement was taken near this location, L3, to describe the existing ambient noise environment.

R4: Location R4 represents the single-family residence at 8 Vista Loma Drive within the Mirage Cove low density residential community, approximately 703 feet west of the Project site. Receiver R4 is placed in the private outdoor living area (backyard) facing the Project site. A 24-hour noise measurement was taken near this location, L4, to describe the existing ambient noise environment.

EXHIBIT 6-1: RECEIVER LOCATIONS



7 OPERATIONAL NOISE ANALYSIS

This section analyzes the potential stationary-source operational noise impacts at the nearby receiver locations, identified in Section 6, resulting from the operation of the proposed Howard World Wildlife Museum Project. To conservatively describe the potential worst-case noise environment, Exhibit 7-1 presents the 22 individual noise sources used to assess the operational noise levels.

7.1 OPERATIONAL NOISE SOURCES

This operational noise analysis is intended to describe noise level impacts associated with the expected typical daytime and nighttime activities at the Project site. The on-site Project-related noise sources are expected to include: loading dock activity, trash enclosure activity, roof-top air conditioning units, and parking lot vehicle movements.

7.2 REFERENCE NOISE LEVELS

To estimate the Project operational noise impacts, reference noise level measurements were collected from similar types of activities to represent the noise levels expected with the development of the proposed Project. This section provides a detailed description of the reference noise level measurements shown on Table 7-1 used to estimate the Project operational noise impacts. It is important to note that the following projected noise levels assume the worst-case noise environment with all noise source activity all operating at the same time. These sources of noise activity will likely vary throughout the day.

7.2.1 Measurement Procedures

The reference noise level measurements presented in this section were collected using a Larson Davis LxT Type 1 precisions sound level meter (serial number 01146). The LxT sound level meter was calibrated using a Larson-Davis calibrator, Model CAL 200, was programmed in "slow" mode to record noise levels in "A" weighted form and was located at approximately five feet above the ground elevation for each measurement. The sound level meters and microphones were equipped with a windscreen during all measurements. All noise level measurement equipment satisfies the American National Standards Institute (ANSI) standard specifications for sound level meters ANSI S1.4-2014/IEC 61672-1:2013. (17)

EXHIBIT 7-1: OPERATIONAL NOISE SOURCE LOCATIONS

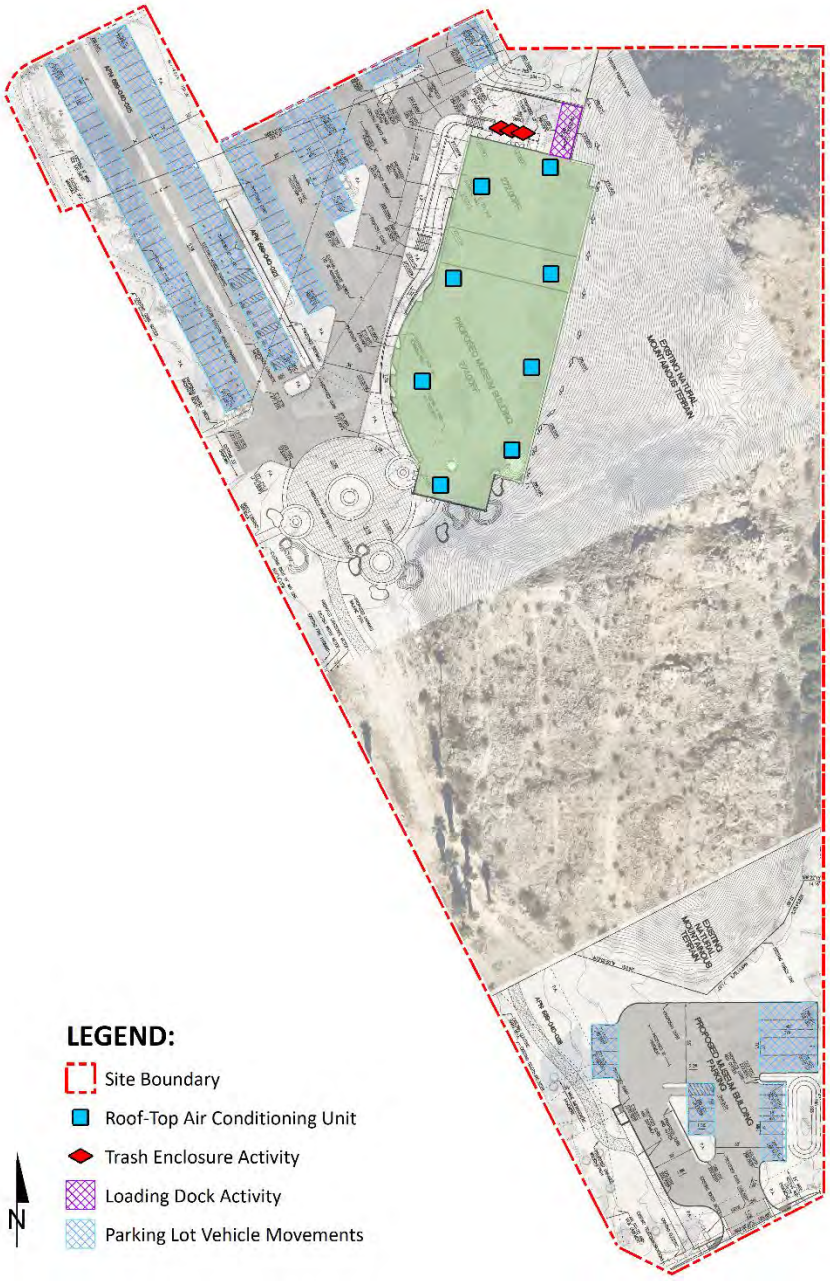


TABLE 7-1: REFERENCE NOISE LEVEL MEASUREMENTS

Reference Noise Source	Noise Source Height (Feet)	Min./ Hour[1]			Reference Noise Level (dBA L_{eq}) @ 50 Feet	Sound Power Level (dBA)[2]
		Day	Eve	Night		
Loading Dock Activity	8'	60	0	0	62.8	103.4
Trash Enclosure Activity	5'	60	60	0	57.3	89.0
Roof-Top Air Conditioning Units	5'	39	39	28	57.2	88.9
Parking Lot Vehicle Movements	5'	60	60	0	52.6	81.1

[1] Anticipated duration (minutes within the hour) of noise activity during typical hourly conditions expected at the Project site. "Daytime" = 7:00 a.m. to 6:00 p.m.; "Evening" = 6:00 p.m. to 10:00 p.m.; "Nighttime" = 10:00 p.m. to 7:00 a.m.

[2] Sound power level represents the total amount of acoustic energy (noise level) produced by a sound source independent of distance or surroundings. Sound power levels calculated using the CadnaA noise model at the reference distance to the noise source. Numbers may vary due to size differences between point and area noise sources.

7.2.2 Loading Dock Activity

To evaluate the noise levels associated with truck idling, backup alarms, trailer movements and loading activities, Urban Crossroads collected a reference noise level measurement to describe the potential operational noise levels associated with the Project loading dock activities. The measured reference noise level at 50 feet from the source of activity was measured at 62.8 dBA L_{eq}. Loading dock activities are limited to daytime hours.

7.2.3 Trash Enclosure Activity

To describe the noise levels associated with a trash enclosure activity, Urban Crossroads collected a reference noise level measurement at an existing trash enclosure containing two dumpster bins. The trash enclosure noise levels describe metal gates opening and closing, metal scraping against concrete floor sounds, dumpster movement on metal wheels, and trash dropping into the metal dumpster. The reference noise levels describe trash enclosure noise activities when trash is dropped into an empty metal dumpster, as would occur at the Project Site. The measured reference noise level at the uniform 50-foot reference distance is 57.3 dBA L_{eq} for the trash enclosure activity. The reference noise level describes the expected noise source activities associated with the trash enclosures for the Project's proposed building.

7.2.4 Roof-Top Air Conditioning Units

The reference noise level represents a Lennox SCA120 series 10-ton model packaged air conditioning unit. At the uniform reference distance of 50 feet, the reference noise level is 57.2 dBA L_{eq}. Based on the typical operating conditions observed over a four-day measurement period, the roof-top air conditioning units are estimated to operate for and average 39 minutes per hour during the daytime hours, and 28 minutes per hour during the nighttime hours. For this noise analysis, the air conditioning units are expected to be located on the roof of the Project buildings.

7.2.5 Parking Lot Vehicle Movements

To describe the on-site parking lot activity, a long-term noise level measurement was collected in the center of activity within a reference parking lot. At 50 feet from the center of activity, the parking lot produced a reference noise level of 52.6 dBA L_{eq}. Parking activities are expected to take place during the full hour (60 minutes) throughout the daytime and evening hours. The parking lot noise levels are mainly due to cars pulling in and out of parking spaces in combination with car doors opening and closing.

7.3 CadnaA Noise Prediction Model

To fully describe the exterior operational noise levels from the Project, Urban Crossroads, Inc. developed a noise prediction model using the CadnaA (Computer Aided Noise Abatement) computer program. CadnaA can analyze multiple types of noise sources using the spatially accurate Project site plan, georeferenced Nearmap aerial imagery, topography, buildings, and barriers in its calculations to predict outdoor noise levels. Using the ISO 9613-2 protocol, CadnaA will calculate the distance from each noise source to the noise receiver locations, using the ground absorption, distance, and barrier/building attenuation inputs to provide a summary of noise level at each receiver and the partial noise level contributions by noise source.

Consistent with the ISO 9613-2 protocol, the CadnaA noise prediction model relies on the reference sound power level (Lw) to describe individual noise sources. While sound pressure levels (e.g., Leq) quantify in decibels the intensity of given sound sources at a reference distance, sound power levels (Lw) are connected to the sound source and are independent of distance. Sound pressure levels vary substantially with distance from the source and diminish because of intervening obstacles and barriers, air absorption, wind, and other factors. Sound power is the acoustic energy emitted by the sound source and is an absolute value that is not affected by the environment. The operational noise level calculations provided in this noise study account for the distance attenuation provided due to geometric spreading, when sound from a localized stationary source (i.e., a point source) propagates uniformly outward in a spherical pattern. A default ground attenuation factor of 0.5 was used in the noise analysis to account for mixed ground representing a combination of hard and soft surfaces. This approach ensures a reasonable approximation in environments where both hard and soft surfaces exist, aligning with typical real-world conditions. Appendix 7.1 includes the detailed noise dBA Leq model inputs used to estimate the Project operational noise levels presented in this section.

7.4 Project Operational Noise Levels

Using the reference noise levels to represent the Project operations that include loading dock activity, trash enclosure activity, roof-top air conditioning units, and parking lot vehicle movements, Urban Crossroads, Inc. calculated the operational source noise levels that are expected to be generated at the Project site and the Project-related noise level increases that would be experienced at each of the sensitive receiver locations. Table 7-2 shows the Project operational noise levels during the daytime hours from 7:00 a.m. to 6:00 p.m. The daytime hourly noise levels at the off-site receiver locations are expected to range from 34.1 to 55.0 dBA L_{eq}.

TABLE 7-2: DAYTIME PROJECT OPERATIONAL NOISE LEVELS

Noise Source[1]	Operational Noise Levels by Receiver Location (dBA Leq)			
	R1	R2	R3	R4
Loading Dock Activity	54.4	20.5	18.0	28.1
Trash Enclosure Activity	43.6	10.9	8.7	13.9
Roof-Top Air Conditioning Units	41.4	15.0	14.4	32.0
Parking Lot Vehicle Movements	38.3	46.9	38.4	25.0
Total (All Noise Sources)	55.0	46.9	38.5	34.1

[1] See Exhibit 7-1 for the noise source locations. CadnaA noise model calculations are included in Appendix 7.1.

Table 7-3 shows the Project operational noise levels during the evening hours from 6:00 p.m. to 10:00 a.m. The evening hourly noise levels at the existing off-site receiver locations are expected to range from 34.4 to 48.5 dBA L_{eq}.

TABLE 7-3: EVENING PROJECT OPERATIONAL NOISE LEVELS

Noise Source[1]	Operational Noise Levels by Receiver Location (dBA Leq)			
	R1	R2	R3	R4
Loading Dock Activity	0.0	0.0	0.0	0.0
Trash Enclosure Activity	45.2	12.5	10.3	15.5
Roof-Top Air Conditioning Units	43.0	16.7	16.1	33.6
Parking Lot Vehicle Movements	39.9	48.5	40.0	26.6
Total (All Noise Sources)	48.0	48.5	40.0	34.4

[1] See Exhibit 7-1 for the noise source locations. CadnaA noise model calculations are included in Appendix 7.1.

Table 7-4 shows the Project operational noise levels during the nighttime hours from 10:00 p.m. to 7:00 a.m. The nighttime hourly noise levels at the existing off-site receiver locations are expected to range from 14.0 to 40.3 dBA L_{eq}.

TABLE 7-4: NIGHTTIME PROJECT OPERATIONAL NOISE LEVELS

Noise Source[1]	Operational Noise Levels by Receiver Location (dBA Leq)			
	R1	R2	R3	R4
Loading Dock Activity	0.0	0.0	0.0	0.0
Trash Enclosure Activity	0.0	0.0	0.0	0.0
Roof-Top Air Conditioning Units	40.3	14.0	13.4	30.9
Parking Lot Vehicle Movements	0.0	0.0	0.0	0.0
Total (All Noise Sources)	40.3	14.5	14.0	30.9

[1] See Exhibit 7-1 for the noise source locations. CadnaA noise model calculations are included in Appendix 7.1.

The differences between the daytime and nighttime noise levels are largely related to the estimated duration of noise activity as outlined in Table 7-1. Appendix 7.1 includes the detailed noise model inputs.

7.5 PROJECT OPERATIONAL NOISE LEVEL COMPLIANCE

To demonstrate compliance with local noise regulations, the Project-only operational noise levels are evaluated against exterior noise level thresholds based on the City of Rancho Mirage exterior noise level standards by zoning type at the nearby receiver locations. Table 7-5 shows that the operational noise levels associated with Project will not exceed the City of Rancho Mirage daytime, evening and nighttime exterior noise level standards at the existing nearby noise-sensitive receiver locations. Therefore, the operational noise impacts are considered *less than significant* at the nearby noise-sensitive receiver locations.

TABLE 7-5: OPERATIONAL NOISE LEVEL COMPLIANCE

Receiver Location[1]	Zoning	Project Operational Noise Levels (dBA Leq)[2]			Noise Level Standards (dBA Leq)[3]			Noise Level Standards Exceeded?[4]		
		Day	Eve.	Night	Day	Eve.	Night	Day	Eve.	Night
R1	R-H	55.0	48.0	40.3	60	55	50	No	No	No
R2	R-H	46.9	48.5	14.5	60	55	50	No	No	No
R3	C-G	38.5	40.0	14.0	70	65	60	No	No	No
R4	R-L-2	34.1	34.4	30.9	55	50	45	No	No	No

[1] See Exhibit 6-1 for the receiver locations.
[2] Proposed Project unmitigated operational noise levels as shown on Tables 7-2, 7-3 and 7-4.
[3] City of Rancho Mirage Municipal Code, Section 8.45.030 Exterior noise level limits (Appendix 3.1)
[4] Do the estimated Project operational noise source activities exceed the noise level standards?
"Daytime" = 7:00 a.m. to 6:00 p.m.; "Evening" = 6:00 p.m. to 10:00 p.m.; "Nighttime" = 10:00 p.m. to 7:00 a.m.

7.6 PROJECT OPERATIONAL NOISE LEVEL INCREASES

To describe the Project operational noise level increases, the Project operational noise levels are combined with the existing ambient noise levels measurements for the nearby receiver locations that may be potentially impacted by Project operational noise sources. Since the units used to measure noise, decibels (dB), are logarithmic units, the Project-operational and existing ambient noise levels cannot be combined using standard arithmetic equations. (2) Instead, they must be logarithmically added using the following base equation:

$$SPL_{Total} = 10\log_{10}[10^{SPL1/10} + 10^{SPL2/10} + \ldots 10^{SPLn/10}]$$

where "SPL1," "SPL2," etc. are equal to the sound pressure levels being combined, or in this case, the Project-operational and existing ambient noise levels. The difference between the combined Project and ambient noise levels describes the Project noise level increases to the existing ambient noise environment. Noise levels that would be experienced at receiver locations when Project-source noise is added to the daytime, evening and nighttime ambient conditions are presented in Tables 7-6, 7-7 and 7-8, respectively. As indicated on Table 7-6, the Project will generate daytime operational noise increases ranging from 0.0 to 0.9 dBA L_{eq} at the nearest receiver locations. Table 7-7 shows that the Project will generate evening operational noise increases ranging from 0.0 to 3.1 dBA L_{eq} at the nearest receiver locations. Table 7-8 shows that the Project will generate nighttime operational noise increases ranging from 0.0 to 0.7 dBA L_{eq} at the nearest receiver locations.

Project-related operational noise level increases would not exceed the operational noise level increase significance criteria presented in Table 4-1. Therefore, Project related operational noise level increases at the sensitive receiver locations will be *less than significant.*

TABLE 7-6: DAYTIME PROJECT OPERATIONAL NOISE LEVEL INCREASES

Receiver Location[1]	Total Project Operational Noise Level[2]	Measurement Location[3]	Reference Ambient Noise Levels[4]	Combined Project and Ambient[5]	Project Increase[6]	Increase Criteria[7]	Increase Criteria Exceeded?
R1	55.0	L1	61.3	62.2	0.9	5.0	No
R2	46.9	L2	54.0	54.8	0.8	5.0	No
R3	38.5	L3	61.3	61.3	0.0	5.0	No
R4	34.1	L4	54.3	54.3	0.0	5.0	No

[1] See Exhibit 6-1 for the receiver locations.
[2] Total Project daytime operational noise levels as shown on Table 7-2.
[3] Reference noise level measurement locations as shown on Exhibit 5-A.
[4] Observed daytime ambient noise levels as shown on Table 5-1.
[5] Represents the combined ambient conditions plus the Project activities.
[6] The noise level increase expected with the addition of the proposed Project activities.
[7] Significance increase criteria as shown on Table 4-1.

TABLE 7-7: EVENING OPERATIONAL NOISE LEVEL INCREASES

Receiver Location[1]	Total Project Operational Noise Level[2]	Measurement Location[3]	Reference Ambient Noise Levels[4]	Combined Project and Ambient[5]	Project Increase[6]	Increase Criteria[7]	Increase Criteria Exceeded?
R1	48.0	L1	59.6	59.9	0.3	5.0	No
R2	48.5	L2	48.4	51.5	3.1	5.0	No
R3	40.0	L3	59.2	59.3	0.1	5.0	No
R4	34.4	L4	61.9	61.9	0.0	5.0	No

[1] See Exhibit 6-1 for the receiver locations.
[2] Total Project evening operational noise levels as shown on Table 7-3.
[3] Reference noise level measurement locations as shown on Exhibit 5-A.
[4] Observed evening ambient noise levels as shown on Table 5-1.
[5] Represents the combined ambient conditions plus the Project activities.
[6] The noise level increase expected with the addition of the proposed Project activities.
[7] Significance increase criteria as shown on Table 4-1.

TABLE 7-8: NIGHTTIME OPERATIONAL NOISE LEVEL INCREASES

Receiver Location[1]	Total Project Operational Noise Level[2]	Measurement Location[3]	Reference Ambient Noise Levels[4]	Combined Project and Ambient[5]	Project Increase[6]	Increase Criteria[7]	Increase Criteria Exceeded?
R1	40.3	L1	48.1	48.8	0.7	5.0	No
R2	14.5	L2	43.2	43.2	0.0	5.0	No
R3	14.0	L3	54.3	54.3	0.0	5.0	No
R4	30.9	L4	52.0	52.0	0.0	5.0	No

[1] See Exhibit 6-1 for the receiver locations.
[2] Total Project nighttime operational noise levels as shown on Table 7-4.
[3] Reference noise level measurement locations as shown on Exhibit 5-A.
[4] Observed nighttime ambient noise levels as shown on Table 5-1.
[5] Represents the combined ambient conditions plus the Project activities.
[6] The noise level increase expected with the addition of the proposed Project activities.
[7] Significance increase criteria as shown on Table 4-1.

7.7 OFF-SITE TRAFFIC NOISE ANALYSIS

Traffic generated by the operation of the proposed Project will influence the traffic noise levels in surrounding off-site areas and at the Project site. However, the off-site Project-related traffic represents an incremental increase to the existing roadway volumes, which is not expected to generate a *barely perceptible* noise level increase of 3 dBA CNEL at nearby sensitive land uses adjacent to study area roadways, since a doubling of the existing traffic volumes would be required to generate a 3 dBA CNEL increase. The Project is anticipated to generate approximately of 150 trips per day. The incremental Project-related off-site traffic noise levels due to the Howard World Wildlife Museum project trips are estimated at less than 1 dBA CNEL. Therefore, due to the low traffic volumes generated by the Project, the off-site traffic noise levels generated by the Project are considered *less than significant* and no further analysis is required.

8 CONSTRUCTION IMPACTS

This section analyzes potential impacts resulting from the short-term construction activities associated with the development of the Project. Exhibit 8-1 shows the construction noise source locations in relation to the nearest sensitive receiver locations previously described in Section 6. To prevent high levels of construction noise from impacting noise-sensitive land uses, RMMC Section 15.04.030[A][11] indicates that construction, shall be limited to the hours of 7:00 a.m. and 7:00 p.m. with no activity on Sundays and holidays (12).

8.1 CONSTRUCTION NOISE LEVELS

The FTA *Transit Noise and Vibration Impact Assessment Manual* recognizes that construction projects are accomplished in several different stages and outlines the procedures for assessing noise impacts during construction. Each stage has a specific equipment mix, depending on the work to be completed during that stage. As a result of the equipment mix, each stage has its own noise characteristics; some stages have higher continuous noise levels than others, and some have higher impact noise levels than others. The Project construction activities are expected to occur in the following stages:

- Site Preparation
- Grading
- Building Construction
- Architectural Coating
- Paving

8.2 CONSTRUCTION REFERENCE NOISE LEVELS

To describe construction noise activities, this construction noise analysis was prepared using reference construction equipment noise levels from the Federal Highway Administration (FHWA) published the Roadway Construction Noise Model (RCNM), which includes a national database of construction equipment reference noise emission levels. (18) The RCNM equipment database provides a comprehensive list of the noise-generating characteristics of specific types of construction equipment. In addition, the database provides an acoustic usage factor to estimate the fraction of time each piece of construction equipment is operating at full power (i.e., its loudest condition) during a construction operation. According to the EPA, FTA, and FHWA, the overall construction noise level is governed primarily by the noisiest pieces of equipment. The quieter pieces do not affect the overall level, but they do reduce the magnitude of the fluctuations in the noise level. Therefore, a rough estimate of the noise level needs only include the noisiest pieces of equipment expected at the site. (19) (8) (20) Consistent with FHWA and FTA guidance for detailed construction noise assessment, Table 8-1 presents the combined noise levels for the loudest construction activities expected for each stage, assuming all equipment operates simultaneously.

EXHIBIT 8-1: CONSTRUCTION NOISE SOURCE LOCATIONS



TABLE 8-1: CONSTRUCTION REFERENCE NOISE LEVELS

Construction Stage	Reference Construction Equipmnet[1]	Reference Noise Level @ 50 Feet (dBA L_{eq})	Composite Reference Noise Level (dBA L_{eq})[2]	Reference Power Level (dBA L_w)[3]
Site Preparation	Tractor	80	84.0	115.6
	Backhoe	74		
	Grader	81		
Grading	Scraper	80	83.3	114.9
	Excavator	77		
	Dozer	78		
Building Construction	Crane	73	81.1	112.8
	Tractor	80		
	Welder/Torch	70		
Paving	Paver	74	77.8	109.5
	Dump Truck	72		
	Roller	73		
Architectural Coating	Man Lift	68	79.8	111.4
	Compressor (air)	74		
	Generator	78		

[1] FHWA Road Construction Noise Model.
[2] Represents the combined noise level for all equipment assuming they operate at the same time.
[3] The total amount of acoustical energy produced by a sound source independent of distance or surroundings.

8.3 CONSTRUCTION NOISE ANALYSIS

Construction projects involve various stages, and activities frequently shift from one location to another. For example, during site preparation and grading, noise-generating activities may concentrate in an area for a short period to remove an obstruction, while the majority of the grading involves the equipment moving back and forth in a predictable pattern throughout the site; building construction and foundation work generally concentrate near the building footprint, while paving generally involves a predictable pattern of movement throughout the site. Therefore, construction activities are best evaluated as multiple moving point sources within the construction area since the speed and power of the equipment vary, and the equipment constantly changes position in terms of its distance and direction relative to the receivers. (8) (21) Using the reference construction equipment noise levels and the CadnaA noise prediction model, calculations of the Project construction noise level impacts by phase at the nearby sensitive receiver locations were completed. To account for the dynamic nature of construction activities, the CadnaA construction noise analysis evaluates the noise source activities as multiple moving point sources, or construction crews, within the limits of construction.

Construction impacts are based on the loudest activity and the highest noise level calculated at each receiver location. As shown on Table 8-2, the construction noise levels are expected to range from 56.8 to 73.2 dBA L_{eq} at the nearby receiver locations. Appendix 8.1 includes the detailed CadnaA construction noise model inputs.

TABLE 8-2: CONSTRUCTION EQUIPMENT NOISE LEVEL SUMMARY

Receiver Location[1]	Construction Noise Levels (dBA L_{eq})					
	Site Preparation	Grading	Building Construction	Paving	Architectural Coating	Highest Levels[2]
R1	64.4	63.7	61.5	58.3	60.2	64.4
R2	73.2	72.5	70.3	67.1	69.0	73.2
R3	69.2	68.5	66.3	63.1	65.0	69.2
R4	56.8	56.1	53.9	50.7	52.6	56.8

[1] Construction noise source and receiver locations are shown on Exhibit 8-1.
[2] Construction noise level calculations based on distance from the construction activity, which is measured from the Project site boundary to the nearest receiver locations. CadnaA construction noise model inputs are included in Appendix 8.1.

8.4 PROJECT SITE CONSTRUCTION NOISE LEVEL COMPLIANCE

To evaluate whether the Project will generate potentially significant short-term noise levels at nearest receiver locations, a construction-related daytime noise level threshold of 80 dBA L_{eq} is used as a reasonable threshold to assess the daytime construction noise level impacts. The construction noise analysis shows that the nearest receiver locations will satisfy the reasonable daytime 80 dBA L_{eq} significance threshold during Project construction activities as shown on Table 8-3. Therefore, the noise impacts due to Project construction noise are considered *less than significant* at all receiver locations.

TABLE 8-3: CONSTRUCTION NOISE LEVEL COMPLIANCE

Receiver Location[1]	Construction Noise Levels (dBA L_{eq})		
	Highest Construction Noise Levels[2]	Threshold[3]	Threshold Exceeded?[4]
R1	64.4	80	No
R2	73.2	80	No
R3	69.2	80	No
R4	56.8	80	No

[1] Construction noise source and receiver locations are shown on Exhibit 8-1.
[2] Highest construction noise level calculations based on distance from the construction noise source activity to the nearest receiver locations as shown on Table 8-2.
[3] Construction noise level thresholds as shown on Table 4-1.
[4] Do the estimated Project construction noise levels exceed the construction noise level threshold?

8.5 TEMPORARY CONSTRUCTION NOISE LEVEL INCREASES

To describe the temporary Project construction noise level contributions to the existing ambient noise environment, the Project construction noise levels were combined with the existing ambient noise levels measurements at the nearest off-site receiver locations. The difference between the combined Project-construction and ambient noise levels is used to describe the construction noise level contributions. Temporary noise level increases that would be experienced at sensitive receiver locations when Project construction-source noise is added to the ambient daytime conditions are presented on Table 8-4.

Consistent with Table B-1 of the RMMC, a temporary noise level increase of 20 dBA is considered a *potentially significant* impact. As indicated in Table 8-4, the Project will contribute construction noise increases ranging from 4.4 to 19.3 dBA L_{eq} during the daytime hours at the nearest receiver locations. The unmitigated construction noise analysis shows that the nearest receiver locations will not exceed the temporary 20 dBA L_{eq} noise increase significance threshold during Project construction activities. Therefore, the temporary construction noise increase analysis shows that the noise impacts due to Project construction noise are considered *less than significant*.

TABLE 8-4: DAYTIME CONSTRUCTION NOISE LEVEL INCREASES

Receiver Location[1]	Typical Project Construction Noise Level[2]	Measurement Location[3]	Reference Ambient Noise Levels[4]	Combined Project and Ambient[5]	Project Increase[6]	Increase Criteria[7]	Increase Criteria Exceeded?
R1	64.4	L1	61.3	66.1	4.8	20	No
R2	73.2	L2	54.0	73.3	19.3	20	No
R3	69.2	L3	61.3	69.9	8.6	20	No
R4	56.8	L4	54.3	58.7	4.4	20	No

[1] Construction noise source and receiver locations are shown on Exhibit 8-1.
[2] Typical Project daytime construction noise levels as shown on Table 8-3.
[3] Reference noise level measurement locations as shown on Exhibit 5-A.
[4] Observed daytime ambient noise levels as shown on Table 5-1.
[5] Represents the combined ambient conditions plus the Project construction activities.
[6] The noise level increase expected with the addition of the proposed Project construction activities.
[7] City of Rancho Mirage Municipal Code, Table B-1 (Appendix 3.1).

8.6 CONSTRUCTION VIBRATION ANALYSIS

Construction activity can result in varying degrees of ground vibration, depending on the equipment and methods employed. Operation of construction equipment causes ground vibrations that spread through the ground and diminish in strength with distance. Ground vibration levels associated with various types of construction equipment are summarized on Table 8-5. Based on the representative vibration levels presented for various construction equipment types, it is possible to estimate the potential for building damage using the following vibration assessment methods defined by the FTA. To describe the vibration impacts the FTA provides the following equation:

$$PPV_{equip} = PPV_{ref} \times (25/D)^{1.5}$$

TABLE 8-5: VIBRATION SOURCE LEVELS FOR CONSTRUCTION EQUIPMENT

Equipment	PPV (in/sec) at 25 feet
Small bulldozer	0.003
Jackhammer	0.035
Loaded Trucks	0.076
Large bulldozer	0.089
Vibratory Roller	0.210

Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual

Using the vibration source level of construction equipment provided on Table 8-5 and the construction vibration assessment methodology published by the FTA, it is possible to estimate the Project vibration impacts. Table 8-6 presents the expected Project related vibration levels at the nearby receiver locations. At distances ranging from 28 to 750 feet from Project construction activities, construction vibration velocity levels are estimated to range from 0.001 to 0.177 PPV in/sec. Based on maximum acceptable continuous vibration threshold of 0.3 PPV (in/sec), the typical Project construction vibration levels will fall below the damage thresholds at all the receiver locations. Therefore, the Project-related vibration impacts are considered *less than significant* during typical construction activities at the Project site.

TABLE 8-6: PROJECT CONSTRUCTION VIBRATION LEVELS

Location[1]	Distance to Const. Activity (Feet)[2]	Typical Construction Vibration Levels PPV (in/sec)[3]						Thresholds PPV (in/sec)[4]	Thresholds Exceeded?[5]
		Small bulldozer	Jack-hammer	Loaded Trucks	Large bulldozer	Vibratory Roller	Highest Vibration Level		
R1	137'	0.000	0.003	0.006	0.007	0.016	0.016	0.3	No
R2	28'	0.003	0.030	0.064	0.075	0.177	0.177	0.3	No
R3	99'	0.000	0.004	0.010	0.011	0.027	0.027	0.3	No
R4	750'	0.000	0.000	0.000	0.001	0.001	0.001	0.3	No

[1] Construction noise source and receiver locations are shown on Exhibit 8-1.
[2] Distance from receiver building facade to Project construction boundary (Project site boundary).
[3] Based on the Vibration Source Levels of Construction Equipment (Table 8-5).
[4] Caltrans Transportation and Construction Vibration Guidance Manual, April 2020, Table 19, p. 38.
[5] Does the peak vibration exceed the acceptable vibration thresholds?
"PPV" = Peak Particle Velocity

9 REFERENCES

1. **Association of Environmental Professionals.** *California Environmental Quality Act Statute & Guidelines.* 2023.
2. **California Department of Transportation Environmental Program.** *Technical Noise Supplement - A Technical Supplement to the Traffic Noise Analysis Protocol.* Sacramento, CA : s.n., September 2013.
3. **Environmental Protection Agency Office of Noise Abatement and Control.** *Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety.* March 1974. EPA/ONAC 550/9/74-004.
4. **U.S. Department of Transportation, Federal Highway Administration, Office of Environment and Planning, Noise and Air Quality Branch.** *Highway Traffic Noise Analysis and Abatement Policy and Guidance.* December 2011.
5. **U.S. Department of Transportation Federal Highway Administration.** *Highway Noise Barrier Design Handbook.* 2001.
6. **U.S. Department of Transportation, Federal Highway Administration.** *Highway Traffic Noise in the United States, Problem and Response.* April 2000. p. 3.
7. **U.S. Environmental Protection Agency Office of Noise Abatement and Control.** *Noise Effects Handbook- A Desk Reference to Health and Welfare Effects of Noise.* October 1979 (revised July 1981). EPA 550/9/82/106.
8. **U.S. Department of Transportation, Federal Transit Administration.** *Transit Noise and Vibration Impact Assessment Manual, FTA Report No. 0123.* September 2018.
9. **California Department of Transportation.** *Transportation and Construction Vibration Guidance Manual.* April 2020.
10. **Office of Planning and Research.** *State of California General Plan Guidelines.* October 2017.
11. **City of Rancho Mirage.** *Municipal Code, Chapter 8.45 Noise.*
12. —. *Municipal Code, Sections 15.04.030.*
13. —. *General Plan Update Draft Environmental Impact Report.* 2005.
14. **California Court of Appeal.** *Gray v. County of Madera, F053661.* 167 Cal.App.4th 1099; - Cal.Rptr.3d, October 2008.
15. **Federal Interagency Committee on Noise.** *Federal Agency Review of Selected Airport Noise Analysis Issues.* August 1992.
16. **California Department of Transportation.** *Technical Noise Supplement.* November 2009.
17. **American National Standards Institute (ANSI).** *Specification for Sound Level Meters ANSI S1.4-2014/IEC 61672-1:2013.*
18. **U.S. Department of Transportation, Federal Highway Administration, Office of Environment and Planning.** *FHWA Roadway Construction Noise Model.* January, 2006.
19. **U.S. Environmental Protection Agency.** *Noise from Construction Equipment and Operations, Building Equipment, and Home Appliances.* 1971. NTID300.1.
20. **U.S. Department of Transportation, Federal Highway Administration.** Special Report - Measurement, Prediction, and Mitigation. *Office of Planning, Environment, and Realty - Environment - Noise.* [Online] 2017. https://www.fhwa.dot.gov/environment/noise/construction_noise/special_report/hcn00.cfm.
21. —. *FHWA Highway Construction Noise Handbook.* Final Report August 2006.

10 CERTIFICATION

The contents of this noise study report represent an accurate depiction of the noise environment and impacts associated with the proposed Howard World Wildlife Museum Project. The information contained in this noise study report is based on the best available data at the time of preparation. If you have any questions, please contact me directly at (949) 584-3148.

Bill Lawson, P.E., INCE
Principal
URBAN CROSSROADS, INC.
1133 Camelback #8329
Newport Beach, CA 92658
(949) 581-3148
blawson@urbanxroads.com



Education

Master of Science in Civil and Environmental Engineering
California Polytechnic State University, San Luis Obispo • December, 1993
Bachelor of Science in City and Regional Planning
California Polytechnic State University, San Luis Obispo • June, 1992

Professional Registrations

PE – Registered Professional Traffic Engineer – TR 2537 • January, 2009
AICP – American Institute of Certified Planners – 013011 • June, 1997–January 1, 2012
PTP – Professional Transportation Planner • May, 2007 – May, 2013
INCE – Institute of Noise Control Engineering • March, 2004

Professional Affiliations

ASA – Acoustical Society of America
ITE – Institute of Transportation Engineers

Professional Certifications

Certified Acoustical Consultant – County of San Diego • March, 2018
Certified Acoustical Consultant – County of Orange • February, 2011
FHWA-NHI-142051 Highway Traffic Noise Certificate of Training • February, 2013

This page intentionally left blank

APPENDIX 3.1:

CITY OF RANCHO MIRAGE MUNICIPAL CODE

This page intentionally left blank

CHAPTER 8.45
NOISE

§ 8.45.010. Purpose.

The city has established a quality of life and environment in which peace and quiet is highly valued by its residents, visitors and businesses. The existence of excessive noise within the city is a condition which is detrimental to the health, safety, comfort, welfare and quality of life of the citizenry and shall be regulated in the public interest. This chapter has been created to implement the goals and policies of the noise element of the city's general plan and to prohibit undesirable noises in the community. This chapter shall be referred to and cited as the Rancho Mirage noise ordinance.
(Ord. 633 § 1(Exh. A), 1995)

§ 8.45.020. Definitions.

"Ambient noise level" means the all encompassing noise level associated with a given environment, being a composite of sounds from all sources, excluding the alleged offensive noise, at the location and approximate time at which a comparison with the alleged offensive noise is to be made.

"Cumulative period" means an additive period of time consisting of individual time segments which may be continuous or interrupted.

"Decibel (dBA)" means a unit of sound level measured on a sound level meter using the A-weighting network.

"Emergency" means any occurrence or set of circumstances involving actual or imminent physical danger, crisis, trauma or property damage which demands immediate action.

"Noise level" means the same as sound level the terms are interchangeable.

"Person" means any individual, association, partnership, corporation, organization, or public agency, including associated officer(s), employee(s) or department(s).

"Sound level" means the quantity of decibels measured using the frequency weighting of A of a sound level meter.

"Sound level meter" means an instrument meeting the American National Standards Institute's standard S1.4-1983 or later revision, for Type 1 or Type 2 specifications; or an instrument and the associated recording and analyzing equipment which will provide equivalent data.
(Ord. 633 § 1(Exh. A), 1995)

§ 8.45.030. Exterior noise level limits.

No person shall operate or cause to be operated any source of sound or allow the creation of sound or noise on property owned, leased, occupied or otherwise controlled by such person which causes the noise level, as measured on any other property, to exceed:

A. The noise level for the applicable zone specified in Table A-1 for a cumulative period of more than thirty minutes in any hour of the applicable time period.

Downloaded from https://ecode360.com/RA4993 on 2025-05-04

Table A-1		
Land Use/Zone	**Time of Day**	**Noise Level (dBA)**
Residential, Low Density (R-E, H-R, R-L-2, R-L-3)	7:00 a.m. to 6:00 p.m. 6:00 p.m. to 10:00 p.m. 10:00 p.m. to 7:00 a.m.	55 50 45
Residential, Medium and High Density, Hospital, Open Space (OS, R-M, R-H, MHP)	7:00 a.m. to 6:00 p.m. 6:00 p.m. to 10:00 p.m. 10:00 p.m. to 7:00 a.m.	60 55 50
Commercial Office, Resort Commercial, Mixed Use, Institutional (O, P, Rs-H, M-U)	7:00 a.m. to 6:00 p.m. 6:00 p.m. to 10:00 p.m. 10:00 p.m. to 7:00 a.m.	65 60 55
Commercial Neighborhood, General Commercial, Commercial Recreation, Light Industrial (C-N, C-G, I-L)	7:00 a.m. to 6:00 p.m. 6:00 p.m. to 10:00 p.m. 10:00 p.m. to 7:00 a.m.	70 65 60

B. For cumulative periods of time less than thirty minutes in an hour, all the noise standards in Table A-1 are increased according to Table B-1.

Table B-1	
Duration of Sound	**dBA Adjustment**
15—30 minutes per hour	+ 3
10—15 minutes per hour	+ 5
5—10 minutes per hour	+ 10
1—5 minutes per hour	+ 15
Any period of time less than 1 minute per hour	+ 20

C. If the measured ambient noise level exceeds the dBA limits in Table A-1, the noise limits and their adjustments for the first three categories in Table B-1 shall be increased in five dBA increments as needed to encompass or reflect said ambient noise level. The maximum noise level under the last two categories in Table B-1 shall be increased, if necessary, only to equal the ambient noise level.

(Ord. 633 § 1(Exh. A), 1995; Ord. 1015 § 2, 2011)

§ 8.45.040. Noise level measurement.

A. The location selected for measuring exterior noise levels shall be at the point of the property line of the affected property nearest the alleged offending noise source. If possible, the ambient noise shall be measured at the same location along the property line.

B. If the measurement location is on a boundary between two different locations, the noise level

Downloaded from https://ecode360.com/RA4993 on 2025-05-04

limit applicable to the lower noise zone shall apply.

C. Upon receipt of a complaint or a request to investigate, the code compliance officer, equipped with an American National Standards Institute Type 2 or better sound level meter, may investigate the complaint. The investigation shall consist of measurements and the gathering of data to adequately define the noise problem and shall include the following:

1. Type and measurement of noise source;

2. Location of noise source relative to complainant's or affected property;

3. Time period during which noise source is considered to be intrusive;

4. Total duration of noise levels measured;

5. Date(s) and time(s) of noise measurement survey.

(Ord. 633 § 1(Exh. A), 1995)

§ 8.45.050. Special provisions and exemptions.

The following activities and noise sources shall be exempted from the provisions of this chapter:

A. School bands, school athletic and other activities occurring on a school campus;

B. Outdoor gatherings, dance, shows, entertainment for events authorized through the city's special events process;

C. Activities conducted in public parks and public playgrounds that are dependent upon such facilities for their operation;

D. Any emission of sound for purposes of alerting persons to an emergency or the general emission of sound during performance of emergency work;

E. Construction, alteration, repair, grading or improvement of any building, structure, road or improvement to real property for which a permit has been issued by the city if said construction occurs within the allowable hours set forth in Section 15.04.030(A)(10);

F. The operation of any equipment and machinery at any time within any zone by the city, its employees, or any agent or franchisee of the city in the course of performing maintenance, construction or trash collection.

(Ord. 633 § 1(Exh. A), 1995)

§ 8.45.060. Additional prohibition.

It is unlawful and a nuisance for any person to keep, maintain or permit upon any lot or parcel of land within the city under his or her control any animal, including any fowl, which by any sound or cry shall habitually disturb the peace and comfort of any person in the reasonable and comfortable enjoyment of life or property.

(Ord. 633 § 1(Exh. A), 1995)

§ 8.45.065. Landscape maintenance.

Downloaded from https://ecode360.com/RA4993 on 2025-05-04

A. It is unlawful and a public nuisance for any person to permit or perform for-hire landscape and non-emergency exterior hardscape maintenance activities such as, but not limited to, tree trimming, re-seeding, lawn mowing, leaf blowing, dust and debris clearing and any other landscaping or nonemergency exterior hardscape maintenance activities which utilize any motorized saw, sander, drill, grinder, leaf-blower, lawnmower, hedge trimmer, edger, or any other similar tool or device any time on Saturday and Sunday and between the hours of six p.m. and seven a.m. the next day during weekdays, unless otherwise provided in this section.

B. The regular mowing or grooming of golf courses, grass tennis courts, grass croquet courts, and lawn bowling areas shall be exempt from the restrictions set forth in this section. The allowed work hours for mowing or green preparation for golf courses, grass tennis courts, grass croquet courts, and lawn bowling areas shall be between five thirty a.m. and seven p.m., seven days per week and during all seasons of the year.

C. Nothing set forth in this section shall permit any person from engaging in any activities that exceed the exterior noise level limits set forth in Section 8.45.030 or otherwise constitute a public nuisance as set forth in Section 14.60.325 of the Municipal Code.

(Ord. 936, § 3, 2006; Ord. 979, § 1, 2009)

§ 8.45.070. Administration.

The noise control program established by this chapter shall be administered by and is the responsibility of the code compliance division as directed by the director of the community development department.

(Ord. 633 § 1(Exh. A), 1995)

§ 8.45.080. Violations and enforcement procedures.

Violations of this chapter are declared to be a nuisance and subject to the procedures, remedies and penalties set forth in Title 14.

(Ord. 633 § 1(Exh. A), 1995; Ord. 916 § 4, 2006)

Downloaded from https://ecode360.com/RA4993 on 2025-05-04

APPENDIX 5.1:

STUDY AREA PHOTOS

This page intentionally left blank



16391_L1_A 1.North
33, 46' 2.950000", 116, 26' 37.770000"



16391_L1_A 2.South
33, 46' 2.870000", 116, 26' 37.820000"



16391_L1_A 3.East
33, 46' 2.950000", 116, 26' 37.690000"



16391_L1_A 4.West
33, 46' 2.970000", 116, 26' 37.710000"



16391_L2_C 1.North
33, 45' 55.580000", 116, 26' 32.470000"



16391_L2_C 2.South
33, 45' 55.550000", 116, 26' 32.410000"



16391_L2_C 3.East
33, 45' 55.440000", 116, 26' 32.470000"



16391_L2_C 4.West
33, 45' 55.430000", 116, 26' 32.500000"



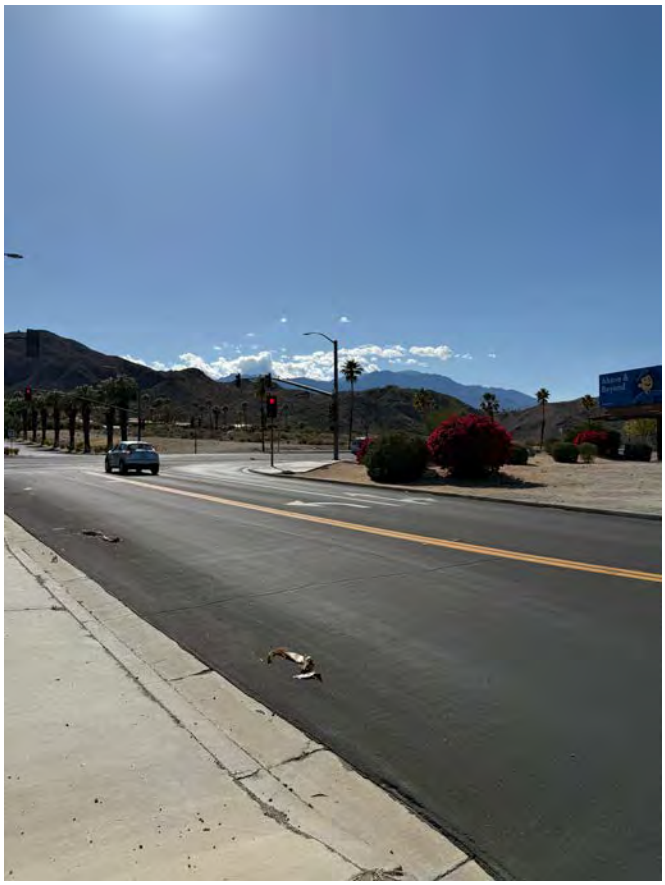
16391_L3_E 1.North
33, 45' 53.350000", 116, 26' 34.580000"



16391_L3_E 2.South
33, 45' 53.310000", 116, 26' 34.560000"



16391_L3_E 3.East
33, 45' 53.340000", 116, 26' 34.560000"



16391_L3_E 4.West
33, 45' 53.340000", 116, 26' 34.580000"



16391_L4_H 1.North
33, 45' 50.760000", 116, 26' 42.360000"



16391_L4_H 2.South
33, 45' 50.700000", 116, 26' 42.380000"



16391_L4_H 3.East
33, 45' 50.720000", 116, 26' 42.330000"



16391_L4_H 4.West
33, 45' 50.590000", 116, 26' 42.580000"



16391_L5_F 1.North
33, 45' 54.510000", 116, 26' 34.940000"



16391_L5_F 2.South
33, 45' 54.480000", 116, 26' 34.890000"



16391_L5_F 3.East
33, 45' 54.340000", 116, 26' 34.910000"



16391_L5_F 4.West
33, 45' 54.350000", 116, 26' 34.890000"



16391_L6_G 1.North
33, 45' 59.330000", 116, 26' 38.240000"



16391_L6_G 2.South
33, 45' 59.230000", 116, 26' 38.210000"



16391_L6_G 3.East
33, 45' 59.110000", 116, 26' 38.210000"



16391_L6_G 4.West
33, 45' 59.110000", 116, 26' 38.240000"

APPENDIX 5.2:

NOISE LEVEL MEASUREMENT WORKSHEETS

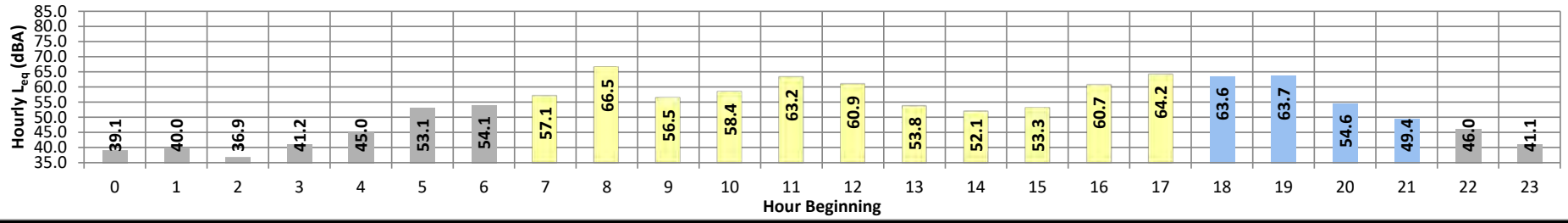
This page intentionally left blank

24-Hour Noise Level Measurement Summary

Date: Tuesday, April 29, 2025 *Location:* L1 - Located north of the site within the Desert Braemar *Meter:* Piccolo II *JN:* 16391

Project: Howard Wildlife Museum *Source:* community near the residence at 69850 CA-111 *Analyst:* Z. Ibrahim

Hourly L_{eq} dBA Readings (unadjusted)



Timeframe	Hour	L_{eq}	L_{max}	L_{min}	L1%	L2%	L5%	L8%	L25%	L50%	L90%	L95%	L99%	L_{eq}	Adj.	Adj. L_{eq}
Night	0	39.1	44.4	35.3	44.2	43.9	43.0	42.2	39.6	38.1	36.1	35.7	35.4	39.1	10.0	49.1
	1	40.0	46.7	36.2	46.5	46.1	44.6	43.3	40.3	38.6	36.7	36.5	36.3	40.0	10.0	50.0
	2	36.9	42.1	34.9	41.9	41.6	40.3	39.5	36.8	36.0	35.2	35.1	35.0	36.9	10.0	46.9
	3	41.2	47.5	37.5	47.2	46.9	45.3	44.6	41.7	39.5	38.1	37.8	37.6	41.2	10.0	51.2
	4	45.0	50.4	42.4	50.1	49.7	48.4	47.4	45.4	44.1	42.9	42.7	42.5	45.0	10.0	55.0
	5	53.1	60.8	44.5	60.2	59.8	58.8	58.2	54.6	48.9	45.3	44.9	44.6	53.1	10.0	63.1
	6	54.1	60.6	46.7	60.1	59.9	58.9	58.0	54.6	52.6	49.1	48.5	47.0	54.1	10.0	64.1
Day	7	57.1	65.2	48.7	63.9	63.1	61.8	61.0	57.9	55.5	51.3	50.3	49.2	57.1	0.0	57.1
	8	66.5	74.1	55.4	73.8	73.5	72.3	71.2	67.7	62.6	57.6	56.9	55.6	66.5	0.0	66.5
	9	56.5	63.5	49.3	62.4	61.7	60.4	59.7	57.4	55.4	51.9	51.0	49.9	56.5	0.0	56.5
	10	58.4	65.5	51.5	64.4	63.6	62.4	61.6	59.4	57.4	54.0	53.2	52.2	58.4	0.0	58.4
	11	63.2	73.3	52.2	71.6	70.5	68.6	67.5	63.9	60.6	55.4	54.3	52.8	63.2	0.0	63.2
	12	60.9	71.3	50.6	69.6	68.4	66.2	65.1	61.4	58.2	53.5	52.6	51.2	60.9	0.0	60.9
	13	53.8	63.8	47.2	63.2	62.4	59.9	58.2	52.7	50.3	48.2	47.8	47.3	53.8	0.0	53.8
	14	52.1	61.0	46.2	60.4	59.6	57.3	55.9	52.1	49.8	47.3	46.8	46.3	52.1	0.0	52.1
	15	53.3	63.1	46.8	62.0	60.7	58.6	57.1	53.5	50.7	48.0	47.5	47.0	53.3	0.0	53.3
	16	60.7	70.0	53.6	68.7	67.6	65.2	64.0	61.0	59.0	55.8	55.1	54.2	60.7	0.0	60.7
	17	64.2	72.9	56.2	71.3	70.2	68.5	67.6	64.9	62.7	59.0	58.1	56.9	64.2	0.0	64.2
Evening	18	63.6	72.6	55.6	70.9	69.7	67.9	67.0	64.3	62.1	58.3	57.5	56.3	63.6	0.0	63.6
	19	63.7	73.7	53.9	72.0	70.7	68.8	67.6	64.3	61.5	57.0	56.0	54.7	63.7	5.0	68.7
	20	54.6	64.2	46.5	62.6	61.5	59.8	58.8	55.3	52.1	48.2	47.5	46.8	54.6	5.0	59.6
	21	49.4	60.1	42.9	59.5	58.9	56.7	53.5	47.5	45.7	43.7	43.4	43.1	49.4	5.0	54.4
Night	22	46.0	55.8	38.4	55.5	55.1	53.5	51.0	44.7	41.8	39.0	38.7	38.4	46.0	10.0	56.0
	23	41.1	50.6	35.7	50.3	49.9	47.8	45.5	39.9	37.9	36.2	36.0	35.8	41.1	10.0	51.1

Timeframe	Hour	L_{eq}	L_{max}	L_{min}	L1%	L2%	L5%	L8%	L25%	L50%	L90%	L95%	L99%
Day	Min	52.1	61.0	46.2	60.4	59.6	57.3	55.9	52.1	49.8	47.3	46.8	46.3
	Max	66.5	74.1	56.2	73.8	73.5	72.3	71.2	67.7	62.7	59.0	58.1	56.9
Energy Average		61.0	Average:		66.5	65.6	63.7	62.6	59.3	56.6	52.9	52.2	51.2
Evening	Min	49.4	60.1	42.9	59.5	58.9	56.7	53.5	47.5	45.7	43.7	43.4	43.1
	Max	63.7	73.7	55.6	72.0	70.7	68.8	67.6	64.3	62.1	58.3	57.5	56.3
Energy Average		61.0	Average:		66.3	65.2	63.3	61.7	57.8	55.3	51.8	51.1	50.2
Night	Min	36.9	42.1	34.9	41.9	41.6	40.3	39.5	36.8	36.0	35.2	35.1	35.0
	Max	54.1	60.8	46.7	60.2	59.9	58.9	58.2	54.6	52.6	49.1	48.5	47.0
Energy Average		48.1	Average:		50.7	50.3	49.0	47.7	44.2	42.0	39.9	39.6	39.2

Leq (dBA)		
Daytime (7am-7pm)	*Evening (7pm-10pm)*	*Nighttime (10pm-7am)*
61.0	**61.0**	**48.1**

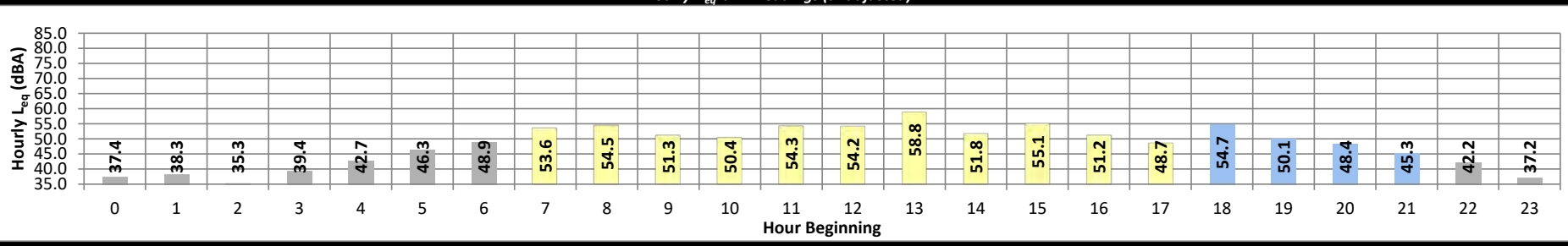
24-Hour
61.1

24-Hour Noise Level Measurement Summary

Date: Tuesday, April 29, 2025 *Location:* L2 - Located east of the site near the residence at 70100 *Meter:* Piccolo II *JN:* 16391

Project: Howard Wildlife Museum *Source:* Mirage Cove Drive. *Analyst:* Z. Ibrahim

Hourly L_{eq} dBA Readings (unadjusted)



Timeframe	Hour	L_{eq}	L_{max}	L_{min}	L1%	L2%	L5%	L8%	L25%	L50%	L90%	L95%	L99%	L_{eq}	Adj.	Adj. L_{eq}
Night	0	37.4	42.7	33.4	42.4	42.1	41.3	40.4	38.2	36.5	34.2	33.8	33.5	37.4	10.0	47.4
	1	38.3	44.4	34.0	44.1	43.7	42.5	41.6	39.0	36.9	34.7	34.5	34.1	38.3	10.0	48.3
	2	35.3	40.2	33.1	39.9	39.5	38.4	37.5	35.6	34.6	33.5	33.4	33.1	35.3	10.0	45.3
	3	39.4	47.4	35.1	47.1	46.5	44.7	43.3	39.4	37.3	35.7	35.5	35.2	39.4	10.0	49.4
	4	42.7	47.7	39.7	47.3	46.8	45.5	44.9	43.3	42.1	40.4	40.1	39.8	42.7	10.0	52.7
	5	46.3	52.3	43.0	51.9	51.4	50.0	49.0	46.5	45.4	43.7	43.4	43.1	46.3	10.0	56.3
	6	48.9	55.1	44.8	54.5	53.9	52.7	51.9	49.5	48.0	45.7	45.3	44.9	48.9	10.0	58.9
Day	7	53.6	65.2	44.8	64.1	63.0	60.1	58.4	52.2	49.2	46.1	45.6	45.0	53.6	0.0	53.6
	8	54.5	60.2	51.2	59.3	58.4	57.1	56.6	55.2	54.0	52.0	51.7	51.4	54.5	0.0	54.5
	9	51.3	60.4	43.8	59.5	58.9	57.1	56.1	51.2	48.4	45.3	44.8	44.2	51.3	0.0	51.3
	10	50.4	59.7	45.0	58.7	58.0	55.4	53.4	50.3	48.7	46.4	45.9	45.3	50.4	0.0	50.4
	11	54.3	65.3	44.4	64.5	63.7	61.4	58.9	53.5	49.4	46.1	45.5	44.7	54.3	0.0	54.3
	12	54.2	58.6	49.7	58.2	57.8	57.2	56.8	55.3	53.8	50.7	50.3	49.8	54.2	0.0	54.2
	13	58.8	69.6	46.5	69.0	68.2	66.6	65.2	54.5	50.0	47.5	47.1	46.7	58.8	0.0	58.8
	14	51.8	61.2	44.5	60.4	59.7	57.5	55.9	51.9	48.9	45.8	45.3	44.7	51.8	0.0	51.8
	15	55.1	65.6	44.2	64.7	63.7	61.9	60.6	54.6	49.6	45.4	45.0	44.4	55.1	0.0	55.1
	16	51.2	58.7	46.4	57.7	56.9	55.1	54.3	51.8	50.1	47.7	47.3	46.7	51.2	0.0	51.2
	17	48.7	55.1	44.3	54.5	53.8	52.5	51.6	49.4	47.6	45.6	45.1	44.5	48.7	0.0	48.7
Evening	18	54.7	63.9	46.1	63.1	62.5	61.2	60.0	54.7	50.3	47.5	47.0	46.4	54.7	0.0	54.7
	19	50.1	57.7	46.2	56.9	56.2	54.0	52.8	50.3	49.0	47.2	46.9	46.4	50.1	5.0	55.1
	20	48.4	56.9	43.4	56.0	54.9	52.7	51.5	48.7	46.7	44.4	44.0	43.5	48.4	5.0	53.4
	21	45.3	51.8	41.5	51.4	50.9	49.4	48.0	45.6	44.3	42.4	41.9	41.6	45.3	5.0	50.3
Night	22	42.2	51.6	36.1	51.0	50.0	47.8	46.6	42.1	39.2	36.8	36.5	36.2	42.2	10.0	52.2
	23	37.2	46.6	32.0	46.1	45.2	42.9	40.9	36.8	34.6	32.6	32.3	32.1	37.2	10.0	47.2

Timeframe	Hour	L_{eq}	L_{max}	L_{min}	L1%	L2%	L5%	L8%	L25%	L50%	L90%	L95%	L99%
Day	Min	48.7	55.1	43.8	54.5	53.8	52.5	51.6	49.4	47.6	45.3	44.8	44.2
	Max	58.8	69.6	51.2	69.0	68.2	66.6	65.2	55.3	54.0	52.0	51.7	51.4
Energy Average		53.9	Average:		61.0	60.2	58.3	57.1	52.7	50.0	47.2	46.7	46.1
Evening	Min	45.3	51.8	41.5	51.4	50.9	49.4	48.0	45.6	44.3	42.4	41.9	41.6
	Max	54.7	63.9	46.2	63.1	62.5	61.2	60.0	54.7	50.3	47.5	47.0	46.4
Energy Average		51.0	Average:		56.9	56.1	54.3	53.1	49.9	47.6	45.4	44.9	44.5
Night	Min	35.3	40.2	32.0	39.9	39.5	38.4	37.5	35.6	34.6	32.6	32.3	32.1
	Max	48.9	55.1	44.8	54.5	53.9	52.7	51.9	49.5	48.0	45.7	45.3	44.9
Energy Average		43.2	Average:		47.1	46.6	45.1	44.0	41.2	39.4	37.5	37.2	36.9

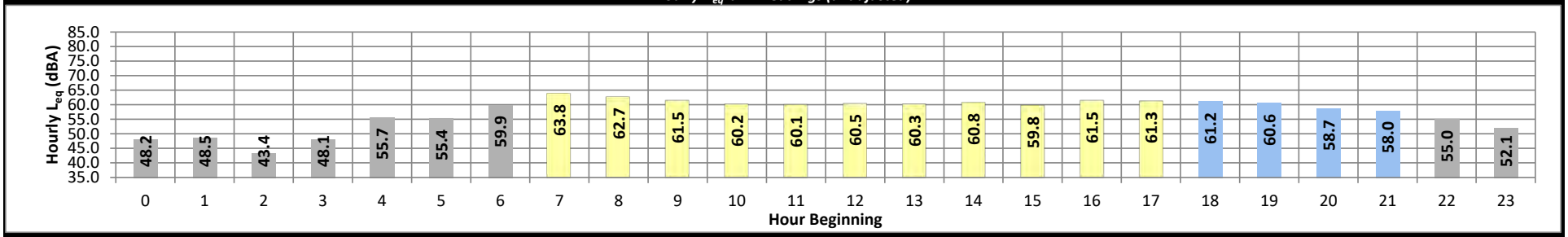
Leq (dBA)		
Daytime (7am-7pm)	*Evening (7pm-10pm)*	*Nighttime (10pm-7am)*
51.0	**53.9**	**43.2**
24-Hour		
53.6		

24-Hour Noise Level Measurement Summary

Date: Tuesday, April 29, 2025 *Location:* L3 - Located south of the site near the residence at 1 E the *Meter:* Piccolo II *JN:* 16391

Project: Howard Wildlife Museum *Source:* Palms St. *Analyst:* Z. Ibrahim

Hourly L_{eq} dBA Readings (unadjusted)



Timeframe	Hour	L_{eq}	L_{max}	L_{min}	L1%	L2%	L5%	L8%	L25%	L50%	L90%	L95%	L99%	L_{eq}	Adj.	Adj. L_{eq}
Night	0	48.2	61.1	34.0	60.4	59.2	55.5	53.1	45.0	38.7	35.1	34.7	34.1	48.2	10.0	58.2
	1	48.5	61.9	35.7	61.2	60.0	56.1	52.8	43.7	39.1	36.6	36.3	35.9	48.5	10.0	58.5
	2	43.4	56.1	33.4	55.7	54.8	50.9	47.9	38.4	35.1	33.8	33.7	33.5	43.4	10.0	53.4
	3	48.1	59.8	37.1	59.3	58.5	55.4	52.7	45.8	42.2	37.9	37.6	37.2	48.1	10.0	58.1
	4	55.7	69.5	41.3	68.6	67.9	62.4	58.3	51.8	46.8	42.1	41.7	41.4	55.7	10.0	65.7
	5	55.4	65.2	45.5	64.8	64.3	62.3	60.2	55.1	51.0	47.0	46.3	45.7	55.4	10.0	65.4
	6	59.9	69.5	47.9	69.0	68.4	66.7	65.2	59.8	55.7	49.9	49.0	48.0	59.9	10.0	69.9
Day	7	63.8	73.3	54.1	72.6	71.9	69.9	67.9	63.8	61.1	56.7	55.6	54.4	63.8	0.0	63.8
	8	62.7	70.7	53.7	70.4	70.0	68.3	66.6	63.2	60.9	56.6	55.5	54.1	62.7	0.0	62.7
	9	61.5	73.0	50.7	72.2	70.9	67.4	65.2	61.0	57.9	53.1	52.2	51.1	61.5	0.0	61.5
	10	60.2	68.7	50.0	68.2	67.6	66.1	65.0	60.9	57.0	52.2	51.4	50.4	60.2	0.0	60.2
	11	60.1	69.7	49.2	69.2	68.5	66.6	64.7	60.1	56.6	51.5	50.5	49.5	60.1	0.0	60.1
	12	60.5	70.5	49.3	70.0	69.3	66.6	64.8	60.5	57.1	51.5	50.5	49.6	60.5	0.0	60.5
	13	60.3	69.2	49.4	68.8	68.0	65.7	64.2	61.0	58.0	52.2	51.1	49.8	60.3	0.0	60.3
	14	60.8	69.7	50.9	69.2	68.3	66.3	64.9	61.2	58.5	53.4	52.4	51.2	60.8	0.0	60.8
	15	59.8	67.1	49.1	66.7	66.2	64.7	63.8	61.1	58.0	52.0	50.7	49.4	59.8	0.0	59.8
	16	61.5	69.2	52.1	68.6	68.1	66.5	65.3	62.4	59.8	54.7	53.5	52.4	61.5	0.0	61.5
	17	61.3	69.5	52.6	68.9	68.0	65.9	64.7	62.1	59.8	55.4	54.2	53.0	61.3	0.0	61.3
Evening	18	61.2	68.1	52.4	67.6	67.0	65.7	65.0	62.3	59.7	55.0	54.0	52.9	61.2	0.0	61.2
	19	60.6	69.6	50.6	68.9	68.3	66.0	64.6	61.1	58.1	53.3	52.2	51.1	60.6	5.0	65.6
	20	58.7	67.9	46.7	67.5	67.0	64.9	63.2	59.3	55.4	49.0	47.8	47.0	58.7	5.0	63.7
	21	58.0	69.0	43.4	68.6	67.8	65.3	63.2	57.2	52.0	45.0	44.2	43.5	58.0	5.0	63.0
Night	22	55.0	65.5	38.7	65.0	64.2	62.2	60.8	54.5	47.8	40.0	39.3	38.8	55.0	10.0	65.0
	23	52.1	63.7	33.8	63.3	62.7	60.2	57.6	49.4	41.3	34.8	34.3	33.9	52.1	10.0	62.1

Timeframe	Hour	L_{eq}	L_{max}	L_{min}	L1%	L2%	L5%	L8%	L25%	L50%	L90%	L95%	L99%
Day	Min	59.8	67.1	49.1	66.7	66.2	64.7	63.8	60.1	56.6	51.5	50.5	49.4
	Max	63.8	73.3	54.1	72.6	71.9	69.9	67.9	63.8	61.1	56.7	55.6	54.4
Energy Average		61.3	Average:		69.5	68.8	66.7	65.2	61.6	58.6	53.6	52.5	51.4
Evening	Min	58.0	67.9	43.4	67.5	67.0	64.9	63.2	57.2	52.0	45.0	44.2	43.5
	Max	61.2	69.6	52.4	68.9	68.3	66.0	65.0	62.3	59.7	55.0	54.0	52.9
Energy Average		59.8	Average:		68.1	67.5	65.5	64.0	60.0	56.3	50.6	49.6	48.6
Night	Min	43.4	56.1	33.4	55.7	54.8	50.9	47.9	38.4	35.1	33.8	33.7	33.5
	Max	59.9	69.5	47.9	69.0	68.4	66.7	65.2	59.8	55.7	49.9	49.0	48.0
Energy Average		54.3	Average:		63.0	62.2	59.1	56.5	49.3	44.2	39.7	39.2	38.7

Leq (dBA)

Daytime (7am-7pm)	*Evening (7pm-10pm)*	*Nighttime (10pm-7am)*
59.8	**61.3**	**54.3**

24-Hour

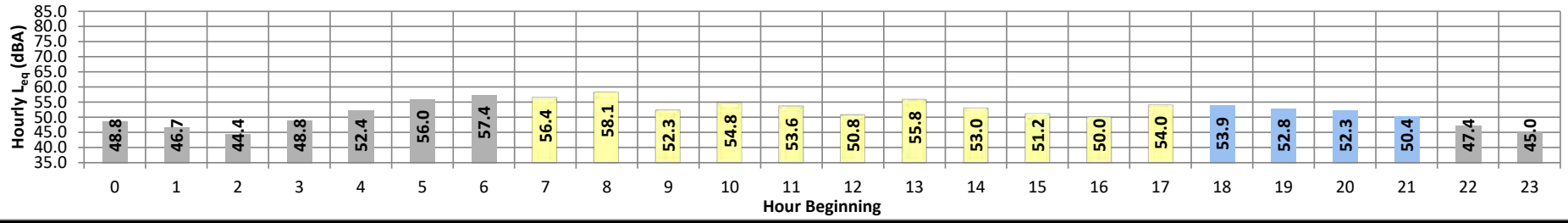
63.0

24-Hour Noise Level Measurement Summary

Date: Tuesday, April 29, 2025 *Location:* L4 - Located southwest of the site near the residence at 8 Vista *Meter:* Piccolo II *JN:* 16391

Project: Howard Wildlife Museum *Source:* Loma Dr. *Analyst:* Z. Ibrahim

Hourly L_{eq} dBA Readings (unadjusted)



Timeframe	Hour	L_{eq}	L_{max}	L_{min}	L1%	L2%	L5%	L8%	L25%	L50%	L90%	L95%	L99%	L_{eq}	Adj.	Adj. L_{eq}
Night	0	48.8	57.1	38.3	56.7	56.2	54.5	53.3	49.8	46.0	39.6	38.9	38.4	48.8	10.0	58.8
	1	46.7	55.5	36.7	55.0	54.5	53.2	52.0	46.9	42.3	37.8	37.3	36.8	46.7	10.0	56.7
	2	44.4	53.5	35.2	53.0	52.5	50.4	49.2	44.8	40.7	36.0	35.6	35.3	44.4	10.0	54.4
	3	48.8	57.5	37.0	57.2	56.6	55.3	54.1	49.3	44.2	38.6	37.8	37.1	48.8	10.0	58.8
	4	52.4	60.3	42.6	59.9	59.4	58.1	57.1	53.3	49.5	44.7	43.9	42.9	52.4	10.0	62.4
	5	56.0	62.3	48.9	61.9	61.5	60.3	59.4	57.3	54.8	50.6	50.0	49.1	56.0	10.0	66.0
	6	57.4	61.9	51.6	61.6	61.3	60.8	60.3	58.7	56.7	53.0	52.4	51.7	57.4	10.0	67.4
Day	7	56.4	61.7	50.5	61.1	60.8	60.1	59.5	57.7	55.8	51.8	51.2	50.6	56.4	0.0	56.4
	8	58.1	63.7	53.3	63.3	62.9	61.7	61.2	58.9	57.5	54.8	54.2	53.6	58.1	0.0	58.1
	9	52.3	56.5	47.6	56.2	55.9	55.4	55.0	53.4	51.7	48.8	48.3	47.7	52.3	0.0	52.3
	10	54.8	65.4	48.5	64.6	63.4	59.3	57.2	54.3	52.8	50.0	49.4	48.7	54.8	0.0	54.8
	11	53.6	58.8	48.8	58.3	57.8	56.6	56.1	54.5	53.1	50.2	49.6	49.0	53.6	0.0	53.6
	12	50.8	57.5	45.7	57.0	56.6	55.3	54.4	51.5	49.4	46.8	46.3	45.9	50.8	0.0	50.8
	13	55.8	64.2	46.8	63.7	63.0	62.2	61.1	56.1	51.7	48.0	47.4	46.9	55.8	0.0	55.8
	14	53.0	60.6	46.0	59.7	58.9	57.6	56.9	53.9	51.3	47.2	46.7	46.2	53.0	0.0	53.0
	15	51.2	57.6	45.7	57.2	56.7	55.4	54.6	52.2	49.7	46.7	46.3	45.8	51.2	0.0	51.2
	16	50.0	55.2	44.9	54.8	54.5	53.7	53.0	51.1	49.3	45.9	45.6	45.1	50.0	0.0	50.0
	17	54.0	63.2	46.7	62.4	61.6	59.2	57.8	54.1	51.7	48.2	47.6	46.9	54.0	0.0	54.0
Evening	18	53.9	59.2	47.9	58.9	58.6	58.0	57.6	55.2	52.2	49.1	48.5	48.1	53.9	0.0	53.9
	19	52.8	59.0	47.7	58.4	57.8	56.4	55.5	53.7	52.0	49.1	48.4	47.8	52.8	5.0	57.8
	20	52.3	57.1	47.2	56.8	56.6	55.8	55.1	53.5	51.4	48.3	47.8	47.4	52.3	5.0	57.3
	21	50.4	55.2	45.0	54.8	54.5	53.9	53.4	51.6	49.6	46.2	45.7	45.2	50.4	5.0	55.4
Night	22	47.4	54.1	40.9	53.6	53.1	51.8	50.5	48.5	46.2	42.3	41.6	41.1	47.4	10.0	57.4
	23	45.0	50.6	38.8	50.1	49.6	48.7	48.2	46.3	43.9	40.2	39.5	39.0	45.0	10.0	55.0

Timeframe	Hour	L_{eq}	L_{max}	L_{min}	L1%	L2%	L5%	L8%	L25%	L50%	L90%	L95%	L99%
Day	Min	50.0	55.2	44.9	54.8	54.5	53.7	53.0	51.1	49.3	45.9	45.6	45.1
	Max	58.1	65.4	53.3	64.6	63.4	62.2	61.2	58.9	57.5	54.8	54.2	53.6
Energy Average		54.3	Average:		59.8	59.3	57.9	57.0	54.3	52.2	48.9	48.4	47.9
Evening	Min	50.4	55.2	45.0	54.8	54.5	53.9	53.4	51.6	49.6	46.2	45.7	45.2
	Max	53.9	59.2	47.9	58.9	58.6	58.0	57.6	55.2	52.2	49.1	48.5	48.1
Energy Average		52.5	Average:		57.2	56.9	56.0	55.4	53.5	51.3	48.2	47.6	47.1
Night	Min	44.4	50.6	35.2	50.1	49.6	48.7	48.2	44.8	40.7	36.0	35.6	35.3
	Max	57.4	62.3	51.6	61.9	61.5	60.8	60.3	58.7	56.7	53.0	52.4	51.7
Energy Average		52.0	Average:		56.6	56.1	54.8	53.8	50.5	47.1	42.5	41.9	41.3

Leq (dBA)

Daytime (7am-7pm)	*Evening (7pm-10pm)*	*Nighttime (10pm-7am)*
52.5	**54.3**	**52.0**

24-Hour

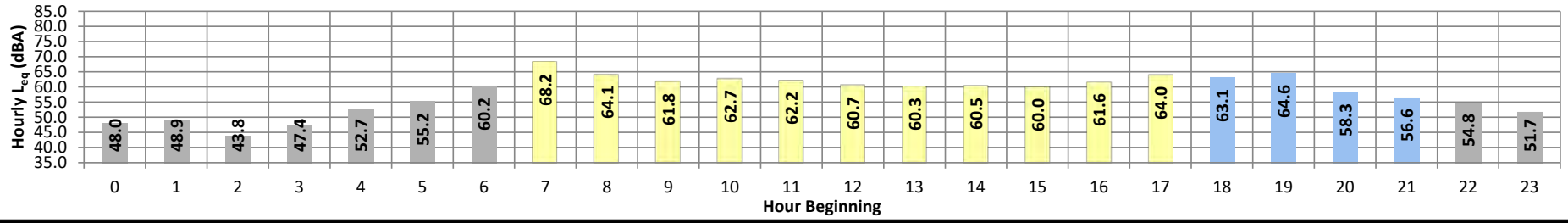
59.0

24-Hour Noise Level Measurement Summary

Date: Tuesday, April 29, 2025 *Location:* L5 - Located within the site near the residence at 70100 *Meter:* Piccolo II *JN:* 16391

Project: Howard Wildlife Museum *Source:* Mirage Cove Dr. *Analyst:* Z. Ibrahim

Hourly L_{eq} dBA Readings (unadjusted)



Timeframe	Hour	L_{eq}	L_{max}	L_{min}	L1%	L2%	L5%	L8%	L25%	L50%	L90%	L95%	L99%	L_{eq}	Adj.	Adj. L_{eq}
Night	0	48.0	59.5	34.5	59.2	58.4	56.2	53.9	44.4	39.0	35.5	34.9	34.6	48.0	10.0	58.0
	1	48.9	61.3	35.5	60.8	59.9	57.0	54.1	44.6	39.3	36.5	36.1	35.6	48.9	10.0	58.9
	2	43.8	55.7	33.9	55.3	54.6	52.3	49.4	38.7	35.6	34.3	34.1	34.0	43.8	10.0	53.8
	3	47.4	58.2	37.1	57.8	56.9	54.7	52.9	45.4	41.3	38.2	37.8	37.3	47.4	10.0	57.4
	4	52.7	65.7	41.3	64.7	63.8	60.1	56.8	49.5	45.8	42.0	41.6	41.3	52.7	10.0	62.7
	5	55.2	64.7	46.3	64.3	63.8	62.1	60.2	54.9	51.0	47.4	47.0	46.5	55.2	10.0	65.2
	6	60.2	69.8	48.8	69.3	68.9	67.2	65.2	59.7	56.1	50.6	49.7	48.9	60.2	10.0	70.2
Day	7	68.2	79.0	56.3	78.7	78.5	76.7	73.1	65.3	63.1	59.1	58.2	56.9	68.2	0.0	68.2
	8	64.1	71.2	56.0	70.3	69.7	68.4	67.5	65.0	63.0	59.0	57.8	56.5	64.1	0.0	64.1
	9	61.8	70.2	53.8	69.4	68.5	66.6	65.4	62.4	60.3	56.5	55.5	54.3	61.8	0.0	61.8
	10	62.7	69.9	54.6	69.3	68.6	67.5	66.7	63.4	61.0	57.2	56.4	55.2	62.7	0.0	62.7
	11	62.2	71.9	51.8	71.3	70.9	69.2	66.2	61.7	58.8	54.3	53.3	52.2	62.2	0.0	62.2
	12	60.7	70.7	49.9	70.0	69.1	67.0	64.6	60.7	57.9	52.5	51.4	50.3	60.7	0.0	60.7
	13	60.3	68.8	49.9	68.3	67.6	65.8	64.2	61.0	58.3	52.5	51.5	50.2	60.3	0.0	60.3
	14	60.5	69.3	51.0	68.8	68.0	66.2	64.9	60.6	58.2	53.4	52.3	51.3	60.5	0.0	60.5
	15	60.0	67.6	50.2	67.2	66.5	65.1	63.9	61.1	58.3	52.7	51.6	50.5	60.0	0.0	60.0
	16	61.6	68.7	54.5	68.2	67.6	65.9	64.7	62.3	60.4	56.9	56.0	55.0	61.6	0.0	61.6
	17	64.0	71.7	57.0	70.9	70.0	67.9	66.9	64.7	63.0	59.6	58.7	57.6	64.0	0.0	64.0
Evening	18	63.1	70.3	56.3	69.2	68.4	66.9	66.1	64.1	62.2	58.6	57.8	56.9	63.1	0.0	63.1
	19	64.6	75.9	54.5	75.2	74.0	71.0	67.8	63.6	61.2	57.4	56.4	55.2	64.6	5.0	69.6
	20	58.3	66.2	48.3	65.9	65.4	64.1	62.6	59.2	55.9	50.5	49.6	48.6	58.3	5.0	63.3
	21	56.6	65.9	44.3	65.6	65.0	63.2	61.8	56.9	52.3	45.7	44.9	44.4	56.6	5.0	61.6
Night	22	54.8	65.6	38.7	65.0	64.0	62.0	60.3	54.6	48.2	40.0	39.3	38.8	54.8	10.0	64.8
	23	51.7	62.8	34.2	62.3	61.7	59.6	57.6	49.9	41.8	35.2	34.7	34.3	51.7	10.0	61.7

Timeframe	Hour	L_{eq}	L_{max}	L_{min}	L1%	L2%	L5%	L8%	L25%	L50%	L90%	L95%	L99%
Day	Min	60.0	67.6	49.9	67.2	66.5	65.1	63.9	60.6	57.9	52.5	51.4	50.2
	Max	68.2	79.0	57.0	78.7	78.5	76.7	73.1	65.3	63.1	59.6	58.7	57.6
Energy Average		63.1	Average:		70.2	69.5	67.8	66.2	62.6	60.2	55.8	54.8	53.6
Evening	Min	56.6	65.9	44.3	65.6	65.0	63.2	61.8	56.9	52.3	45.7	44.9	44.4
	Max	64.6	75.9	56.3	75.2	74.0	71.0	67.8	64.1	62.2	58.6	57.8	56.9
Energy Average		61.8	Average:		69.0	68.2	66.3	64.6	60.9	57.9	53.1	52.2	51.2
Night	Min	43.8	55.7	33.9	55.3	54.6	52.3	49.4	38.7	35.6	34.3	34.1	34.0
	Max	60.2	69.8	48.8	69.3	68.9	67.2	65.2	59.7	56.1	50.6	49.7	48.9
Energy Average		54.0	Average:		62.1	61.3	59.0	56.7	49.1	44.2	40.0	39.5	39.0

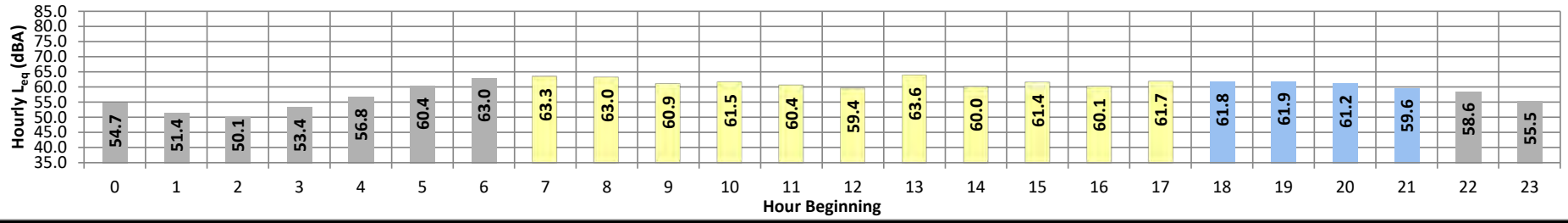
Leq (dBA)		
Daytime (7am-7pm)	*Evening (7pm-10pm)*	*Nighttime (10pm-7am)*
61.8	**63.1**	**54.0**
24-Hour		
64.0		

24-Hour Noise Level Measurement Summary

Date: Tuesday, April 29, 2025 *Location:* L6 - Located within the site. *Meter:* Piccolo II *JN:* 16391

Project: Howard Wildlife Museum *Source:* *Analyst:* Z. Ibrahim

Hourly L_{eq} dBA Readings (unadjusted)



Timeframe	Hour	L_{eq}	L_{max}	L_{min}	L1%	L2%	L5%	L8%	L25%	L50%	L90%	L95%	L99%	L_{eq}	Adj.	Adj. L_{eq}
Night	0	54.7	63.6	42.2	63.1	62.3	60.5	59.4	55.6	51.6	44.0	42.9	42.4	54.7	10.0	64.7
	1	51.4	60.8	39.6	60.3	59.6	57.6	56.2	52.2	47.5	40.9	40.3	39.8	51.4	10.0	61.4
	2	50.1	59.7	38.1	59.3	58.5	56.3	54.9	50.7	46.1	39.4	38.8	38.2	50.1	10.0	60.1
	3	53.4	62.4	42.3	62.0	61.4	59.6	58.2	54.0	49.7	43.8	43.0	42.4	53.4	10.0	63.4
	4	56.8	64.1	47.1	63.8	63.2	61.8	61.0	58.1	54.7	49.3	48.2	47.2	56.8	10.0	66.8
	5	60.4	66.5	52.9	66.2	65.7	64.5	63.8	61.7	59.4	54.8	53.9	53.1	60.4	10.0	70.4
	6	63.0	68.6	55.7	68.3	67.8	66.9	66.2	64.3	62.0	57.6	56.7	55.9	63.0	10.0	73.0
Day	7	63.3	68.7	55.0	68.3	68.0	67.2	66.6	64.8	62.5	57.1	56.2	55.2	63.3	0.0	63.3
	8	63.0	69.7	54.4	69.4	69.1	67.9	67.0	64.2	61.7	56.3	55.3	54.6	63.0	0.0	63.0
	9	60.9	66.3	52.5	66.0	65.8	65.0	64.4	62.5	59.8	54.3	53.4	52.6	60.9	0.0	60.9
	10	61.5	69.8	53.0	69.3	68.7	66.7	65.1	62.2	59.7	54.9	54.0	53.2	61.5	0.0	61.5
	11	60.4	68.0	52.1	67.6	67.0	65.2	64.0	61.3	58.9	54.1	53.2	52.3	60.4	0.0	60.4
	12	59.4	66.8	51.2	66.4	66.0	63.9	62.7	60.5	58.0	53.3	52.3	51.4	59.4	0.0	59.4
	13	63.6	73.4	51.8	72.8	72.3	70.5	69.6	62.9	58.8	53.9	52.8	52.0	63.6	0.0	63.6
	14	60.0	66.8	51.9	66.4	65.7	64.1	63.4	61.2	58.8	53.8	52.7	52.1	60.0	0.0	60.0
	15	61.4	71.4	51.9	70.9	70.1	67.3	65.0	61.3	59.0	54.1	53.1	52.1	61.4	0.0	61.4
	16	60.1	65.7	51.7	65.4	65.0	63.9	63.3	61.5	59.3	53.6	52.7	51.8	60.1	0.0	60.1
	17	61.7	69.6	53.0	69.2	68.7	66.7	65.2	62.4	60.2	55.3	54.1	53.2	61.7	0.0	61.7
Evening	18	61.8	67.2	53.9	66.9	66.6	65.6	65.0	63.1	60.9	56.2	55.3	54.1	61.8	0.0	61.8
	19	61.9	69.8	53.5	69.3	68.6	66.6	65.3	62.8	60.4	55.5	54.6	53.7	61.9	5.0	66.9
	20	61.2	68.2	53.1	67.9	67.4	65.8	64.8	62.2	59.6	55.2	54.2	53.4	61.2	5.0	66.2
	21	59.6	67.7	50.6	67.4	66.8	64.9	63.4	60.6	57.5	52.7	51.5	50.8	59.6	5.0	64.6
Night	22	58.6	69.0	45.9	68.4	67.4	64.8	63.4	58.6	54.8	48.1	47.1	46.1	58.6	10.0	68.6
	23	55.5	64.5	43.2	64.0	63.4	61.6	60.3	56.3	51.9	45.4	44.3	43.4	55.5	10.0	65.5

Timeframe	Hour	L_{eq}	L_{max}	L_{min}	L1%	L2%	L5%	L8%	L25%	L50%	L90%	L95%	L99%
Day	Min	59.4	65.7	51.2	65.4	65.0	63.9	62.7	60.5	58.0	53.3	52.3	51.4
	Max	63.6	73.4	55.0	72.8	72.3	70.5	69.6	64.8	62.5	57.1	56.2	55.2
Energy Average		61.6	Average:		68.4	67.8	66.2	65.1	62.3	59.7	54.6	53.6	52.8
Evening	Min	59.6	67.2	50.6	66.9	66.6	64.9	63.4	60.6	57.5	52.7	51.5	50.8
	Max	61.9	69.8	53.9	69.3	68.6	66.6	65.3	63.1	60.9	56.2	55.3	54.1
Energy Average		61.2	Average:		67.9	67.3	65.7	64.6	62.2	59.6	54.9	53.9	53.0
Night	Min	50.1	59.7	38.1	59.3	58.5	56.3	54.9	50.7	46.1	39.4	38.8	38.2
	Max	63.0	69.0	55.7	68.4	67.8	66.9	66.2	64.3	62.0	57.6	56.7	55.9
Energy Average		57.8	Average:		63.9	63.2	61.5	60.4	56.8	53.1	47.0	46.1	45.4

Leq (dBA)

Daytime (7am-7pm)	*Evening (7pm-10pm)*	*Nighttime (10pm-7am)*
61.2	**61.6**	**57.8**

24-Hour

65.4

APPENDIX 7.1:

CADNAA OPERATIONAL NOISE CALCULATIONS

This page intentionally left blank

16391 - Howard World Wildlife Museum

CadnaA Noise Prediction Model: 16391-02 NA.cna
Date: 05.05.25
Analyst: B. Lawson

Calculation Configuration

Configuration	
Parameter	**Value**
General	
Max. Error (dB)	**0.00**
Max. Search Radius (ft)	**10000.00**
Min. Dist Src to Rcvr	**0.00**
Partition	
Raster Factor	**0.50**
Max. Length of Section (ft)	**3280.80**
Min. Length of Section (ft)	**3.30**
Min. Length of Section (%)	**0.00**
Proj. Line Sources	**On**
Proj. Area Sources	**On**
Ref. Time	
Daytime Penalty (dB)	**0.00**
Recr. Time Penalty (dB)	**5.00**
Night-time Penalty (dB)	**10.00**
DTM	
Standard Height (m)	**0.00**
Model of Terrain	**Triangulation**
Reflection	
max. Order of Reflection	**1**
Search Radius Src	**328.08**
Search Radius Rcvr	**328.08**
Max. Distance Source - Rcvr	**3280.84 3280.84**
Min. Distance Rvcr - Reflector	**3.28 3.28**
Min. Distance Source - Reflector	**0.33**
Industrial (ISO 9613 (1996))	
Lateral Diffraction	**some Obj**
Obst. within Area Src do not shield	**On**
Screening	**Incl. Ground Att. over Barrier**
	Dz with limit (20/25)
Barrier Coefficients C1,2,3	**3.0 20.0 0.0**
Temperature (°F)	**50**
rel. Humidity (%)	**70**
Ground Absorption G	**0.50**
Wind Speed for Dir. (mph)	**6.7**
Roads (TNM)	
Railways (FTA/FRA)	
Aircraft (???)	
Strictly acc. to AzB	

Receiver Noise Levels

Name	M.	ID	Level Lr				Limit. Value				Land Use			Height		Coordinates		
			Day	Eve	Night	CNEL	Day	Eve	Night	CNEL	Type	Auto	Noise Type			X	Y	Z
			(dBA)	(dBA)	(dBA)	(dBA)	(dBA)	(dBA)	(dBA)	(dBA)				(ft)		(ft)	(ft)	(ft)
RECEIVERS		R1	55.1	48.0	40.3	53.5	60.0	55.0	50.0	0.0				5.00	r	6502804.10	2222986.54	271.00
RECEIVERS		R2	46.9	48.5	14.0	47.2	60.0	55.0	50.0	0.0				5.00	r	6503057.48	2222171.49	270.82
RECEIVERS		R3	38.4	40.0	13.4	38.8	70.0	65.0	60.0	0.0				5.00	r	6503073.73	2221945.70	271.00
RECEIVERS		R4	34.1	34.5	30.9	38.5	55.0	50.0	45.0	0.0				5.00	r	6502254.18	2221700.19	307.28

Point Source(s)

Name	M.	ID	Result. PWL			Lw / Li			Operating Time			Height		Coordinates		
			Day	Evening	Night	Type	Value	norm.	Day	Special	Night			X	Y	Z
			(dBA)	(dBA)	(dBA)			dB(A)	(min)	(min)	(min)	(ft)		(ft)	(ft)	(ft)
POINTSOURCE		TRASH01	89.0	89.0	89.0	Lw	89		660.00	240.00	0.00	5.00	r	6502812.07	2222767.19	271.00
POINTSOURCE		TRASH02	89.0	89.0	89.0	Lw	89		660.00	240.00	0.00	5.00	r	6502819.57	2222765.54	271.41
POINTSOURCE		TRASH03	89.0	89.0	89.0	Lw	89		660.00	240.00	0.00	5.00	r	6502827.21	2222763.69	272.19
POINTSOURCE		AC01	88.9	88.9	88.9	Lw	88.9		429.00	156.00	252.00	5.00	g	6502819.79	2222545.07	296.00
POINTSOURCE		AC02	88.9	88.9	88.9	Lw	88.9		429.00	156.00	252.00	5.00	g	6502770.54	2222520.89	296.00
POINTSOURCE		AC03	88.9	88.9	88.9	Lw	88.9		429.00	156.00	252.00	5.00	g	6502758.00	2222592.54	296.00
POINTSOURCE		AC04	88.9	88.9	88.9	Lw	88.9		429.00	156.00	252.00	5.00	g	6502779.49	2222663.29	296.00
POINTSOURCE		AC05	88.9	88.9	88.9	Lw	88.9		429.00	156.00	252.00	5.00	g	6502798.75	2222726.87	296.00
POINTSOURCE		AC06	88.9	88.9	88.9	Lw	88.9		429.00	156.00	252.00	5.00	g	6502846.21	2222739.86	296.00
POINTSOURCE		AC07	88.9	88.9	88.9	Lw	88.9		429.00	156.00	252.00	5.00	g	6502846.66	2222666.42	296.00
POINTSOURCE		AC08	88.9	88.9	88.9	Lw	88.9		429.00	156.00	252.00	5.00	g	6502833.23	2222601.94	296.00

Area Source(s)

Name	M.	ID	Result. PWL			Result. PWL''			Lw / Li			Operating Time			Height	
			Day	Evening	Night	Day	Evening	Night	Type	Value	norm.	Day	Special	Night	(ft)	
			(dBA)	(dBA)	(dBA)	(dBA)	(dBA)	(dBA)			dB(A)	(min)	(min)	(min)		
AREASOURCE		CAR01	81.1	81.1	81.1	62.0	62.0	62.0	Lw	81.1		660.00	240.00	0.00	5	r
AREASOURCE		CAR02	81.1	81.1	81.1	63.0	63.0	63.0	Lw	81.1		660.00	240.00	0.00	5	r
AREASOURCE		CAR03	81.1	81.1	81.1	63.1	63.1	63.1	Lw	81.1		660.00	240.00	0.00	5	r
AREASOURCE		CAR04	81.1	81.1	81.1	58.8	58.8	58.8	Lw	81.1		660.00	240.00	0.00	5	r
AREASOURCE		CAR05	81.1	81.1	81.1	54.3	54.3	54.3	Lw	81.1		660.00	240.00	0.00	5	r
AREASOURCE		CAR06	81.1	81.1	81.1	54.4	54.4	54.4	Lw	81.1		660.00	240.00	0.00	5	r
AREASOURCE		CAR07	81.1	81.1	81.1	57.6	57.6	57.6	Lw	81.1		660.00	240.00	0.00	5	r
AREASOURCE		CAR08	81.1	81.1	81.1	57.1	57.1	57.1	Lw	81.1		660.00	240.00	0.00	5	r
AREASOURCE		CAR09	81.1	81.1	81.1	64.6	64.6	64.6	Lw	81.1		660.00	240.00	0.00	5	r
AREASOURCE		CAR10	81.1	81.1	81.1	63.4	63.4	63.4	Lw	81.1		660.00	240.00	0.00	5	r
AREASOURCE		DOCK01	103.4	103.4	103.4	86.4	86.4	86.4	Lw	103.4		660.00	0.00	0.00	8	r

Name	ID	Height				Coordinates			
		Begin		End		x	y	z	Ground
		(ft)		(ft)		(ft)	(ft)	(ft)	(ft)
AREASOURCE	CAR01	5.00	r			6502992.40	2222109.10	273.47	268.47
						6503008.72	2222108.40	273.00	268.00
						6503008.37	2222054.23	272.54	267.54
						6502992.40	2222055.28	273.33	268.33
AREASOURCE	CAR02	5.00	r			6502940.32	2222109.10	274.91	269.91
						6502959.41	2222108.75	274.35	269.35
						6502960.11	2222072.64	274.45	269.45
						6502941.01	2222072.98	275.06	270.06
AREASOURCE	CAR03	5.00	r			6502874.00	2222148.33	275.80	270.80
						6502893.10	2222149.37	275.13	270.13
						6502892.75	2222111.53	275.96	270.96
						6502875.04	2222112.22	276.49	271.49
AREASOURCE	CAR04	5.00	r			6502990.66	2222163.61	273.46	268.46
						6503028.86	2222163.96	271.61	266.61
						6503030.60	2222116.73	271.41	266.41
						6502990.66	2222117.08	273.51	268.51
AREASOURCE	CAR05	5.00	r			6502496.91	2222810.83	275.00	270.00
						6502512.89	2222819.16	275.00	270.00
						6502639.97	2222580.97	276.67	271.67
						6502621.91	2222571.25	277.06	272.06
AREASOURCE	CAR06	5.00	r			6502552.82	2222838.61	274.31	269.31
						6502672.61	2222607.01	275.52	270.52
						6502655.94	2222598.68	275.86	270.86
						6502534.07	2222830.97	275.00	270.00
AREASOURCE	CAR07	5.00	r			6502618.36	2222757.93	274.44	269.44
						6502634.31	2222765.82	273.63	268.63
						6502694.92	2222646.75	274.16	269.16
						6502678.45	2222638.52	274.48	269.48
AREASOURCE	CAR08	5.00	r			6502656.16	2222776.63	272.70	267.70
						6502691.45	2222794.07	271.61	266.61
						6502717.66	2222742.61	271.67	266.67
						6502699.23	2222734.77	271.99	266.99
						6502711.78	2222710.46	272.41	267.41
						6502695.90	2222702.03	272.66	267.66
AREASOURCE	CAR09	5.00	r			6502716.83	2222806.62	271.00	266.00
						6502750.85	2222823.44	270.49	265.49
						6502757.06	2222812.20	271.00	266.00
						6502722.36	2222795.74	271.00	266.00
AREASOURCE	CAR10	5.00	r			6502793.53	2222844.54	271.00	266.00
						6502808.81	2222813.77	271.00	266.00
						6502793.13	2222806.32	271.00	266.00
						6502775.69	2222835.72	270.52	265.52
AREASOURCE	DOCK01	8.00	r			6502854.41	2222784.30	277.16	269.16
						6502868.14	2222781.15	281.92	273.92
						6502859.25	2222745.78	282.45	274.45
						6502845.93	2222748.94	277.51	269.51

Building(s)

Name	Sel.	M.	ID	RB	Residents	Absorption	Height		Coordinates			
							Begin		x	y	z	Ground
							(ft)		(ft)	(ft)	(ft)	(ft)
BUILDING			BUILDING00001	x	0		25.00	r	6502789.79	2222762.24	291.00	266.00
									6502876.66	2222741.65	291.00	284.29
									6502871.74	2222726.87	291.00	282.80
									6502878.01	2222725.08	291.00	286.70
									6502826.96	2222521.34	291.00	293.89
									6502807.70	2222528.50	291.00	282.98
									6502801.44	2222503.88	291.00	291.58
									6502752.18	2222515.52	291.00	276.78
									6502755.76	2222532.53	291.00	275.66
									6502741.96	2222559.63	291.00	273.20

Name	Sel.	M.	ID	RB	Residents	Absorption	Height	Coordinates			
							Begin	x	y	z	Ground
							(ft)	(ft)	(ft)	(ft)	(ft)
								6502737.86	2222574.30	291.00	272.28
								6502735.61	2222604.63	291.00	270.60
								6502739.23	2222620.03	291.00	269.87
								6502753.52	2222648.15	291.00	268.85
								6502763.82	2222660.15	291.00	268.45

This page intentionally left blank

APPENDIX 8.1:

CONSTRUCTION NOISE CALCULATIONS

This page intentionally left blank

16391 - Howard World Wildlife Museum

CadnaA Noise Prediction Model: 16391-02 NA_Construction.cna
Date: 05.05.25
Analyst: B. Lawson

Calculation Configuration

Configuration	
Parameter	**Value**
General	
Max. Error (dB)	**0.00**
Max. Search Radius (ft)	**10000.00**
Min. Dist Src to Rcvr	**0.00**
Partition	
Raster Factor	**0.50**
Max. Length of Section (ft)	**3280.80**
Min. Length of Section (ft)	**3.30**
Min. Length of Section (%)	**0.00**
Proj. Line Sources	**On**
Proj. Area Sources	**On**
Ref. Time	
Daytime Penalty (dB)	**0.00**
Recr. Time Penalty (dB)	**5.00**
Night-time Penalty (dB)	**10.00**
DTM	
Standard Height (m)	**0.00**
Model of Terrain	**Triangulation**
Reflection	
max. Order of Reflection	**1**
Search Radius Src	**328.08**
Search Radius Rcvr	**328.08**
Max. Distance Source - Rcvr	**3280.84 3280.84**
Min. Distance Rvcr - Reflector	**3.28 3.28**
Min. Distance Source - Reflector	**0.33**
Industrial (ISO 9613 (1996))	
Lateral Diffraction	**some Obj**
Obst. within Area Src do not shield	**On**
Screening	**Incl. Ground Att. over Barrier**
	Dz with limit (20/25)
Barrier Coefficients C1,2,3	**3.0 20.0 0.0**
Temperature (°F)	**50**
rel. Humidity (%)	**70**
Ground Absorption G	**0.50**
Wind Speed for Dir. (mph)	**6.7**
Roads (TNM)	
Railways (FTA/FRA)	
Aircraft (???)	
Strictly acc. to AzB	

Receiver Noise Levels

Name	M.	ID	Level Lr				Limit. Value				Land Use			Height		Coordinates		
			Day	Eve	Night	CNEL	Day	Eve	Night	CNEL	Type	Auto	Noise Type			X	Y	Z
			(dBA)	(dBA)	(dBA)	(dBA)	(dBA)	(dBA)	(dBA)	(dBA)				(ft)		(ft)	(ft)	(ft)
RECEIVERS		R1	64.4	64.4	64.4	71.0	60.0	55.0	50.0	0.0				5.00	r	6502804.10	2222986.54	271.00
RECEIVERS		R2	73.2	73.2	73.2	79.9	60.0	55.0	50.0	0.0				5.00	r	6503057.48	2222171.49	270.82
RECEIVERS		R3	69.2	69.2	69.2	75.9	70.0	65.0	60.0	0.0				5.00	r	6503073.73	2221945.70	271.00
RECEIVERS		R4	56.8	56.8	56.8	63.4	55.0	50.0	45.0	0.0				5.00	r	6502254.18	2221700.19	307.28

Point Source(s)

Name	M.	ID	Result. PWL			Lw / Li			Operating Time			Height		Coordinates		
			Day	Evening	Night	Type	Value	norm.	Day	Special	Night			X	Y	Z
			(dBA)	(dBA)	(dBA)			dB(A)	(min)	(min)	(min)	(ft)		(ft)	(ft)	(ft)

Area Source(s)

Name	M.	ID	Result. PWL			Result. PWL"			Lw / Li			Operating Time			Height	
			Day	Evening	Night	Day	Evening	Night	Type	Value	norm.	Day	Special	Night	(ft)	
			(dBA)	(dBA)	(dBA)	(dBA)	(dBA)	(dBA)			dB(A)	(min)	(min)	(min)		
CONSTRUCTION		0	115.6	115.6	115.6	76.3	76.3	76.3	Lw	115.6					8	r
CONSTRUCTION		0	115.6	115.6	115.6	83.7	83.7	83.7	Lw	115.6					8	r

Name	ID	Height			Coordinates			
		Begin		End	x	y	z	Ground
		(ft)		(ft)	(ft)	(ft)	(ft)	(ft)
CONSTRUCTION	0	8.00	r		6502582.68	2222861.47	276.00	268.00
					6502632.37	2222768.19	276.66	268.66
					6502801.96	2222849.40	274.00	266.00
					6502816.54	2222822.32	274.00	266.00

Name	ID	Height				Coordinates			
		Begin		End		x	y	z	Ground
		(ft)		(ft)		(ft)	(ft)	(ft)	(ft)
						6502879.04	2222820.93	275.21	267.21
						6502860.29	2222745.58	283.03	275.03
						6502875.57	2222741.76	291.75	283.75
						6502872.09	2222727.87	290.93	282.93
						6502878.34	2222725.79	294.85	286.85
						6502826.61	2222521.97	301.48	293.48
						6502806.82	2222527.18	291.03	283.03
						6502801.61	2222502.87	299.93	291.93
						6502753.00	2222514.33	284.91	276.91
						6502747.97	2222491.81	286.03	278.03
						6502739.46	2222478.92	285.96	277.96
						6502743.75	2222471.99	287.79	279.79
						6502744.05	2222463.85	289.25	281.25
						6502735.94	2222453.30	285.94	277.94
						6502722.92	2222452.74	285.46	277.46
						6502715.20	2222459.60	285.12	277.12
						6502713.07	2222467.11	285.00	277.00
						6502685.85	2222473.74	283.82	275.82
						6502662.15	2222488.62	282.93	274.93
						6502659.24	2222495.60	282.73	274.73
						6502660.85	2222513.18	282.42	274.42
						6502668.62	2222532.04	281.99	273.99
						6502653.69	2222536.55	281.64	273.64
						6502630.08	2222523.36	282.00	274.00
						6502614.80	2222554.96	281.48	273.48
						6502621.17	2222561.73	280.69	272.69
						6502622.44	2222570.93	280.08	272.08
						6502493.62	2222816.76	278.00	270.00
CONSTRUCTION	0	8.00	r			6502933.11	2222164.22	278.00	270.00
						6503030.41	2222164.22	274.52	266.52
						6503030.41	2222115.68	274.46	266.46
						6502992.08	2222115.26	276.49	268.49
						6502990.48	2222112.83	276.53	268.53
						6502992.08	2222109.22	276.48	268.48
						6503008.74	2222109.22	276.00	268.00
						6503008.54	2222055.05	275.55	267.55
						6502991.63	2222053.19	276.33	268.33
						6502992.65	2222035.73	276.23	268.23
						6503002.39	2222022.02	276.00	268.00
						6503007.70	2222019.84	276.00	268.00
						6503017.38	2222021.62	275.67	267.67
						6502957.28	2221992.33	277.48	269.48
						6502965.30	2222003.46	277.29	269.29
						6502962.46	2222016.88	277.45	269.45
						6502953.38	2222023.25	277.85	269.85
						6502934.99	2222024.84	278.53	270.53
						6502928.65	2222029.02	278.78	270.78
						6502894.15	2222095.88	279.24	271.24
						6502893.11	2222108.59	279.03	271.03
						6502890.82	2222111.51	279.01	271.01
						6502874.57	2222112.14	279.50	271.50
						6502874.98	2222148.81	278.75	270.75
						6502891.40	2222148.73	278.20	270.20
						6502899.57	2222160.77	278.00	270.00
						6502910.19	2222164.01	278.00	270.00

Barrier(s)

Name	Sel.	M.	ID	Absorption		Z-Ext.	Cantilever		Height			Coordinates			
				left	right		horz.	vert.	Begin		End	x	y	z	Ground
						(ft)	(ft)	(ft)	(ft)		(ft)	(ft)	(ft)	(ft)	(ft)
									6.00	r		6503034.82	2222157.78	272.17	266.17
												6503034.82	2222259.18	273.68	267.68

Building(s)

Name	Sel.	M.	ID	RB	Residents	Absorption	Height	Coordinates				
							Begin	x	y	z	Ground	
							(ft)	(ft)	(ft)	(ft)	(ft)	

Appendix I

Technical Memorandum
Focused Construction Noise Assessment

TECHNICAL MEMORANDUM

DATE: May 27, 2025
TO: John Criste, Terra Nova Planning & Research, Inc.
FROM: Bill Lawson, Urban Crossroads, Inc.
JOB NO: 16391-03 Noise Assessment.docx

SUBJECT: HOWARD WORLD WILDLIFE MUSEUM FOCUSED CONSTRUCTION NOISE ASSESSMENT

Urban Crossroads, Inc. has completed the following Noise Assessment for the Howard World Wildlife Museum (Project), which is located at the northeast corner of Highway 111 and Mirage Cove Drive in the City of Rancho Mirage.

PROJECT OVERVIEW

On May 5, 2025, Urban Crossroads, Inc. prepared a Noise and Vibration Analysis (2025 Noise Study) report for the Howard World Wildlife Museum Project. The 2025 Noise Study included a detailed evaluation of the proposed construction activities by stage for the overall Project development. However, the 2025 Noise Study did not fully assess the potential construction noise level impacts associated with the planned excavation of approximately 1,035 cubic yards including approximately 350 cubic yards of rock material. Exhibit 1 presents the limits of the planned hillside excavation.

NOISE PREDICTION MODEL

To fully describe the planned excavation construction noise levels from the Project, Urban Crossroads, Inc. developed a noise prediction model using the CadnaA (Computer Aided Noise Abatement) computer program. CadnaA can analyze multiple types of noise sources using the spatially accurate Project site plan, georeferenced aerial imagery, topography, buildings, and barriers in its calculations to predict outdoor noise levels. Using the ISO 9613-2 protocol, CadnaA calculates the noise levels at each receiver based on the distance from each noise source to the noise receiver locations, the ground absorption, distance, and the effects of barrier/building attenuation and provides a summary of noise level at each receiver. A default ground attenuation factor of 0.5 was used in the CadnaA noise analysis to account for mixed ground representing a combination of hard and soft surfaces.

EXHIBIT 1: HILLSIDE EXCAVATION LIMITS OF CONSTRUCTION



RECEIVER LOCATIONS

To assess the potential for noise impacts, four receiver locations, as shown on Exhibit 1, were identified as representative locations for analysis. These are the same receiver locations presented in the 2025 Noise Study. Sensitive uses or receivers are generally defined as locations where people reside or where the presence of unwanted sound could otherwise adversely affect the use of the land.

CONSTRUCTION NOISE

To prevent high levels of construction noise from impacting noise-sensitive land uses, City of Rancho Mirage Municipal Code 15.04.030[A][11] indicates that construction, shall be limited to the hours of 7:00 a.m. and 7:00 p.m. with no activity on Sundays and holidays (1). The city recognizes that construction noise is difficult to control and restricts allowable hours for this intrusion. Still, construction, even when restricted within these hours, presents a nuisance when conducted in proximity to sensitive receptors. (2)

CONSTRUCTION NOISE CRITERIA

Neither the City of Rancho Mirage General Plan nor Municipal Code establish numeric maximum acceptable construction source noise levels at potentially affected receivers. According to the FTA *Transit Noise and Vibration Impact Assessment Manual,* local noise ordinances are typically not very useful in evaluating construction noise impacts. They usually relate to nuisance and hours of allowed activity, and sometimes specify limits in terms of maximum levels, but are generally not practical for assessing the impact of a construction project. Project construction noise criteria should account for the existing noise environment, the absolute noise levels during construction activities, the duration of the construction, and the adjacent land use. (3 p. 172) Due to the lack of standardized construction noise thresholds, the FTA provides guidelines that "can be considered reasonable criteria for (construction noise) assessment". (3 p. 179) The FTA identifies two types of construction noise assessment criteria, general and detailed. For general construction noise assessments, the analysis is limited to the L_{max} of the two noisiest pieces of equipment with an hourly daytime exterior noise level threshold for residential land use of 90 dBA $L_{eq(1hr)}$. (3 p. 179)

For more detailed construction noise assessments, the analysis should include all anticipated equipment along with the typical usage factor for each piece of equipment. Detailed construction noise assessments should use an 8-hour daytime exterior noise level threshold for residential land uses of 80 dBA $L_{eq(8hr)}$. Based on the FTA guidance, an absolute daytime exterior construction noise level of 80 dBA L_{eq} is used as a reasonable threshold to assess construction noise impacts while using the FTA detailed analysis construction noise methodology. (3 p. 179)

Construction Reference Noise Levels

To describe construction noise activities, this construction noise analysis was prepared using reference construction equipment noise levels from the Federal Highway Administration (FHWA) published in the Roadway Construction Noise Model (RCNM). The RCNM includes a national database of construction equipment reference noise emission levels, including a comprehensive list of the noise-generating characteristics of specific types of construction equipment. (4 p. 3) In addition, the database provides a usage factor to estimate the fraction of time each piece of construction equipment is operating at full power (i.e., its loudest condition) during a construction operation.

According to the EPA, FTA, and FHWA, the overall construction noise level is governed primarily by the noisiest pieces of equipment. The quieter pieces do not affect the overall level, but they do reduce the magnitude of the fluctuations in the noise level. Therefore, a rough estimate of the noise level needs only to include the noisiest pieces of equipment expected at the site. (5) Consistent with FHWA and FTA guidance for detailed construction noise assessment, Table 1 presents the combined noise levels for the loudest construction activities expected from the hillside excavation activities, assuming all equipment operates simultaneously.

Table 1: Construction Reference Noise Levels

Construction Stage	Reference Construction Equipmnet[1]	Reference Noise Level @ 50 Feet (dBA L_{eq})	Composite Reference Noise Level (dBA L_{eq})[2]	Reference Power Level (dBA L_w)[3]
Excavation	Backhoe	74	87.9	119.6
	Backhoe	74		
	Dump Truck	72		
	Front End Loader	75		
	Compressor (air)	74		
	Compressor (air)	74		
	Jack Hammer	82		
	Jack Hammer	82		
	Jack Hammer	82		

[1] FHWA Road Construction Noise Model.
[2] Represents the combined noise level for all equipment assuming they operate at the same time.
[3] The total amount of acoustical energy produced by a sound source independent of distance or surroundings.

Construction Noise Analysis

Construction projects involve various stages, and activities that frequently shift from one location to another. Typical construction activities are best evaluated as multiple moving point sources within the limits of construction (project site boundary) since the speed and power of the equipment vary, and the equipment constantly changes position in terms of its distance and direction relative to the receivers. (3) However, to present a conservative analysis of the construction noise levels when equipment is operating near the limits of construction, this analysis also describes the peak hour $L_{eq(1hr)}$ Project construction equipment noise levels. Using the reference noise levels of construction equipment in Table 1, the construction noise source activities shown in Exhibit 1, the CadnaA noise

prediction model, the typical $L_{eq(8hr)}$ and the peak hour equipment $L_{eq(1hr)}$ construction noise levels at nearby receiver locations were calculated. Table 2 shows that the typical and peak hour construction noise levels at the nearest noise sensitive receiver locations will not exceed the 80 dBA L_{eq} construction noise threshold. Therefore, construction noise impacts are considered *less than significant* at the nearby noise-sensitive receiver locations. Appendix 1 includes the typical construction equipment noise calculations and Appendix 2 includes the peak hour construction equipment noise calculations.

TABLE 2: HILLSIDE EXCAVATION CONSTRUCTION NOISE COMPLIANCE

Receiver Location[1]	Receiver Distance (Feet)	Unmitigated Construction Noise Levels (dBA L_{eq})			
		Typical Construction Noise Levels (8-Hour)[2]	Peak Construction Noise Levels (1-Hour)[3]	Threshold[4]	Threshold Exceeded?[5]
R1	244'	66.0	72.5	80	No
R2	413'	39.0	45.4	80	No
R3	614'	37.2	44.5	80	No
R4	948'	55.4	61.8	80	No

[1] Construction equipment noise source and receiver locations are shown on Exhibit 1.
[2] Typical construction equipment noise level calculations are included in Appendix 1.
[3] Peak Hour construction equipment noise level calculations are included in Appendix 2.
[4] Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual.
[5] Do the estimated Project construction noise levels exceed the construction noise level threshold?

REFERENCES

1. **City of Rancho Mirage.** *Municipal Code, Sections 15.04.030.*

2. —. *General Plan Update Draft Environmental Impact Report.* 2005.

3. **U.S. Department of Transportation, Federal Transit Administration.** *Transit Noise and Vibration Impact Assessment Manual, FTA Report No. 0123.* September 2018.

4. **U.S. Department of Transportation, Federal Highway Administration, Office of Environment and Planning.** *FHWA Roadway Construction Noise Model.* January, 2006.

5. **U.S. Department of Transportation, Federal Highway Administration.** Special Report - Measurement, Prediction, and Mitigation. *Office of Planning, Environment, and Realty - Environment - Noise.* [Online] 2017. https://www.fhwa.dot.gov/environment/noise/construction_noise/special_report/hcn00.cfm.

This page intentionally left blank

APPENDIX 1:

TYPICAL CONSTRUCTION EQUIPMENT NOISE CALCULATIONS

This page intentionally left blank

16391 - Howard World Wildlife Museum

CadnaA Noise Prediction Model: 16391-03 NA_HillsideTypical.cna
Date: 27.05.25
Analyst: B. Lawson

Calculation Configuration

Configuration	
Parameter	**Value**
General	
Max. Error (dB)	**0.00**
Max. Search Radius (ft)	**10000.00**
Min. Dist Src to Rcvr	**0.00**
Partition	
Raster Factor	**0.50**
Max. Length of Section (ft)	**3280.80**
Min. Length of Section (ft)	**3.30**
Min. Length of Section (%)	**0.00**
Proj. Line Sources	**On**
Proj. Area Sources	**On**
Ref. Time	
Daytime Penalty (dB)	**0.00**
Recr. Time Penalty (dB)	**5.00**
Night-time Penalty (dB)	**10.00**
DTM	
Standard Height (m)	**0.00**
Model of Terrain	**Triangulation**
Reflection	
max. Order of Reflection	**1**
Search Radius Src	**328.08**
Search Radius Rcvr	**328.08**
Max. Distance Source - Rcvr	**3280.84 3280.84**
Min. Distance Rvcr - Reflector	**3.28 3.28**
Min. Distance Source - Reflector	**0.33**
Industrial (ISO 9613 (1996))	
Lateral Diffraction	**some Obj**
Obst. within Area Src do not shield	**On**
Screening	**Incl. Ground Att. over Barrier**
	Dz with limit (20/25)
Barrier Coefficients C1,2,3	**3.0 20.0 0.0**
Temperature (°F)	**50**
rel. Humidity (%)	**70**
Ground Absorption G	**0.50**
Wind Speed for Dir. (mph)	**6.7**
Roads (TNM)	
Railways (FTA/FRA)	
Aircraft (???)	
Strictly acc. to AzB	

Receiver Noise Levels

Name	M.	ID	Level Lr				Limit. Value				Land Use			Height		Coordinates		
			Day	Eve	Night	CNEL	Day	Eve	Night	CNEL	Type	Auto	Noise Type			X	Y	Z
			(dBA)	(dBA)	(dBA)	(dBA)	(dBA)	(dBA)	(dBA)	(dBA)				(ft)		(ft)	(ft)	(ft)
RECEIVERS		R1	66.0	66.0	66.0	72.6	60.0	55.0	50.0	0.0				5.00	r	6502804.10	2222986.54	271.00
RECEIVERS		R2	39.0	39.0	39.0	45.6	60.0	55.0	50.0	0.0				5.00	r	6503057.48	2222171.49	270.82
RECEIVERS		R3	37.2	37.2	37.2	43.8	70.0	65.0	60.0	0.0				5.00	r	6503073.73	2221945.70	271.00
RECEIVERS		R4	55.4	55.4	55.4	62.0	55.0	50.0	45.0	0.0				5.00	r	6502254.18	2221700.19	307.28

Area Source(s)

Name	M.	ID	Result. PWL			Result. PWL''			Lw / Li			Operating Time			Height	
			Day	Evening	Night	Day	Evening	Night	Type	Value	norm.	Day	Special	Night	(ft)	
			(dBA)	(dBA)	(dBA)	(dBA)	(dBA)	(dBA)			dB(A)	(min)	(min)	(min)		
HILLSIDE		0	119.6	119.6	119.6	88.1	88.1	88.1	Lw	119.6					8	r

Name	ID	Height				Coordinates			
		Begin		End		x	y	z	Ground
		(ft)		(ft)		(ft)	(ft)	(ft)	(ft)
HILLSIDE	0	8.00	r			6502864.35	2222749.92	284.68	276.68
						6502881.91	2222745.73	294.34	286.33
						6502878.77	2222731.19	294.73	286.73
						6502883.84	2222730.02	297.69	289.69
						6502868.48	2222669.21	293.04	285.04
						6502864.18	2222652.15	292.00	284.00
						6502859.10	2222631.32	290.97	282.97
						6502855.72	2222618.43	289.32	281.32
						6502854.94	2222614.39	290.60	282.60
						6502851.81	2222603.85	290.90	282.90
						6502830.59	2222516.82	305.48	297.48

Name	ID	Height		Coordinates			
		Begin	End	x	y	z	Ground
		(ft)	(ft)	(ft)	(ft)	(ft)	(ft)
				6502810.80	2222521.34	295.01	287.01
				6502804.98	2222497.47	303.84	295.84
				6502744.74	2222511.44	284.68	276.68
				6502749.17	2222527.76	283.87	275.87
				6502741.14	2222541.09	282.48	274.48
				6502735.12	2222555.44	281.36	273.36
				6502731.22	2222570.50	280.42	272.42
				6502729.52	2222585.96	279.59	271.59
				6502730.07	2222601.51	278.77	270.77
				6502732.85	2222616.82	277.98	269.98
				6502735.32	2222616.32	277.99	269.99
				6502737.84	2222616.15	278.00	270.00
				6502740.36	2222616.32	277.99	269.99
				6502742.83	2222616.82	277.98	269.98
				6502747.52	2222617.26	277.96	269.96
				6502759.67	2222615.69	278.07	270.07
				6502766.44	2222617.34	278.01	270.01
				6502771.47	2222617.26	278.05	270.05
				6502775.47	2222618.21	278.02	270.02
				6502783.45	2222617.52	278.11	270.11
				6502787.36	2222618.91	278.05	270.05
				6502788.75	2222617.60	278.14	270.14
				6502801.16	2222619.60	278.15	270.15
				6502810.97	2222620.03	278.33	270.33
				6502826.51	2222619.95	279.27	271.27
				6502832.50	2222619.77	279.61	271.61
				6502835.88	2222624.90	280.55	272.55
				6502837.01	2222627.33	280.86	272.86
				6502841.70	2222629.41	282.57	274.57
				6502841.27	2222631.58	282.29	274.29
				6502844.39	2222633.75	283.35	275.35
				6502847.52	2222650.16	283.65	275.65
				6502848.73	2222652.41	283.94	275.94
				6502849.34	2222658.14	283.87	275.87
				6502852.81	2222682.80	283.82	275.82
				6502853.42	2222694.34	283.46	275.46
				6502856.89	2222715.87	283.57	275.57
				6502857.41	2222722.12	283.44	275.44
				6502858.37	2222723.85	283.67	275.67
				6502862.62	2222738.61	284.76	276.76

APPENDIX 2:

PEAK HOUR CONSTRUCTION EQUIPMENT NOISE CALCULATIONS

This page intentionally left blank

16391 - Howard World Wildlife Museum

CadnaA Noise Prediction Model: 16391-03 NA_HillsidePeak.cna
Date: 27.05.25
Analyst: B. Lawson

Calculation Configuration

Configuration	
Parameter	**Value**
General	
Max. Error (dB)	**0.00**
Max. Search Radius (ft)	**10000.00**
Min. Dist Src to Rcvr	**0.00**
Partition	
Raster Factor	**0.50**
Max. Length of Section (ft)	**3280.80**
Min. Length of Section (ft)	**3.30**
Min. Length of Section (%)	**0.00**
Proj. Line Sources	**On**
Proj. Area Sources	**On**
Ref. Time	
Daytime Penalty (dB)	**0.00**
Recr. Time Penalty (dB)	**5.00**
Night-time Penalty (dB)	**10.00**
DTM	
Standard Height (m)	**0.00**
Model of Terrain	**Triangulation**
Reflection	
max. Order of Reflection	**1**
Search Radius Src	**328.08**
Search Radius Rcvr	**328.08**
Max. Distance Source - Rcvr	**3280.84 3280.84**
Min. Distance Rvcr - Reflector	**3.28 3.28**
Min. Distance Source - Reflector	**0.33**
Industrial (ISO 9613 (1996))	
Lateral Diffraction	**some Obj**
Obst. within Area Src do not shield	**On**
Screening	**Incl. Ground Att. over Barrier**
	Dz with limit (20/25)
Barrier Coefficients C1,2,3	**3.0 20.0 0.0**
Temperature (°F)	**50**
rel. Humidity (%)	**70**
Ground Absorption G	**0.50**
Wind Speed for Dir. (mph)	**6.7**
Roads (TNM)	
Railways (FTA/FRA)	
Aircraft (???)	
Strictly acc. to AzB	

Receiver Noise Levels

Name	M.	ID	Level Lr				Limit. Value				Land Use			Height		Coordinates		
			Day	Eve	Night	CNEL	Day	Eve	Night	CNEL	Type	Auto	Noise Type			X	Y	Z
			(dBA)	(dBA)	(dBA)	(dBA)	(dBA)	(dBA)	(dBA)	(dBA)				(ft)		(ft)	(ft)	(ft)
RECEIVERS		R1	72.5	72.5	72.5	79.2	60.0	55.0	50.0	0.0				5.00	r	6502804.10	2222986.54	271.00
RECEIVERS		R2	45.4	45.4	45.4	52.1	60.0	55.0	50.0	0.0				5.00	r	6503057.48	2222171.49	270.82
RECEIVERS		R3	44.5	44.5	44.5	51.2	70.0	65.0	60.0	0.0				5.00	r	6503073.73	2221945.70	271.00
RECEIVERS		R4	61.8	61.8	61.8	68.4	55.0	50.0	45.0	0.0				5.00	r	6502254.18	2221700.19	307.28

Point Source(s)

Name	M.	ID	Result. PWL			Lw / Li			Operating Time			Height		Coordinates		
			Day	Evening	Night	Type	Value	norm.	Day	Special	Night			X	Y	Z
			(dBA)	(dBA)	(dBA)			dB(A)	(min)	(min)	(min)	(ft)		(ft)	(ft)	(ft)
HILLSIDEPEAK		PEAK01	119.6	119.6	119.6	Lw	119.6					8.00	r	6502869.38	2222742.63	288.05
HILLSIDEPEAK		PEAK02	119.6	119.6	119.6	Lw	119.6					8.00	r	6502825.74	2222524.42	300.24
HILLSIDEPEAK		PEAK03	119.6	119.6	119.6	Lw	119.6					8.00	r	6502800.52	2222506.00	298.71
HILLSIDEPEAK		PEAK04	119.6	119.6	119.6	Lw	119.6					8.00	r	6502752.52	2222516.67	284.72

Global Wildlife Discovery Museum (PDP25-0003, EA25-0003)
Response to Comments

The City received one comment letter to the Initial Study/Mitigated Negative Declaration for the proposed Project. The following provides individual comments and responses. The complete comments are attached to this response in Appendix A.

California Department of Fish and Wildlife
Letter dated November 10, 2025

Comment 1:

The California Department of Fish and Wildlife (CDFW) received a Draft Mitigated Negative Declaration (MND) from the City of Rancho Mirage (City) for the Project pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW ROLE
CDFW is California's **Trustee Agency** for fish and wildlife resources and holds those resources in trust by statute for all the people of the State. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (*Id.*, § 1802.) Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on Projects and related activities that have the potential to adversely affect fish and wildlife resources.

CDFW is also submitting comments as a **Responsible Agency** under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.) CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's lake and streambed alteration regulatory authority. (Fish & G. Code, § 1600 et seq.) Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), the Project proponent may seek related take authorization as provided by the Fish and Game Code.

PROJECT DESCRIPTION SUMMARY

Proponent: Prest Vuksic Greenwood Architects

Objective: The Project proposes to construct a new single-story 21,967 square foot museum. The Project contains three parcels that will be merged into one parcel totaling 6.78 acres, which includes a rock outcrop that rises to an elevation of 370 feet. The proposed building design incorporates the rock outcrop and requires removal of a small portion of the adjoining hillside.

The museum will include a lobby, a coffee shop, a gift shop, storage spaces, office spaces, restrooms, an outdoor plaza with a fountain, a main parking lot, and an overflow parking lot with separate access from Mirage Cove Drive. The museum includes a bus drop off in front of the building and an overflow parking lot for buses, special events, and groups. The Project will include landscaping including native and drought-tolerant species. The Project includes exterior lighting including security lighting.

Location: The Project site is located on the corner of Mirage Cove Drive and Highway 111 at 69934 Highway 111, Rancho Mirage, CA, 92270. The Project is located within Assessor's Parcel Numbers 689-040-023, 689-040-025, and 689-040-028. The Project is located within the boundaries of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) and outside of a Conservation Area.

Timeframe: The Project anticipates grading and construction activities to begin in 2025.

Response 1:

The comment is noted. It provides a description of the Project and requires no further response.

Comment 2:

COMMENTS AND RECOMMENDATIONS

CDFW has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species (i.e., biological resources). CDFW offers the comments and recommendations below to assist the City in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. The MND has not adequately identified and disclosed the Project's impacts (i.e., direct, indirect, and cumulative) on biological resources and whether those impacts are reduced to less than significant.

CDFW's comments and recommendations on the MND are explained in greater detail below and summarized here. CDFW is concerned that the MND does not adequately identify or mitigate the Project's significant, or potentially significant, impacts to biological resources. CDFW also concludes that the MND lacks sufficient information to facilitate a meaningful review by CDFW, including a complete and accurate assessment of biological resources on the Project site. CDFW requests that additional information and analyses be added to a revised MND, along with avoidance, minimization, and mitigation measures that avoid or reduce impacts to less than significant.

Existing Environmental Setting

Compliance with CEQA is predicated on a complete and accurate description of the environmental setting that may be affected by the proposed Project. CDFW is concerned that the assessment of the existing environmental setting has not been adequately analyzed in the MND. CDFW is concerned that without a complete and accurate description of the existing environmental setting, the MND may provide an incomplete analysis of Project-related environmental impacts.

The MND lacks a complete assessment of biological resources associated with burrowing owl within the Project site and surrounding area. A complete and accurate assessment of the environmental setting and Project-related impacts to biological resources is needed to both identify appropriate avoidance, minimization, and mitigation measures and demonstrate that these measures reduce Project impacts to less than significant.

Response 2:

The comment is noted. Individual responses to burrowing owl concerns are provided below.

Comment 3:

Mitigation Measures

CEQA requires that an MND include mitigation measures to avoid or reduce significant impacts. CDFW is concerned that the mitigation measures proposed in the MND are not adequate to avoid or reduce impacts to biological resources to below a level of significance. To support the City in ensuring that Project impacts to biological resources are reduced to less than significant, CDFW recommends adding mitigation measures for burrowing owls, avoidance of bats during tree removal, and artificial nighttime lighting, as well as revising the mitigation measures for nesting birds and surveys for bats.

1) Nesting Birds

It is the Project proponent's responsibility to comply with all applicable laws related to nesting birds and birds of prey. Fish and Game Code sections 3503, 3503.5, and 3513 afford protective measures as follows: section 3503 states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by Fish and Game Code or any regulation made pursuant thereto. Fish and Game Code section 3503.5 makes it unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by Fish and Game Code or any regulation adopted pursuant thereto. Fish and Game Code section 3513 makes it unlawful to take or possess any migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the Migratory Bird Treaty Act of 1918, as amended (16 U.S.C. § 703 et seq.).

With regard to the CVMSHCP, per its associated Implementing Agreement (IA) and Permits from CDFW and the U.S. Fish and Wildlife Service (the Wildlife Agencies), Take associated with Covered Activities will not be in violation of the Migratory Bird Treaty Act and will be consistent

with Fish and Game Code sections 3503 and 3503.5; therefore, all Covered Activities within and outside Conservation Areas must undertake measures to avoid the take of individuals, nests, and eggs of nesting birds. The CVMSHCP includes a general conservation measure that applies to all bird species to avoid impacts to habitat for nesting birds during the nesting season (CVMSHCP Section 9.7). Per IA Section 13.8, City is obligated to comply with all terms and requirements of the CVMSHCP, the Wildlife Agencies' Permits that create the CVMSHCP, and the IA, including compliance with laws that protect nesting birds.

Page 114 of the MND indicates that the "vegetative scrub and mature fan palms on the Project site could also be potentially used by resident and migratory nesting birds." CDFW adds that the Project site contains suitable habitat for both ground-nesting birds and birds that nest in shrubs and trees.

The MND includes Mitigation Measure BIO-2 for nesting birds, which indicates "if construction occurs during the nesting season, February 1 through August 31, a qualified ornithologist or biologist must conduct a pre-construction nesting bird survey (NBS) immediately prior to scheduled construction activity." CDFW considers the mitigation measure for nesting birds in the MND to be inadequate in scope and timing to avoid or reduce impacts to nesting birds to a level less than significant. In alignment with the CVMSHCP's general conservation measure for nesting birds (CVMSHCP Section 9.7), CDFW recommends Project construction activities are conducted outside of the peak nesting bird season. CDFW also recommends the completion of nesting bird surveys *regardless* of the time of year to ensure that impacts to nesting birds and their nests and eggs are avoided. The timing of the nesting season varies greatly depending on several factors, such as bird species, weather conditions in any given year, and long-term climate changes (e.g., drought, warming, etc.). In response to warming, birds have been reported to breed earlier, thereby reducing temperatures that nests are exposed to during breeding and tracking shifts in availability of resources (Socolar et al., 2017).

CDFW staff have observed that climate change conditions may result in the nesting bird season occurring earlier and later in the year than historical nesting season dates.

CDFW recommends that disturbance of occupied nests of migratory birds and raptors within the Project site and surrounding area be avoided any time birds are nesting on-site. CDFW therefore recommends the completion of nesting bird surveys *regardless of the time of year* to ensure compliance with all applicable laws pertaining to nesting and migratory birds.

To support the City in avoiding or reducing impacts to nesting birds to a level less than significant, CDFW recommends Mitigation Measure BIO-2 is revised as follows, with additions in **bold** and removals in ~~strikethrough~~:

Mitigation Measure BIO-2: Nesting Birds
To the greatest extent feasible, the Project will avoid construction activities during the peak nesting season (January 15 through September 15). Regardless of the time of year, nesting bird surveys shall be performed by a qualified avian biologist no more than 3 days prior to vegetation removal or ground-disturbing activities. Pre-construction surveys shall focus on both direct and indirect evidence of nesting, including nest locations and nesting behavior. The qualified avian biologist will make every effort to

avoid potential nest predation as a result of survey and monitoring efforts. If active nests are found during the pre-construction nesting bird surveys, a qualified biologist shall establish an appropriate nest buffer to be marked on the ground. Nest buffers are species specific and shall be at least 300 feet for passerines and 500 feet for raptors. A smaller or larger buffer may be determined by the qualified biologist familiar with the nesting phenology of the nesting species and based on nest and buffer monitoring results. Construction activities may not occur inside the established buffers, which shall remain on-site until a qualified biologist determines the young have fledged or the nest is no longer active. Active nests and adequacy of the established buffer distance shall be monitored daily by the qualified biologist until the qualified biologist has determined the young have fledged or the Project has been completed. The qualified biologist has the authority to stop work if nesting pairs exhibit signs of disturbance. ~~To avoid impacts to resident and migratory nesting birds, all vegetation clearing, ground disturbance, and construction activity should be scheduled between September 1 and January 31 if possible. If construction occurs during the nesting season, February 1 through August 31, a qualified ornithologist or biologist must conduct a pre-construction nesting bird survey (NBS) immediately prior to scheduled construction activity. If active nests are identified, the biologist will demarcate a nowork buffer zone(s) around the active nest(s) and check the nest site(s) weekly until the young birds fledge and the nest(s) become inactive. The buffer zone size would be based on the nesting species, its sensitivity to disturbance, nesting stage and the expected intensity and duration of disturbance. No ground or vegetation disturbance shall occur within the nest site buffer zone(s) until the qualified biologist determines that the young have successfully fledged, and the nest is inactive.~~

~~Per CDFW recommendations, a buffer of 500 feet shall be set for listed species and birds of prey, and a buffer of 100 to 300 feet shall be set for unlisted songbirds.~~

Pursuant to the CEQA Guidelines, section 15097(f), CDFW has prepared a draft mitigation monitoring and reporting program (MMRP) in Attachment 1 for revised MM BIO-1 and MM BIO-2, as well as CDFW-recommended MM BIO-[A], MM BIO-[B], and MM BIO-[C].

Response 3:

The comment is noted. However, the commenter appears to imply that birds may nest on the site outside of the established nesting period, without providing substantial evidence. The City's responsibility is to assure that nesting birds are not disturbed, and that construction be avoided until the young have fledged. It is important to note that MBTA covered species include almost all bird species that could nest on the site, and that since a pre-construction survey will be required, all birds nesting on the site will be identified, regardless of MBTA status. The Initial Study mitigates impacts to nesting bird species to less than significant levels as written. The mitigation measure and the Initial Study correctly protect nesting birds, and do not require amendment.

Comment 4:

2) Burrowing Owl

On October 10, 2024, the Fish and Game Commission determined that western burrowing owl warrants protection as a candidate species under the California Endangered Species Act (Fish & G. Code, § 2050 et seq.). During the candidacy period, western burrowing owl will be afforded the same protection as threatened and endangered species under CESA. If Project activities, including relocation, could result in take, appropriate CESA authorization (i.e., Incidental Take Permit under Fish and Game Code section 2081) should be obtained prior to commencement of Project activities.

Take of individual burrowing owls and their nests or eggs is defined by Fish and Game Code section 86, and prohibited by sections 3503, 3503.5, and 3513. Take is defined in Fish and Game Code section 86 as "hunt, pursue, catch, capture or kill, or attempt to hunt, pursue, catch, capture or kill." Fish and Game Code sections 3503, 3503.5, and 3513 afford protective measures as follows: section 3503 states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by Fish and Game Code or any regulation made pursuant thereto. Fish and Game Code section 3503.5 makes it unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by Fish and Game Code or any regulation adopted pursuant thereto. Fish and Game Code section 3513 makes it unlawful to take or possess any migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the Migratory Bird Treaty Act of 1918, as amended (16 U.S.C. § 703 et seq.).

With regard to the CVMSHCP, the CDFW Natural Community Conservation Plan (NCCP) Permit #2835-2008-001-06 does not provide Take Authorization for burrowing owl individuals, nests, or eggs. To the contrary, section 3.5.6 of the NCCP Permit states burrowing owl "pairs or individuals will not be Taken" and reiterates that the "HCP/NCCP does not authorize Take of [burrowing owl] nests [or] eggs[.]" Therefore, throughout the CVMSHCP area—both within and without Conservation Areas—Permittees must ensure that activities occurring within their jurisdictions do not result in the take, possession, or destruction of burrowing owl individuals, nests, or eggs. Any activity occurring within the CVMSHCP area that results in the take of burrowing owl individuals, nests, or eggs would be unlawful and would not be a Covered Activity under the CVMSHCP. Per IA Section 13.8, City is obligated to comply with all terms and requirements of the CVMSHCP, the Wildlife Agencies' Permits that create the CVMSHCP, and the IA, including compliance with laws that protect burrowing owls.

Page 30 of the Project's Biological Assessment states that "burrowing owl is considered absent from the project site. No burrowing owls, or sign thereof, were observed or detected on-site during the assessment. No California ground squirrel burrows of sufficient size to be suitable for burrowing were observed on-site. For these reasons, WSP considers there to be no potential for the occurrence of burrowing owl on-site." The MND and its supporting documents lack information on whether focused surveys for burrowing owl were conducted and the methods used to conduct any surveys for burrowing owl. Because the MND lacks the findings of recent focused surveys for burrowing owl following the guidelines in the *Staff Report on Burrowing Owl*

Mitigation, the number and locations of suitable and occupied burrows within the Project site are unknown. Given the lack of results from focused surveys for burrowing owl following recommended protocols and the lack of survey reports, CDFW is limited in its ability to provide biological expertise to support the City in reducing impacts to burrowing owl to a level less than significant. CDFW recommends that the MND is revised to include the results of four focused surveys for burrowing owl within the entire Project site and surrounding area, including survey reports, following the guidelines outlined in Appendix D of the *Staff Report on Burrowing Owl Mitigation* and to incorporate appropriate avoidance, minimization, and mitigation measures for burrowing owl.

Focused surveys are needed to inform appropriate avoidance, minimization, and mitigation measures and support the City in avoiding or reducing impacts to burrowing owl to a level less than significant. CDFW requests that if burrowing owls are detected during focused surveys, survey results are submitted to CDFW and the U.S. Fish and Wildlife Service (USFWS) and the City initiate consultation with CDFW and USFWS to identify a path forward regarding the protection of burrowing owls.

Page 7 of the MND states that the "7.20-acre project site currently consists of a combination of a parking lot, existing development, a rocky hillside with creosote bush scrub, and a largely barren area that has been graded/scraped and cleared of nearly all vegetation." CDFW notes that burrowing owls frequently move into disturbed areas prior to and during construction activities since they are adapted to highly modified habitats. CDFW also notes that there is also the potential for new burrows to be created by small mammals in between the time of surveys and the start of construction activities, and any new burrows or burrow surrogates have the potential to be occupied by burrowing owl. CDFW considers the Project site to contain suitable nesting and foraging habitat for burrowing owls. The MND lacks a mitigation measure for burrowing owl. CDFW recommends that the results of focused surveys for burrowing owl and appropriate avoidance, minimization, and mitigation measures are added to a revised MND to avoid or reduce impacts to burrowing owl to a level less than significant.

To support the City in avoiding or reducing impacts to burrowing owl to a level less than significant, CDFW recommends that the following Mitigation Measure is added to a revised MND:

Mitigation Measure BIO-[A]: Burrowing Owl Focused and Pre-Construction Surveys Suitable burrowing owl habitat has been confirmed on the site; therefore, focused burrowing owl surveys shall be conducted by a CDFW-approved qualified biologist prior to any Project activities, including vegetation- or ground-disturbing activities. CDFW strongly recommends that focused surveys are conducted in accordance with the Staff Report on Burrowing Owl Mitigation (2012 or most recent version)[7]. If burrowing owls are detected during the focused surveys, the qualified biologist and Project proponent shall begin coordination with CDFW and USFWS immediately, and shall submit the results of focused surveys to CDFW and USFWS as soon results become available and before commencement of any Project activities, including any vegetation- or ground-disturbing activities. CDFW recommends that the information included in the survey results be consistent with Appendix D of the Staff Report on Burrowing Owl Mitigation, including a detailed map showing locations of all burrowing owls, burrowing owl sign, potential

burrows, and occupied burrows (occupied means at least one burrowing owl or its sign has been observed within the last three years; may be indicated by owl sign including feathers, pellets, prey remains, eggshell fragments, or excrement at or near a burrow entrance or perch site); a description of the behavior of burrowing owls during surveys; a description of survey methods; and other items listed in Appendix D of the Staff Report on Burrowing Owl Mitigation under "Survey Reports." Consultation with CDFW and USFWS must be completed prior to commencement of any Project activities, including vegetation- or ground-disturbing activities. If impacts to occupied burrowing owl habitat or burrow(s) or burrowing owl individuals, nests, or eggs cannot be avoided, appropriate NCCP (Fish and Game Code section 2835) or CESA authorization (i.e., Incidental Take Permit under Fish and Game Code section 2081(b)) should be obtained from CDFW prior to commencement of Project activities, including vegetation- or ground-disturbing activities.

Preconstruction burrowing owl surveys shall be conducted no less than 14 days prior to the start of Project-related activities and within 24 hours prior to ground disturbance, in accordance with the Staff Report on Burrowing Owl Mitigation (2012 or most recent version). Preconstruction surveys should be repeated when there is a pause in construction of more than 30 days. Preconstruction surveys shall be performed by a CDFW-approved qualified biologist following the recommendations and guidelines provided in the Staff Report on Burrowing Owl Mitigation. If the preconstruction surveys confirm occupied burrowing owl habitat, Project activities shall be immediately halted and the qualified biologist shall coordinate with CDFW and USFWS. Project activities shall not recommence until consultation with CDFW and USFWS is completed.

Response 4:

The commenter provides no evidence to contradict the professional biologist's statement that no owl, sign, appropriate burrows or habitat are located on the site. As stated in both the Initial Study and the Biological Resources Study, the site is disturbed, isolated, has sparse vegetation and contains no habitat for the species. As a result of an on-site investigation, the biologist determined that they were not present on the site. The biologist correctly identified the lack of habitat, and correctly determined that no focused surveys were necessary. The IS correctly characterizes that there is no habitat for the species, and that impacts will be less than significant.

Comment 5:

3) *Bats*

Page 30 of the Project's Biological Resources Assessment and CVMSHCP Consistency Analysis Report (Biological Assessment), dated March 10, 2025, indicates that "although not detected during the assessment, the western yellow bat could potentially roost in the mature California palm aprons and trees on-site." CDFW concurs that the Project site contains suitable roosting habitat for western yellow bat (*Lasiurus xanthinus*; CVMSHCP Covered Species) in the untrimmed frond skirts of native and/or non-native fan palms (*Washingtonia* sp.). Additionally, page 34 of the Biological Assessment states that the "undeveloped rock outcrop could act as

potential roost sites for both pocketed free-tail and big free-tail bat." The MND indicates that pocketed free-tailed bat (*Nyctinomops femorosaccus*) is a California Species of Special Concern. CDFW adds that big free-tailed bat (*Nyctinomops macrotis*) is also a California Species of Special Concern.

The MND includes Mitigation Measure BIO-1 for western yellow bat and pocketed free-tailed bat, which indicates that "bat clearance surveys are recommended for the western yellow bat if the Project entails the removal of any palm trees from the site" and "a pre-construction bat clearance survey of the rock outcrop must be conducted prior to any disturbance to the rock outcrop." CDFW considers this measure to lack an appropriate level of detail on survey protocols and timing and methods of removing palm trees. Mitigation Measures BIO-1 also lacks avoidance, minimization, and mitigation measures for big free-tailed bat. CDFW considers Mitigation Measure BIO-1 to be inadequate in scope and timing to avoid or reduce impacts to western yellow bat, pocketed free-tailed bat, and big free-tailed bat to a level less than significant.

To support the City in avoiding or reducing impacts to western yellow bat, pocketed free-tailed bat, and big free-tailed bat to a level less than significant, CDFW recommends that Mitigation Measure BIO-1 is revised with the following additions in **bold** and removals in ~~strikethrough~~:

Mitigation Measure BIO-1: Surveys for Daytime, Nighttime, Wintering (Hibernacula), and Maternity Roosting Sites for Western Yellow Bat, Pocketed Free-Tailed Bat, and Big Free-Tailed Bat

Prior to commencing Project activities, a CDFW-approved qualified bat biologist shall perform bat habitat/roosting surveys to determine presence of daytime, nighttime, wintering (hibernacula), and maternity roost sites. Surveys shall be conducted during favorable weather conditions only. Each survey shall consist of one dusk emergence survey (start one hour before sunset and last for three hours), followed by one pre-dawn re-entry survey (start one hour before sunrise and last for two hours), and one daytime visual inspection of all potential roosting habitat on the Project site. Surveys shall be conducted within one 24-hour period. Visual inspections shall focus on the identification of bat sign (i.e., individuals, guano, urine staining, corpses, feeding remains, scratch marks and bats squeaking and chattering). Bat detectors, bat call analysis, and visual observation shall be used during all dusk emergence and pre-dawn re-entry surveys. If active maternity roosts are identified in the work area or 500 feet extending from the work area, Project construction will only occur between October 1 and February 28, outside of the maternity roosting season when young bats are present but are not yet ready to fly out of the roost. Maternity roosts shall not be evicted, excluded, removed, or disturbed. If active hibernacula are identified in the work area or 500 feet extending from the work area, a minimum 500-foot no-work buffer shall be provided around hibernacula. Buffers shall be left in place until the end of Project construction and activities or until a qualified bat biologist determines that the hibernacula are no longer active. Project-related construction and activities shall not occur between 30 minutes before sunset and 30 minutes after sunrise. Hibernacula roosts shall not be evicted, excluded, removed, or disturbed. ~~Bat Clearance Surveys: Western yellow bats roost on the undersides of California and Mexican fan palm fronds, particularly the dead fronds where they can blend in more easily. If there are no dead fronds, they may choose to roost in the live fronds. Bat clearance surveys~~

~~are recommended for the Western yellow bat if the Project entails the removal of any palm trees from the site. Each palm that is scheduled to be removed must be inspected by a qualified biologist for the presence of roosting western yellow bats. Pocketed free-tailed bats roost in rock crevices of hillsides, therefore, to avoid significant impacts, a pre-construction bat clearance survey of the rock outcrop must be conducted prior to any disturbance to the rock outcrop. The appropriate level and extent of the survey.~~

Regarding the removal of any fan palms (*Washingtonia* sp.) within the Project site, CDFW recommends the following mitigation measure is added to a revised MND:

Mitigation Measure BIO-[B]: Avoidance of Bats during Tree Removal

Tree removal work with the potential to house roosting bats shall be performed between September 15 and October 31 to minimize direct impacts to roosting bats. This time period is after young are volant (flying) but before expected onset of torpor (wintering inactivity). Tree removal work may also be conducted between February 15 and March 31, following winter torpor and prior to the start of the maternity season. No tree removals shall occur during the hibernation season, which typically begins in November or December (depending on weather conditions) and continues through mid-February, due to the high potential for mortality of hibernating bats. Depending on weather conditions and the best professional judgement of a qualified bat biologist approved by CDFW, tree removal work may be performed in November if the forecasted nighttime low temperatures on the evening of removal and the subsequent four evenings do not drop below 45˚F. In November, if weather is cold (i.e., forecasted nighttime low temperatures reach 45˚F or less for that evening and the next four evenings), then no tree removals shall be performed. All palm removals shall require a two-step removal process and the involvement of a CDFW-approved qualified bat biologist to ensure that no roosting bats are killed during this activity. The following two-step tree removal process shall be implemented over two consecutive days: on Day 1, live palm fronds located above the frond skirt, and as identified by a qualified bat biologist, will be removed. On Day 2, the remainder of the tree may be removed without supervision by a qualified bat biologist.

Response 5:

It is important to note that the landscape plan shows that most, if not all of the palms are proposed to remain on the site and be incorporated into the Project landscape. It is noted that the commenter provides an incomplete version of Mitigation Measure BIO-1. The last two sentences actually read: “The appropriate level and extent of the survey shall be commensurate with the level of disturbance to the rock outcrop. If roosting bats are identified, the biologist shall provide guidance as to the appropriate avoidance measures that should be taken.” Therefore, BIO-1 defines that the responsibility for determination actions to be taken to protect bats, including nesting young if they occur on the site will lie with a professional biologist based on the actual conditions at the time of the survey. The biologist will also be able to determine whether removal of the palms, if required, should be delayed, based on their findings during the survey.

As it relates to big free-tailed bats, the commenter is incorrect. The biological report states that the species has no special status in California (page 25), and as a result, it is not listed in the mitigation measure. That said, since pre-construction surveys are required, and since the biologist will be providing protection measures based on their findings during that survey, the species will be identified and protected if it occurs.

The IS is correctly written, and no change in the mitigation measure is required.

Comment 6:

4) Artificial Nighttime Lighting

Page 23 of the MND indicates that "pursuant to the City's Ordinance Codes, §17.18.050 and § 17.26.120, exterior lighting, including security lighting, must be energy efficient and either recessed or shielded such that light, glare and reflection are directed downward and away from neighboring properties. All light fixtures should appropriately serve the immediate purpose and not emit light, glare, or reflection beyond the project's boundaries. Exterior lighting for the Proposed Project is subject to approval by the City prior to construction. Should the Museum require operation during the evening hours, light emanating from the interior would be largely shielded by the decorative wall positioned along the front side of the building. Light emanating from the back windows would be shielded by the rock outcrop directly behind the building. Adherence to the City's lighting ordinance codes would ensure that potential impacts resulting from lighting or glare would be less than significant." The MND lacks an analysis of direct, indirect, and cumulative impacts of artificial nighttime lighting, including impacts associated with long-term operations, on biological resources including migratory birds that fly at night, burrowing owls, bats, and other nocturnal and crepuscular wildlife. The Project's museum will be located adjacent to vacant, vegetated areas to the southeast—areas that provide suitable nesting, roosting, foraging, and refugia habitat for birds, migratory birds that fly at night, burrowing owls, bats, and other nocturnal and crepuscular wildlife. The Project's proposed artificial nighttime lighting has the potential to significantly and adversely affect wildlife in these vacant areas adjacent to the Project site. Artificial lighting alters ecological processes including, but not limited to, the temporal niches of species; the repair and recovery of physiological function; the measurement of time through interference with the detection of circadian and lunar and seasonal cycles; the detection of resources and natural enemies; and navigation.[8] Many species use photoperiod cues for communication (e.g., bird song[9]), determining when to begin foraging,[10] behavioral thermoregulation,[11] and migration.[12] Phototaxis, a phenomenon that results in attraction and movement towards light, can disorient, entrap, and temporarily blind wildlife species that experience it.[10]

CDFW recommends that the MND is revised to include an analysis of the direct, indirect, and cumulative impacts of artificial nighttime lighting associated with the Project's long-term operations on biological resources, and appropriate avoidance, minimization, and mitigation measures that will reduce impacts to less than significant.

To support the City in avoiding, minimizing, and mitigating for the Project's direct and indirect impacts of artificial nighttime lighting on biological resources, CDFW recommends that the City include in a revised MND the following mitigation measure:

Mitigation Measure BIO-[C]: Artificial Nighttime Lighting

Throughout construction and the lifetime operations of the Project, the City and Project proponent shall eliminate all nonessential lighting throughout the Project area and avoid or limit the use of artificial light at night during the hours of dawn and dusk when many wildlife species are most active. The City and Project proponent shall ensure that all lighting for the Project is fully shielded, cast downward and directed away from surrounding open-space and agricultural areas, reduced in intensity to the greatest extent possible, and does not result in lighting trespass including glare into surrounding areas or upward into the night sky (see the International Dark-Sky Association standards at http://darksky.org/). The City and Project proponent shall ensure use of LED lighting with a correlated color temperature of 3,000 Kelvins or less, proper disposal of hazardous waste, and recycling of lighting that contains toxic compounds with a qualified recycler.

Response 6:

The commenter's opinion is noted, but provides no substantial evidence that the Project will result in substantial lighting, or that the lighting proposed for the Project will impact biological resources. The site is isolated, is surrounded by development, and is required to comply with the City's ordinances which strictly limit lighting. The City's construction hour restrictions make it unlikely that construction will occur at night. There is no evidence that lighting on the property would be significant, and no change to the IS is required.

Comment 7:

5) Landscaping

Page 22 of the MND states that the "proposed landscape plan will introduce a variety of native and drought tolerant landscape material." The preliminary landscaping plan in Exhibit 7 of the MND has very low resolution and therefore provides limited information. The MND lacks additional information on landscaping plans. CDFW recommends that the MND include recommendations regarding landscaping from Section 4.0 of the CVMSHCP "Table 4-112: Coachella Valley Native Plants Recommended for Landscaping" (pp. 4-180 to 4-182; https://cvmshcp.org/plan-documents/). CDFW also recommends incorporation of water-wise concepts in any Project landscape design plans. In particular, CDFW recommends xeriscaping with locally native California species and installing water-efficient and targeted irrigation systems (such as drip irrigation). Native plants support butterflies, birds, reptiles, amphibians, small mammals, bees, and other pollinators that evolved with those plants. More information on native plants suitable for the Project location and nearby nurseries is available at Calscape: https://calscape.org/. Local water agencies/cities and resource conservation cities in your area may be able to provide information on plant nurseries that carry locally native species, and some facilities display drought-tolerant locally native species demonstration gardens. Information on drought-tolerant landscaping and water-efficient irrigation systems is available on California's Save our Water website: https://saveourwater.com/.

Response 7:

The comment is noted. The Project is required to comply with both the City's water efficient landscaping standards and CVWD's water conservation requirements in landscaping, which include water budgeting for landscaped areas. The Project will therefore be regulated to assure low water use in landscaping, as clearly stated in the Initial Study.

Comment 8:

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special-status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDB). The CNNDB field survey form can be filled out and submitted online at the following link: https://wildlife.ca.gov/Data/CNDDB/Submitting-Data. The types of information reported to CNDDB can be found at the following link: https://www.wildlife.ca.gov/Data/CNDDB/Plants-and-Animals.

ENVIRONMENTAL DOCUMENT FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of environmental document filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the environmental document filing fee is required in order for the underlying Project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

CONCLUSION

CDFW appreciates the opportunity to comment on the MND to assist City in identifying and mitigating Project impacts to biological resources. CDFW concludes that the MND does not adequately identify or mitigate the Project's significant, or potentially significant, impacts to biological resources. CDFW recommends that revised and additional mitigation measures and analysis as described in this letter be added to a revised MND.
CDFW personnel are available for consultation regarding biological resources and strategies to avoid and minimize impacts. Questions regarding this letter or further coordination should be directed to Jacob Skaggs, Senior Environmental Scientist Specialist, at jacob.skaggs@wildlife.ca.gov.

Response 8:

The City will continue to assure that biologists report their findings when studies are prepared, and that CDFW fees are paid when necessary.

The commenter's opinions are noted, but as described above, the City has prepared an IS which complies with CEQA and which will mitigate the impacts of the Project to less than significant levels. No changes to the document are necessary.

APPENDIX A

COMMENT LETTER

State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Inland Deserts Region
3602 Inland Empire Boulevard, Suite C-220
Ontario, CA 91764
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director

November 10, 2025
Sent via email

Lezlee Perez
Assistant Planner
City of Rancho Mirage
69-825 Highway 111
Rancho Mirage, CA 92270
lezleep@ranchomirageca.gov

Global Wildlife Discovery Museum Project (PROJECT)
Mitigated Negative Declaration (MND)
SCH# 2025100436

Dear Lezlee Perez:

The California Department of Fish and Wildlife (CDFW) received a Draft Mitigated Negative Declaration (MND) from the City of Rancho Mirage (City) for the Project pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.[1]

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW ROLE

CDFW is California's **Trustee Agency** for fish and wildlife resources and holds those resources in trust by statute for all the people of the State. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (*Id.*, § 1802.) Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on Projects and related activities that have the potential to adversely affect fish and wildlife resources.

[1]CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

CDFW is also submitting comments as a **Responsible Agency** under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.) CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's lake and streambed alteration regulatory authority. (Fish & G. Code, § 1600 et seq.) Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), the Project proponent may seek related take authorization as provided by the Fish and Game Code.

PROJECT DESCRIPTION SUMMARY

Proponent: Prest Vuksic Greenwood Architects

Objective: The Project proposes to construct a new single-story 21,967 square foot museum. The Project contains three parcels that will be merged into one parcel totaling 6.78 acres, which includes a rock outcrop that rises to an elevation of 370 feet. The proposed building design incorporates the rock outcrop and requires removal of a small portion of the adjoining hillside.

The museum will include a lobby, a coffee shop, a gift shop, storage spaces, office spaces, restrooms, an outdoor plaza with a fountain, a main parking lot, and an overflow parking lot with separate access from Mirage Cove Drive. The museum includes a bus drop off in front of the building and an overflow parking lot for buses, special events, and groups. The Project will include landscaping including native and drought-tolerant species. The Project includes exterior lighting including security lighting.

Location: The Project site is located on the corner of Mirage Cove Drive and Highway 111 at 69934 Highway 111, Rancho Mirage, CA, 92270. The Project is located within Assessor's Parcel Numbers 689-040-023, 689-040-025, and 689-040-028. The Project is located within the boundaries of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) and outside of a Conservation Area.

Timeframe: The Project anticipates grading and construction activities to begin in 2025.

COMMENTS AND RECOMMENDATIONS

CDFW has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species (i.e., biological resources). CDFW offers the comments and recommendations below to assist the City in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. The MND has not adequately identified and disclosed the Project's impacts (i.e., direct, indirect, and cumulative) on biological resources and whether those impacts are reduced to less than significant.

CDFW's comments and recommendations on the MND are explained in greater detail below and summarized here. CDFW is concerned that the MND does not adequately identify or mitigate the Project's significant, or potentially significant, impacts to biological resources. CDFW also concludes that the MND lacks sufficient information to facilitate a meaningful review by CDFW, including a complete and accurate assessment of biological resources on the Project site. CDFW requests that additional information and analyses be added to a revised MND, along with avoidance, minimization, and mitigation measures that avoid or reduce impacts to less than significant.

Existing Environmental Setting

Compliance with CEQA is predicated on a complete and accurate description of the environmental setting that may be affected by the proposed Project. CDFW is concerned that the assessment of the existing environmental setting has not been adequately analyzed in the MND. CDFW is concerned that without a complete and accurate description of the existing environmental setting, the MND may provide an incomplete analysis of Project-related environmental impacts.

The MND lacks a complete assessment of biological resources associated with burrowing owl within the Project site and surrounding area. A complete and accurate assessment of the environmental setting and Project-related impacts to biological resources is needed to both identify appropriate avoidance, minimization, and mitigation measures and demonstrate that these measures reduce Project impacts to less than significant.

Mitigation Measures

CEQA requires that an MND include mitigation measures to avoid or reduce significant impacts. CDFW is concerned that the mitigation measures proposed in the MND are not adequate to avoid or reduce impacts to biological resources to below a level of significance. To support the City in ensuring that Project impacts to biological resources are reduced to less than significant, CDFW recommends adding mitigation measures for burrowing owls, avoidance of bats during tree removal, and artificial nighttime lighting, as well as revising the mitigation measures for nesting birds and surveys for bats.

1) Nesting Birds

It is the Project proponent's responsibility to comply with all applicable laws related to nesting birds and birds of prey. Fish and Game Code sections 3503, 3503.5, and 3513 afford protective measures as follows: section 3503 states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by Fish and Game Code or any regulation made pursuant thereto. Fish and Game Code section 3503.5 makes it unlawful to take, possess, or destroy any birds in

the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by Fish and Game Code or any regulation adopted pursuant thereto. Fish and Game Code section 3513 makes it unlawful to take or possess any migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the Migratory Bird Treaty Act of 1918, as amended (16 U.S.C. § 703 et seq.).

With regard to the CVMSHCP, per its associated Implementing Agreement (IA) and Permits from CDFW and the U.S. Fish and Wildlife Service (the Wildlife Agencies), Take associated with Covered Activities will not be in violation of the Migratory Bird Treaty Act and will be consistent with Fish and Game Code sections 3503 and 3503.5; therefore, all Covered Activities within and outside Conservation Areas must undertake measures to avoid the take of individuals, nests, and eggs of nesting birds. The CVMSHCP includes a general conservation measure that applies to all bird species to avoid impacts to habitat for nesting birds during the nesting season (CVMSHCP Section 9.7). Per IA Section 13.8, City is obligated to comply with all terms and requirements of the CVMSHCP, the Wildlife Agencies' Permits that create the CVMSHCP, and the IA, including compliance with laws that protect nesting birds.

Page 114 of the MND indicates that the "vegetative scrub and mature fan palms on the Project site could also be potentially used by resident and migratory nesting birds." CDFW adds that the Project site contains suitable habitat for both ground-nesting birds and birds that nest in shrubs and trees.

The MND includes Mitigation Measure BIO-2 for nesting birds, which indicates "if construction occurs during the nesting season, February 1 through August 31, a qualified ornithologist or biologist must conduct a pre-construction nesting bird survey (NBS) immediately prior to scheduled construction activity." CDFW considers the mitigation measure for nesting birds in the MND to be inadequate in scope and timing to avoid or reduce impacts to nesting birds to a level less than significant. In alignment with the CVMSHCP's general conservation measure for nesting birds (CVMSHCP Section 9.7), CDFW recommends Project construction activities are conducted outside of the peak nesting bird season. CDFW also recommends the completion of nesting bird surveys *regardless* of the time of year to ensure that impacts to nesting birds and their nests and eggs are avoided. The timing of the nesting season varies greatly depending on several factors, such as bird species, weather conditions in any given year, and long-term climate changes (e.g., drought, warming, etc.). In response to warming, birds have been reported to breed earlier, thereby reducing temperatures that nests are exposed to during breeding and tracking shifts in availability of resources (Socolar et al., 2017[2]).

[2] Socolar JB, Epanchin PN, Beissinger SR and Tingley MW (2017). Phenological shifts conserve thermal niches. Proceedings of the National Academy of Sciences 114(49): 12976-12981.

CDFW staff have observed that climate change conditions may result in the nesting bird season occurring earlier and later in the year than historical nesting season dates. CDFW recommends that disturbance of occupied nests of migratory birds and raptors within the Project site and surrounding area be avoided any time birds are nesting on-site. CDFW therefore recommends the completion of nesting bird surveys *regardless of the time of year* to ensure compliance with all applicable laws pertaining to nesting and migratory birds.

To support the City in avoiding or reducing impacts to nesting birds to a level less than significant, CDFW recommends Mitigation Measure BIO-2 is revised as follows, with additions in **bold** and removals in ~~strikethrough~~:

Mitigation Measure BIO-2: Nesting Birds

To the greatest extent feasible, the Project will avoid construction activities during the peak nesting season (January 15 through September 15). Regardless of the time of year, nesting bird surveys shall be performed by a qualified avian biologist no more than 3 days prior to vegetation removal or ground-disturbing activities. Pre-construction surveys shall focus on both direct and indirect evidence of nesting, including nest locations and nesting behavior. The qualified avian biologist will make every effort to avoid potential nest predation as a result of survey and monitoring efforts. If active nests are found during the pre-construction nesting bird surveys, a qualified biologist shall establish an appropriate nest buffer to be marked on the ground. Nest buffers are species specific and shall be at least 300 feet for passerines and 500 feet for raptors. A smaller or larger buffer may be determined by the qualified biologist familiar with the nesting phenology of the nesting species and based on nest and buffer monitoring results. Construction activities may not occur inside the established buffers, which shall remain on-site until a qualified biologist determines the young have fledged or the nest is no longer active. Active nests and adequacy of the established buffer distance shall be monitored daily by the qualified biologist until the qualified biologist has determined the young have fledged or the Project has been completed. The qualified biologist has the authority to stop work if nesting pairs exhibit signs of disturbance. ~~To avoid impacts to resident and migratory nesting birds, all vegetation clearing, ground disturbance, and construction activity should be scheduled between September 1 and January 31 if possible. If construction occurs during the nesting season, February 1 through August 31, a qualified ornithologist or biologist must conduct a pre-construction nesting bird survey (NBS) immediately prior to scheduled construction activity. If active nests are identified, the biologist will demarcate a nowork buffer zone(s) around the active nest(s) and check the nest site(s) weekly until the young birds fledge and the nest(s) become inactive. The buffer zone size would be based on the nesting species, its sensitivity to disturbance, nesting stage and the expected intensity and duration of disturbance. No ground or vegetation disturbance shall occur within the nest site buffer zone(s) until the qualified biologist determines that the young have successfully fledged, and the nest is inactive.~~

~~Per CDFW recommendations, a buffer of 500 feet shall be set for listed species and birds of prey, and a buffer of 100 to 300 feet shall be set for unlisted songbirds.~~

Pursuant to the CEQA Guidelines, section 15097(f), CDFW has prepared a draft mitigation monitoring and reporting program (MMRP) in Attachment 1 for revised MM BIO-1 and MM BIO-2, as well as CDFW-recommended MM BIO-[A], MM BIO-[B], and MM BIO-[C].

2) Burrowing Owl

On October 10, 2024, the Fish and Game Commission determined that western burrowing owl warrants protection as a candidate species under the California Endangered Species Act (Fish & G. Code, § 2050 et seq.). During the candidacy period, western burrowing owl will be afforded the same protection as threatened and endangered species under CESA. If Project activities, including relocation, could result in take, appropriate CESA authorization (i.e., Incidental Take Permit under Fish and Game Code section 2081) should be obtained prior to commencement of Project activities.

Take of individual burrowing owls and their nests or eggs is defined by Fish and Game Code section 86, and prohibited by sections 3503, 3503.5, and 3513. Take is defined in Fish and Game Code section 86 as “hunt, pursue, catch, capture or kill, or attempt to hunt, pursue, catch, capture or kill.” Fish and Game Code sections 3503, 3503.5, and 3513 afford protective measures as follows: section 3503 states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by Fish and Game Code or any regulation made pursuant thereto. Fish and Game Code section 3503.5 makes it unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by Fish and Game Code or any regulation adopted pursuant thereto. Fish and Game Code section 3513 makes it unlawful to take or possess any migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the Migratory Bird Treaty Act of 1918, as amended (16 U.S.C. § 703 et seq.).

With regard to the CVMSHCP, the CDFW Natural Community Conservation Plan (NCCP) Permit #2835-2008-001-06 does not provide Take Authorization for burrowing owl individuals, nests, or eggs. To the contrary, section 3.5.6 of the NCCP Permit states burrowing owl “pairs or individuals will not be Taken” and reiterates that the “HCP/NCCP does not authorize Take of [burrowing owl] nests [or] eggs[.]” Therefore, throughout the CVMSHCP area—both within and without Conservation Areas—Permittees must ensure that activities occurring within their jurisdictions do not result in the take, possession, or destruction of burrowing owl individuals, nests, or eggs. Any activity occurring within the CVMSHCP area that results in the take of burrowing owl individuals, nests, or eggs would be unlawful and would not be a Covered Activity under the CVMSHCP. Per IA Section 13.8, City is obligated to comply with all terms and

requirements of the CVMSHCP, the Wildlife Agencies' Permits that create the CVMSHCP, and the IA, including compliance with laws that protect burrowing owls.

Page 30 of the Project's Biological Assessment states that "burrowing owl is considered absent from the project site. No burrowing owls, or sign thereof, were observed or detected on-site during the assessment. No California ground squirrel burrows of sufficient size to be suitable for burrowing were observed on-site. For these reasons, WSP considers there to be no potential for the occurrence of burrowing owl on-site." The MND and its supporting documents lack information on whether focused surveys for burrowing owl were conducted and the methods used to conduct any surveys for burrowing owl. Because the MND lacks the findings of recent focused surveys for burrowing owl following the guidelines in the *Staff Report on Burrowing Owl Mitigation*,[3] the number and locations of suitable and occupied burrows within the Project site are unknown. Given the lack of results from focused surveys for burrowing owl following recommended protocols and the lack of survey reports, CDFW is limited in its ability to provide biological expertise to support the City in reducing impacts to burrowing owl to a level less than significant. CDFW recommends that the MND is revised to include the results of four focused surveys for burrowing owl within the entire Project site and surrounding area, including survey reports,[4] following the guidelines outlined in Appendix D of the *Staff Report on Burrowing Owl Mitigation* and to incorporate appropriate avoidance, minimization, and mitigation measures for burrowing owl. Focused surveys are needed to inform appropriate avoidance, minimization, and mitigation measures and support the City in avoiding or reducing impacts to burrowing owl to a level less than significant. CDFW requests that if burrowing owls are detected during focused surveys, survey results are submitted to CDFW and the U.S. Fish and Wildlife Service (USFWS) and the City initiate consultation with CDFW and USFWS to identify a path forward regarding the protection of burrowing owls.

Page 7 of the MND states that the "7.20-acre project site currently consists of a combination of a parking lot, existing development, a rocky hillside with creosote bush scrub, and a largely barren area that has been graded/scraped and cleared of nearly all vegetation." CDFW notes that burrowing owls frequently move into disturbed areas prior to and during construction activities since they are adapted to highly modified

---

[3] California Department of Fish and Game (CDFG). 2012. Staff report on burrowing owl mitigation. State of California, Natural Resources Agency. Available for download at: https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83843&inline

[4] Survey reports should include details on survey methods and results, including, but not limited to, the names and qualifications of surveyor(s); a description of survey methods; a description of the conditions of the project site and recent photos; map(s) showing the locations of all suitable burrows, occupied burrows, burrowing owls, and burrowing owl sign; descriptions of burrowing owl behavior observed; California Natural Diversity Database (CNDDB) field survey forms, etc. For more information, see Appendix D, Survey Reports, of the CDFW 2012 Staff Report on Burrowing Owl Mitigation.

habitats.[5,6] CDFW also notes that there is also the potential for new burrows to be created by small mammals in between the time of surveys and the start of construction activities, and any new burrows or burrow surrogates have the potential to be occupied by burrowing owl. CDFW considers the Project site to contain suitable nesting and foraging habitat for burrowing owls. The MND lacks a mitigation measure for burrowing owl. CDFW recommends that the results of focused surveys for burrowing owl and appropriate avoidance, minimization, and mitigation measures are added to a revised MND to avoid or reduce impacts to burrowing owl to a level less than significant.

To support the City in avoiding or reducing impacts to burrowing owl to a level less than significant, CDFW recommends that the following Mitigation Measure is added to a revised MND:

Mitigation Measure BIO-[A]: Burrowing Owl Focused and Pre-Construction Surveys

Suitable burrowing owl habitat has been confirmed on the site; therefore, focused burrowing owl surveys shall be conducted by a CDFW-approved qualified biologist prior to any Project activities, including vegetation- or ground-disturbing activities. CDFW strongly recommends that focused surveys are conducted in accordance with the *Staff Report on Burrowing Owl Mitigation* (2012 or most recent version)[7]. If burrowing owls are detected during the focused surveys, the qualified biologist and Project proponent shall begin coordination with CDFW and USFWS immediately, and shall submit the results of focused surveys to CDFW and USFWS as soon results become available and before commencement of any Project activities, including any vegetation- or ground-disturbing activities. CDFW recommends that the information included in the survey results be consistent with Appendix D of the *Staff Report on Burrowing Owl Mitigation*, including a detailed map showing locations of all burrowing owls, burrowing owl sign, potential burrows, and occupied burrows (occupied means at least one burrowing owl or its sign has been observed within the last three years; may be indicated by owl sign including feathers, pellets, prey remains, eggshell fragments, or excrement at or near a burrow entrance or perch site); a description of the behavior of burrowing owls during surveys; a description of survey methods; and other items listed in Appendix D of the *Staff Report on Burrowing*

---

[5] Chipman, E. D., N. E. McIntyre, R. E. Strauss, M. C. Wallace, J. D. Ray, and C. W. Boal. 2008. Effects of human land use on western burrowing owl foraging and activity budgets. Journal of Raptor Research 42(2): 87-98.
[6] Coulombe, H. N. 1971. Behavior and population ecology of the Burrowing Owl, *Speotyto cunicularia*, in the Imperial Valley of California. Condor 73:162–176.
[7] California Department of Fish and Wildlife (CDFW). 2012. Staff Report on Burrowing Owl Mitigation. State of California, Natural Resources Agency. Available for download at: https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83843.

Owl Mitigation **under "Survey Reports." Consultation with CDFW and USFWS must be completed prior to commencement of any Project activities, including vegetation- or ground-disturbing activities. If impacts to occupied burrowing owl habitat or burrow(s) or burrowing owl individuals, nests, or eggs cannot be avoided, appropriate NCCP (Fish and Game Code section 2835) or CESA authorization (i.e., Incidental Take Permit under Fish and Game Code section 2081(b)) should be obtained from CDFW prior to commencement of Project activities, including vegetation- or ground-disturbing activities.**

Preconstruction burrowing owl surveys shall be conducted no less than 14 days prior to the start of Project-related activities and within 24 hours prior to ground disturbance, in accordance with the *Staff Report on Burrowing Owl Mitigation* (2012 or most recent version). Preconstruction surveys should be repeated when there is a pause in construction of more than 30 days. Preconstruction surveys shall be performed by a CDFW-approved qualified biologist following the recommendations and guidelines provided in the *Staff Report on Burrowing Owl Mitigation*. If the preconstruction surveys confirm occupied burrowing owl habitat, Project activities shall be immediately halted and the qualified biologist shall coordinate with CDFW and USFWS. Project activities shall not recommence until consultation with CDFW and USFWS is completed.

3) Bats

Page 30 of the Project's Biological Resources Assessment and CVMSHCP Consistency Analysis Report (Biological Assessment), dated March 10, 2025, indicates that "although not detected during the assessment, the western yellow bat could potentially roost in the mature California palm aprons and trees on-site." CDFW concurs that the Project site contains suitable roosting habitat for western yellow bat (*Lasiurus xanthinus*; CVMSHCP Covered Species) in the untrimmed frond skirts of native and/or non-native fan palms (*Washingtonia* sp.). Additionally, page 34 of the Biological Assessment states that the "undeveloped rock outcrop could act as potential roost sites for both pocketed free-tail and big free-tail bat." The MND indicates that pocketed free-tailed bat (*Nyctinomops femorosaccus*) is a California Species of Special Concern. CDFW adds that big free-tailed bat (*Nyctinomops macrotis*) is also a California Species of Special Concern.

The MND includes Mitigation Measure BIO-1 for western yellow bat and pocketed free-tailed bat, which indicates that "bat clearance surveys are recommended for the western yellow bat if the Project entails the removal of any palm trees from the site" and "a pre-construction bat clearance survey of the rock outcrop must be conducted prior to any disturbance to the rock outcrop." CDFW considers this measure to lack an appropriate level of detail on survey protocols and timing and methods of removing palm trees. Mitigation Measures BIO-1 also lacks avoidance, minimization, and mitigation measures for big free-tailed bat. CDFW considers Mitigation Measure BIO-1 to be inadequate in scope and timing to avoid or reduce impacts to western yellow bat, pocketed free-tailed

bat, and big free-tailed bat to a level less than significant.

To support the City in avoiding or reducing impacts to western yellow bat, pocketed free-tailed bat, and big free-tailed bat to a level less than significant, CDFW recommends that Mitigation Measure BIO-1 is revised with the following additions in **bold** and removals in ~~strikethrough~~:

Mitigation Measure BIO-1: Surveys for Daytime, Nighttime, Wintering (Hibernacula), and Maternity Roosting Sites for Western Yellow Bat, Pocketed Free-Tailed Bat, and Big Free-Tailed Bat

Prior to commencing Project activities, a CDFW-approved qualified bat biologist shall perform bat habitat/roosting surveys to determine presence of daytime, nighttime, wintering (hibernacula), and maternity roost sites. Surveys shall be conducted during favorable weather conditions only. Each survey shall consist of one dusk emergence survey (start one hour before sunset and last for three hours), followed by one pre-dawn re-entry survey (start one hour before sunrise and last for two hours), and one daytime visual inspection of all potential roosting habitat on the Project site. Surveys shall be conducted within one 24-hour period. Visual inspections shall focus on the identification of bat sign (i.e., individuals, guano, urine staining, corpses, feeding remains, scratch marks and bats squeaking and chattering). Bat detectors, bat call analysis, and visual observation shall be used during all dusk emergence and pre-dawn re-entry surveys. If active maternity roosts are identified in the work area or 500 feet extending from the work area, Project construction will only occur between October 1 and February 28, outside of the maternity roosting season when young bats are present but are not yet ready to fly out of the roost. Maternity roosts shall not be evicted, excluded, removed, or disturbed. If active hibernacula are identified in the work area or 500 feet extending from the work area, a minimum 500-foot no-work buffer shall be provided around hibernacula. Buffers shall be left in place until the end of Project construction and activities or until a qualified bat biologist determines that the hibernacula are no longer active. Project-related construction and activities shall not occur between 30 minutes before sunset and 30 minutes after sunrise. Hibernacula roosts shall not be evicted, excluded, removed, or disturbed. ~~Bat Clearance Surveys: Western yellow bats roost on the undersides of California and Mexican fan palm fronds, particularly the dead fronds where they can blend in more easily. If there are no dead fronds, they may choose to roost in the live fronds. Bat clearance surveys are recommended for the Western yellow bat if the Project entails the removal of any palm trees from the site. Each palm that is scheduled to be removed must be inspected by a qualified biologist for the presence of roosting western yellow bats. Pocketed free-tailed bats roost in rock crevices of hillsides, therefore, to avoid significant impacts, a pre-construction bat clearance survey of the rock outcrop must be conducted prior to any disturbance to the rock outcrop. The appropriate level and extent of the survey.~~

Regarding the removal of any fan palms (*Washingtonia* sp.) within the Project site, CDFW recommends the following mitigation measure is added to a revised MND:

Mitigation Measure BIO-[B]: Avoidance of Bats during Tree Removal

Tree removal work with the potential to house roosting bats shall be performed between September 15 and October 31 to minimize direct impacts to roosting bats. This time period is after young are volant (flying) but before expected onset of torpor (wintering inactivity). Tree removal work may also be conducted between February 15 and March 31, following winter torpor and prior to the start of the maternity season. No tree removals shall occur during the hibernation season, which typically begins in November or December (depending on weather conditions) and continues through mid-February, due to the high potential for mortality of hibernating bats. Depending on weather conditions and the best professional judgement of a qualified bat biologist approved by CDFW, tree removal work may be performed in November if the forecasted nighttime low temperatures on the evening of removal and the subsequent four evenings do not drop below 45˚F. In November, if weather is cold (i.e., forecasted nighttime low temperatures reach 45˚F or less for that evening and the next four evenings), then no tree removals shall be performed. All palm removals shall require a two-step removal process and the involvement of a CDFW-approved qualified bat biologist to ensure that no roosting bats are killed during this activity. The following two-step tree removal process shall be implemented over two consecutive days: on Day 1, live palm fronds located above the frond skirt, and as identified by a qualified bat biologist, will be removed. On Day 2, the remainder of the tree may be removed without supervision by a qualified bat biologist.

4) Artificial Nighttime Lighting

Page 23 of the MND indicates that "pursuant to the City's Ordinance Codes, §17.18.050 and § 17.26.120, exterior lighting, including security lighting, must be energy efficient and either recessed or shielded such that light, glare and reflection are directed downward and away from neighboring properties. All light fixtures should appropriately serve the immediate purpose and not emit light, glare, or reflection beyond the project's boundaries. Exterior lighting for the Proposed Project is subject to approval by the City prior to construction. Should the Museum require operation during the evening hours, light emanating from the interior would be largely shielded by the decorative wall positioned along the front side of the building. Light emanating from the back windows would be shielded by the rock outcrop directly behind the building. Adherence to the City's lighting ordinance codes would ensure that potential impacts resulting from lighting or glare would be less than significant." The MND lacks an analysis of direct, indirect, and cumulative impacts of artificial nighttime lighting, including impacts associated with long-term operations, on biological resources including migratory birds that fly at night, burrowing owls, bats, and other nocturnal and crepuscular wildlife. The Project's museum will be located adjacent to vacant, vegetated areas to the

southeast—areas that provide suitable nesting, roosting, foraging, and refugia habitat for birds, migratory birds that fly at night, burrowing owls, bats, and other nocturnal and crepuscular wildlife. The Project's proposed artificial nighttime lighting has the potential to significantly and adversely affect wildlife in these vacant areas adjacent to the Project site. Artificial lighting alters ecological processes including, but not limited to, the temporal niches of species; the repair and recovery of physiological function; the measurement of time through interference with the detection of circadian and lunar and seasonal cycles; the detection of resources and natural enemies; and navigation.[8] Many species use photoperiod cues for communication (e.g., bird song[9]), determining when to begin foraging,[10] behavioral thermoregulation,[11] and migration.[12] Phototaxis, a phenomenon that results in attraction and movement towards light, can disorient, entrap, and temporarily blind wildlife species that experience it.[10]

CDFW recommends that the MND is revised to include an analysis of the direct, indirect, and cumulative impacts of artificial nighttime lighting associated with the Project's long-term operations on biological resources, and appropriate avoidance, minimization, and mitigation measures that will reduce impacts to less than significant.

To support the City in avoiding, minimizing, and mitigating for the Project's direct and indirect impacts of artificial nighttime lighting on biological resources, CDFW recommends that the City include in a revised MND the following mitigation measure:

Mitigation Measure BIO-[C]: Artificial Nighttime Lighting

Throughout construction and the lifetime operations of the Project, the City and Project proponent shall eliminate all nonessential lighting throughout the Project area and avoid or limit the use of artificial light at night during the hours of dawn and dusk when many wildlife species are most active. The City and Project proponent shall ensure that all lighting for the Project is fully shielded, cast downward and directed away from surrounding open-space and agricultural areas, reduced in intensity to the greatest extent possible, and does not result in lighting trespass including glare into surrounding areas or upward into the night sky (see the International Dark-Sky Association standards at http://darksky.org/). The City and Project proponent shall ensure use of LED lighting with a correlated

---

[8] Gatson, K. J., Bennie, J., Davies, T., Hopkins, J. 2013. The ecological impacts of nighttime light pollution: a mechanistic appraisal. Biological Reviews, 88.4: 912-927.
[9] Miller, M. W. 2006. Apparent effects of light pollution on singing behavior of American robins. The Condor 108:130–139.
[10] Stone, E. L., G. Jones, and S. Harris. 2009. Street lighting disturbs commuting bats. Current Biology 19:1123–1127.
[11] Beiswenger, R. E. 1977. Diet patterns of aggregative behavior in tadpoles of *Bufo americanus*, in relation to light and temperature. Ecology 58:98–108.
[12] Longcore, T., and C. Rich. 2004. Ecological light pollution - Review. Frontiers in Ecology and the Environment 2:191–198.

color temperature of 3,000 Kelvins or less, proper disposal of hazardous waste, and recycling of lighting that contains toxic compounds with a qualified recycler.

5) Landscaping

Page 22 of the MND states that the "proposed landscape plan will introduce a variety of native and drought tolerant landscape material." The preliminary landscaping plan in Exhibit 7 of the MND has very low resolution and therefore provides limited information. The MND lacks additional information on landscaping plans. CDFW recommends that the MND include recommendations regarding landscaping from Section 4.0 of the CVMSHCP "Table 4-112: Coachella Valley Native Plants Recommended for Landscaping" (pp. 4-180 to 4-182; https://cvmshcp.org/plan-documents/). CDFW also recommends incorporation of water-wise concepts in any Project landscape design plans. In particular, CDFW recommends xeriscaping with locally native California species and installing water-efficient and targeted irrigation systems (such as drip irrigation). Native plants support butterflies, birds, reptiles, amphibians, small mammals, bees, and other pollinators that evolved with those plants. More information on native plants suitable for the Project location and nearby nurseries is available at Calscape: https://calscape.org/. Local water agencies/cities and resource conservation cities in your area may be able to provide information on plant nurseries that carry locally native species, and some facilities display drought-tolerant locally native species demonstration gardens. Information on drought-tolerant landscaping and water-efficient irrigation systems is available on California's Save our Water website: https://saveourwater.com/.

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special-status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDB). The CNNDB field survey form can be filled out and submitted online at the following link: https://wildlife.ca.gov/Data/CNDDB/Submitting-Data. The types of information reported to CNDDB can be found at the following link: https://www.wildlife.ca.gov/Data/CNDDB/Plants-and-Animals.

ENVIRONMENTAL DOCUMENT FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of environmental document filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the environmental document filing fee is required in order for the underlying Project approval to be operative, vested, and final.

(Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

CONCLUSION

CDFW appreciates the opportunity to comment on the MND to assist City in identifying and mitigating Project impacts to biological resources. CDFW concludes that the MND does not adequately identify or mitigate the Project's significant, or potentially significant, impacts to biological resources. CDFW recommends that revised and additional mitigation measures and analysis as described in this letter be added to a revised MND.

CDFW personnel are available for consultation regarding biological resources and strategies to avoid and minimize impacts. Questions regarding this letter or further coordination should be directed to Jacob Skaggs, Senior Environmental Scientist Specialist, at jacob.skaggs@wildlife.ca.gov.

Sincerely,

DocuSigned by:
Kim Freeburn
84F92FFEEFD24C8...
Kim Freeburn
Environmental Program Manager

Attachment 1: MMRP for CDFW-Proposed Mitigation Measures

ec:

Heather Brashear, CDFW
Heather.Brashear@Wildlife.ca.gov

Mary Beth Woulfe, U.S. Fish and Wildlife Service
marybeth_woulfe@fws.gov

Lory Salazar-Velasquez, U.S. Fish and Wildlife Service
lory_salazar-velasquez@fws.gov

Noelle Ronan, U.S. Fish and Wildlife Service
noelle_ronan@fws.gov

Office of Planning and Research, State Clearinghouse, Sacramento
state.clearinghouse@lci.ca.gov

ATTACHMENT 1: MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

Mitigation Measures	Timing and Methods	Responsible Parties
Mitigation Measure BIO-2: Nesting Birds **To the greatest extent feasible, the Project will avoid construction activities during the peak nesting season (January 15 through September 15). Regardless of the time of year, nesting bird surveys shall be performed by a qualified avian biologist no more than 3 days prior to vegetation removal or ground-disturbing activities. Pre-construction surveys shall focus on both direct and indirect evidence of nesting, including nest locations and nesting behavior. The qualified avian biologist will make every effort to avoid potential nest predation as a result of survey and monitoring efforts. If active nests are found during the pre-construction nesting bird surveys, a qualified biologist shall establish an appropriate nest buffer to be marked on the ground. Nest buffers are species specific and shall be at least 300 feet for passerines and 500 feet for raptors. A smaller or larger buffer may be determined by the qualified biologist familiar with the nesting phenology of the nesting species and based on nest and buffer monitoring results. Construction activities may not occur inside the established buffers, which shall remain on-site until a qualified biologist determines the young have fledged or the nest is no longer active. Active nests and adequacy of the established buffer distance shall be monitored daily by the qualified biologist until the qualified biologist has determined the young have fledged or the Project has been completed. The qualified biologist has**	**Timing:** No more than 3 days prior to all vegetation removal or ground-disturbing activities throughout all phases of the Project. **Methods:** See Mitigation Measure	**Implementation**: Project Proponent and City of Rancho Mirage **Monitoring and Reporting**: City of Rancho Mirage

the authority to stop work if nesting pairs exhibit signs of disturbance.		
Mitigation Measure BIO-[A]: Burrowing Owl Focused and Pre-Construction Surveys **Suitable burrowing owl habitat has been confirmed on the site; therefore, focused burrowing owl surveys shall be conducted by a CDFW-approved qualified biologist prior to any Project activities, including vegetation- or ground-disturbing activities. CDFW strongly recommends that focused surveys are conducted in accordance with the *Staff Report on Burrowing Owl Mitigation* (2012 or most recent version)[13]. If burrowing owls are detected during the focused surveys, the qualified biologist and Project proponent shall begin coordination with CDFW and USFWS immediately, and shall submit the results of focused surveys to CDFW and USFWS as soon results become available and before commencement of any Project activities, including any vegetation- or ground-disturbing activities. CDFW recommends that the information included in the survey results be consistent with Appendix D of the *Staff Report on Burrowing Owl Mitigation*, including a detailed map showing locations of all burrowing owls, burrowing owl sign, potential burrows, and occupied burrows (occupied means at least one burrowing owl or its sign has been observed within the last three years; may be indicated by owl sign including feathers, pellets, prey remains, eggshell fragments, or excrement at or near**	**Timing: Focused surveys:** Consistent with timing in Appendix D of the Staff Report on Burrowing Owl Mitigation and prior to commencement of any Project activities, including vegetation- or ground-disturbing activities for all phases of the Project. **Pre-construction surveys:** No less than 14 days prior to start of Project-related activities and within 24 hours prior to ground disturbance for all phases of the Project and when there is a pause in construction of more than 30 days. **Methods:** See Mitigation Measure	**Implementation**: Project Proponent and City of Rancho Mirage **Monitoring and Reporting**: City of Rancho Mirage

[13] California Department of Fish and Wildlife (CDFW). 2012. Staff Report on Burrowing Owl Mitigation. State of California, Natural Resources Agency. Available for download at: https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83843.

a burrow entrance or perch site); a description of the behavior of burrowing owls during surveys; a description of survey methods; and other items listed in Appendix D of the *Staff Report on Burrowing Owl Mitigation* under "Survey Reports." Consultation with CDFW and USFWS must be completed prior to commencement of any Project activities, including vegetation- or ground-disturbing activities. If impacts to occupied burrowing owl habitat or burrow(s) or burrowing owl individuals, nests, or eggs cannot be avoided, appropriate NCCP (Fish and Game Code section 2835) or CESA authorization (i.e., Incidental Take Permit under Fish and Game Code section 2081(b)) should be obtained from CDFW prior to commencement of Project activities, including vegetation- or ground-disturbing activities. **Preconstruction burrowing owl surveys shall be conducted no less than 14 days prior to the start of Project-related activities and within 24 hours prior to ground disturbance, in accordance with the *Staff Report on Burrowing Owl Mitigation* (2012 or most recent version). Preconstruction surveys should be repeated when there is a pause in construction of more than 30 days. Preconstruction surveys shall be performed by a CDFW-approved qualified biologist following the recommendations and guidelines provided in the *Staff Report on Burrowing Owl Mitigation*. If the preconstruction surveys confirm occupied burrowing owl habitat, Project activities shall be immediately halted and the qualified biologist shall coordinate with CDFW and USFWS. Project activities shall not recommence until consultation with CDFW and USFWS is completed.**		

Mitigation Measure BIO-1: Surveys for Daytime, Nighttime, Wintering (Hibernacula), and Maternity Roosting Sites for Western Yellow Bat, Pocketed Free-Tailed Bat, and Big Free-Tailed Bat **Prior to commencing Project activities, a CDFW-approved qualified bat biologist shall perform bat habitat/roosting surveys to determine presence of daytime, nighttime, wintering (hibernacula), and maternity roost sites. Surveys shall be conducted during favorable weather conditions only. Each survey shall consist of one dusk emergence survey (start one hour before sunset and last for three hours), followed by one pre-dawn re-entry survey (start one hour before sunrise and last for two hours), and one daytime visual inspection of all potential roosting habitat on the Project site. Surveys shall be conducted within one 24-hour period. Visual inspections shall focus on the identification of bat sign (i.e., individuals, guano, urine staining, corpses, feeding remains, scratch marks and bats squeaking and chattering). Bat detectors, bat call analysis, and visual observation shall be used during all dusk emergence and pre-dawn re-entry surveys. If active maternity roosts are identified in the work area or 500 feet extending from the work area, Project construction will only occur between October 1 and February 28, outside of the maternity roosting season when young bats are present but are not yet ready to fly out of the roost. Maternity roosts shall not be evicted, excluded, removed, or disturbed. If active hibernacula are identified in the work area or 500 feet extending from the work area, a minimum 500-foot no-work buffer shall be provided around hibernacula. Buffers shall be left in place until the end of Project construction and activities or until a**	**Timing:** Prior to commencement of Project Activities. **Methods:** See Mitigation Measure	**Implementation**: Project Proponent and City of Rancho Mirage **Monitoring and Reporting**: City of Rancho Mirage

qualified bat biologist determines that the hibernacula are no longer active. Project-related construction and activities shall not occur between 30 minutes before sunset and 30 minutes after sunrise. Hibernacula roosts shall not be evicted, excluded, removed, or disturbed.		
Mitigation Measure BIO-[B]: Avoidance of Bats during Tree Removal **Tree removal work with the potential to house roosting bats shall be performed between September 15 and October 31 to minimize direct impacts to roosting bats. This time period is after young are volant (flying) but before expected onset of torpor (wintering inactivity). Tree removal work may also be conducted between February 15 and March 31, following winter torpor and prior to the start of the maternity season. No tree removals shall occur during the hibernation season, which typically begins in November or December (depending on weather conditions) and continues through mid-February, due to the high potential for mortality of hibernating bats. Depending on weather conditions and the best professional judgement of a qualified bat biologist approved by CDFW, tree removal work may be performed in November if the forecasted nighttime low temperatures on the evening of removal and the subsequent four evenings do not drop below 45˚F. In November, if weather is cold (i.e., forecasted nighttime low temperatures reach 45˚F or less for that evening and the next four evenings), then no tree removals shall be performed. All palm removals shall require a two-step removal process and the involvement of a CDFW-approved qualified bat biologist to ensure that no roosting bats are killed during this activity. The following**	**Timing:** See Mitigation Measure. **Methods:** See Mitigation Measure	**Implementation**: Project Proponent and City of Rancho Mirage **Monitoring and Reporting**: City of Rancho Mirage

two-step tree removal process shall be implemented over two consecutive days: on Day 1, live palm fronds located above the frond skirt, and as identified by a qualified bat biologist, will be removed. On Day 2, the remainder of the tree may be removed without supervision by a qualified bat biologist.		
Mitigation Measure BIO-[C]: Artificial Nighttime Lighting **Throughout construction and the lifetime operations of the Project, the City and Project proponent shall eliminate all nonessential lighting throughout the Project area and avoid or limit the use of artificial light at night during the hours of dawn and dusk when many wildlife species are most active. The City and Project proponent shall ensure that all lighting for the Project is fully shielded, cast downward and directed away from surrounding open-space and agricultural areas, reduced in intensity to the greatest extent possible, and does not result in lighting trespass including glare into surrounding areas or upward into the night sky (see the International Dark-Sky Association standards at http://darksky.org/). The City and Project proponent shall ensure use of LED lighting with a correlated color temperature of 3,000 Kelvins or less, proper disposal of hazardous waste, and recycling of lighting that contains toxic compounds with a qualified recycler.**	**Timing:** Throughout construction and the lifetime operations of the Project **Methods:** See Mitigation Measure	**Implementation**: Project Proponent and City of Rancho Mirage **Monitoring and Reporting**: City of Rancho Mirage

ATTACHMENT 6

CITY OF RANCHO MIRAGE
69-825 Highway 111, Rancho Mirage, CA 92270-2898 (760) 324-4511/328-2266

NOTICE OF DETERMINATION AND MITIGATED NEGATIVE DECLARATION

To: ☒ State Clearing House
1400 10th Street
Sacramento, CA 95814

☒ Chief Deputy County Clerk
3470 12th Street
Riverside, CA 92501

Project Title/Case No. Global Wildlife Discovery Museum – Environmental Assessment Case No. EA25-0003 & Preliminary Development Plan Case No. PDP25-0003
Applicant: Nicole Williams, Prest Vuksic Greenwood Architects
Project Location: 69934 Highway 111, Rancho Mirage, CA, 92270 (APNs: 689-040-023, 689-040-025, & 689-040-028)
Project Description: Consideration to construct a new single-story 21,967 square foot museum located on the corner of Mirage Cove Drive and Highway 111. The project contains three parcels that will be merged into one parcel totaling 6.78 acres, which includes a rock outcrop that rises to an elevation of 370 feet. One of the parcels was previously the site of the 1978 Chart House Restaurant, which was demolished in 2013 due to fire damage. The proposed building design incorporates the rock outcrop and requires removal of a small portion of the adjoining hillside, which was previously modified to accommodate the previous restaurant.

Notice of Determination

Filing of Notice of Determination in compliance with Public Resources Code, Section 21108 or 21152. The City of Rancho Mirage has approved the above described project on _____and has determined:

1. The project ☐will ☒ will not have a significant effect/impact on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. ☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
4. Mitigation measures ☒ were ☐ were not made conditions of approval for the project.
5. A mitigation reporting or monitoring plan ☒ was ☐ was not adopted for this project.
6. A Statement of Overriding Considerations ☐ was ☒ was not adopted for this project.
7. Findings ☒ were ☐ were not made pursuant to the provisions of CEQA.

The City Council adopted the following Finding: The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA). This is to certify that the project file and record of project approval are available to the general public at: City of Rancho Mirage, 69-825 Highway 111, Rancho Mirage, CA 92270.

Mitigated Negative Declaration - Rancho Mirage City Council

Date: _____

_____
Lezlee Perez
Assistant Planner

I hereby certify that the City of Rancho Mirage has made the above findings of fact and that based upon the Mitigated Negative Declaration and hearing record the project will not have a significant effect on the environment.

Date: _____

_____
Lezlee Perez
Assistant Planner

☒ Lead Agency ☐ Responsible Agency

DRAFT

ATTACHMENT 7

Chair Chanter
Vice Chair Bryant
Commissioner Agostini
Commissioner Beale
Commissioner Grey

REGULAR PLANNING COMMISSION MEETING

69-825 Highway 111, Rancho Mirage, CA 92270

Thursday, December 11, 2025, 2:00 PM

DRAFT MINUTES

1. GENERAL

1.A. CALL TO ORDER

Chair Chanter called the meeting to order at 2:00 P.M.

1.B. FLAG SALUTE

Commissioner Agostini led the flag salute.

1.C. ROLL CALL - Agostini, Beale, Grey, Bryant, Chanter

Agostini, Beale, Grey, Bryant, Chanter – All Present.

2. COMMISSIONER COMMENTS

Commissioner Grey commended staff for their thorough and complete work.

Commissioner Agostini welcomed everyone to the meeting and wished everyone Happy Holidays.

Chair Chanter also wished everyone Happy Holidays.

3. APPROVAL OF MINUTES

3.A. October 9, 2025, Regular Planning Commission Meeting Minutes

—RECOMMENDED ACTION: Approve the October 9, 2025, Regular Planning Commission Meeting Minutes as presented.

MOVED/SECONDED BY BEALE/AGOSTINI TO APPROVE THE OCTOBER 9, 2025, REGULAR PLANNING COMMISSION MEETING MINUTES AS PRESENTED. MOTION CARRIED 5/0.

4. PUBLIC HEARINGS

4.A. Environmental Assessment Case No. EA25-0005 and Tentative Parcel Map Case No. TPM25-0001 (TPM 39233) – Applicant: Feiro Engineering, Inc. on behalf of Shannon Wood. Consideration of a 4-Lot Residential Subdivision on 5.05 Gross Acres. Located at 72111 Clancy Lane (APN: 682-130-003)

Joy Tsai, Senior Planner, presented the staff report.

No public testimony was provided.

Jim McEachern, Project Representative, answered questions.

A discussion ensued.

MOVED/SECONDED BY BEALE/GREY TO 1) APPROVE THE FILING OF A NOTICE OF EXEMPTION BASED ON ENVIRONMENTAL ASSESSMENT CASE NO. EA25-0005 AND PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) SECTION 15315 (MINOR LAND DIVISIONS); AND, 2) APPROVE TENTATIVE PARCEL MAP CASE NO. TPM25-0001 (TPM 39233), SUBJECT TO THE CONDITIONS OF APPROVAL AND BASED ON THE CONTENT AND FINDINGS IN THE STAFF REPORT. MOTION CARRIED 5/0.

4.B. Environmental Assessment Case No. EA25-0003 and Preliminary Development Plan Case No. PDP25-0003 – Global Wildlife Discovery Museum – Applicant: Prest Vuksic Greenwood Architects. Consideration of a single-story 21,967 square foot museum on a 6.78 acre project site. Located at 69934 Highway 111 (APNs: 689-040-023, -025, & -028)

Lezlee Perez, Assistant Planner, presented the staff report.

Robert Gilliland, Project Attorney, answered project-related questions.

John Vuksic, Project Architect, answered project-related questions.

Paul Omodt, Museum Representative, answered project-related questions.

Chuck Shepardson, Landscape Designer, answered project-related questions.

The following individual provided public comment: Diana Alan.

A discussion ensued.

MOVED/SECONDED BY AGOSTINI/BEALE TO ADOPT RESOLUTION NO. 2025-PC-(NEXT-IN-ORDER), RECOMMENDING THAT THE CITY COUNCIL TAKE THE FOLLOWING ACTIONS: 1) ADOPT RESOLUTION NO. 2025-(NEXT-IN-ORDER), ADOPTING AND APPROVING THE MITIGATION MONITORING AND REPORTING PROGRAM AND MITIGATED NEGATIVE DECLARATION (SCH#2025100436) FOR THE PROPOSED PROJECT BASED ON ENVIRONMENTAL ASSESSMENT CASE NO. EA25-0003; AND 2) ADOPT RESOLUTION NO. 2025-(NEXT-IN-ORDER), APPROVING PRELIMINARY DEVELOPMENT PLAN CASE NO. PDP25-0003 REGARDING THE PROPOSED GLOBAL WILDLIFE DISCOVERY MUSEUM. MOTION CARRIED 5/0.

5. NON-AGENDA PUBLIC COMMENTS

None.

6. ADJOURNMENT

Chair Chanter adjourned the meeting at 2:57 P.M.

Date Approved by Planning Commission:

RESOLUTION NO. 2025-PC-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO MIRAGE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT: 1) RESOLUTION [NEXT IN ORDER] APPROVING THE MITIGATION MONITORING AND REPORTING PROGRAM AND MITIGATED NEGATIVE DECLARATION; AND 2) RESOLUTION [NEXT IN ORDER] APPROVING PRELIMINARY DEVELOPMENT PLAN CASE NO. PDP25-0003

WHEREAS, the City of Rancho Mirage is a charter city and a municipal corporation of the State of California, and recognized as a political subdivision of the State of California for certain purpose; and

WHEREAS, Prest Vuksic Greenwood Architects, on behalf of the underlying property owners ("Developer") of approximately 6.78 acres of partially vacant and unimproved real property having Assessors Parcel Numbers 689-040-023, -025, and -028, generally located east of Highway 111 and north of Mirage Cove Drive (the "Subject Property"), as more particularly described and depicted in Exhibit "A", attached hereto and incorporated herein by this reference, submitted an application for the "Proposed Project, as defined below; and

WHEREAS, the "Proposed Project" proposes a new single-story 21,967 square foot museum, outdoor plaza with a fountain, a main parking lot with overflow parking lot with separate access, and merger of three (3) parcels into a single parcel, as set forth in more detail in the Preliminary Development Plan PDP25-0003, in the attached proposed City Council Resolution; and

WHEREAS, the Planning Commission recommends the City Council approve and adopt a Mitigated Negative Declaration ("MND") and mitigation monitoring and reporting program ("MMRP"), attached hereto and incorporated herein in the proposed City Council Resolution as set forth in Exhibit "B", based upon its determination that there is no substantial evidence in the whole record before it that the Proposed Project will have a significant effect on the environment that has not been mitigated to a level of less than significant, and that the MND reflects the City's independent judgment and analysis of the Proposed Project and its potential impacts on the environment consistent with the provisions of the California Environmental Quality Act and CEQA Guidelines.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF RANCHO MIRAGE, CALIFORNIA, DOES HEREBY RESOLVES AS FOLLOWS:

SECTION 1. RECITALS AND EXHIBITS.

That the foregoing Recitals and attached Exhibits are true and correct and are hereby incorporated by this reference.

SECTION 2. EVIDENCE AND ADMINISTRATIVE RECORD.

That the Planning Commission conducted a noticed Public Hearing on December 11, 2025, and considered all of the evidence submitted into the administrative record for the Proposed Project, including, but not limited to, the following, which are all hereby incorporated herein by reference:

(a) Rancho Mirage Municipal Code;
(b) Rancho Mirage General Plan and Title 17 (Zoning) of the Rancho Mirage Municipal Code and all relevant provisions contained therein;
(c) Preliminary Development Plan Case No. PDP25-0003;
(d) Initial Study;
(e) Notice of Intent to adopt MND;
(f) MND and MMRP;
(g) Notice of Planning Commission Public Hearing scheduled for December 11, 2025, at 2:00 p.m. in the Council Chamber, located at City Hall at 69-825 Highway 111, Rancho Mirage, California;
(h) Planning Commission Staff Report, attachments and Staff presentation for the Proposed Project, and all public documents, records and references related thereto submitted or provided at or prior to the December 11, 2025, Planning Commission Public Hearing;
(i) Testimony and/or comments from Developer and its representatives submitted or provided at, or prior to, the December 11, 2025, Planning Commission Public Hearing; and
(j) Testimony and/or comments from all persons that were provided in written format or correspondence, at, or prior to, the December 11, 2025, Planning Commission Public Hearing.

SECTION 3. FINDINGS.

That the Planning Commission finds as follows:

a) That the proposed development under Preliminary Development Plan is allowed within the respective zoning district as permitted under the General Plan;
b) That Preliminary Development Plan is generally in compliance with all of the applicable provisions of Title 17 that are necessary to carry out the purpose and requirements of the respective zoning district, including prescribed development standards and applicable design guidelines;
c) That Preliminary Development Plan is consistent with the General Plan; and
d) The proposed project produces a comprehensive development incorporating a more enhanced environment and architectural excellence (e.g., appropriate variety of structure placement and orientation opportunities, appropriate mix of structure sizes, high quality architectural design, increased amounts of landscaping and open space, improved solutions to the design and placement of parking facilities, etc.) than would

normally be possible under more standard district development requirements;

e) The design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle access and public services and utilities (e.g., drainage, fire protection, sewers, water, etc.), ensure that the proposed development would not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or welfare, or injurious to the property or improvements in the vicinity and the respective zoning district;

f) The design, location, and proposed uses is compatible with the character of existing development in the surrounding neighborhood;

g) The subject site is physically suitable for the type and density/intensity of development being proposed; and

h) That the Proposed Project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) and CEQA Guidelines; and

SECTION 4. RECOMMENDATIONS.

That based on the foregoing Recitals and the Evidence contained in the Administrative Record for the Proposed Project, the Planning Commission Findings, as set forth and described herein, and the findings and determinations set forth in the December 11, 2025, Planning Commission Staff Report and the attached resolutions, the Planning Commission recommends that the City Council take the following actions:

a) Approve and Adopt the attached Resolution set forth in Exhibit "B", adopting the MND and MMRP; and

b) Adopt the attached Resolution set forth in Exhibit "C" approving Preliminary Development Plan (PDP25-0003).

SECTION 5. EFFECTIVE DATE.

That this Resolution shall take effect immediately upon its adoption.

SECTION 6. SEVERABILITY.

That if any provision, section, paragraph, sentence or word of Resolution or any portion of the Administrative Record for the Proposed Project be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words as hereby adopted shall remain in full force and effect.

SECTION 7. CERTIFICATION.

That the Secretary to the Planning Commission shall certify as to the adoption of this Resolution and shall cause the same to be processed in the manner required by law.

<u>SECTION 8</u>. REPEAL OF CONFLICTING PROVISIONS.

That all provisions of any resolution in effect prior to the effective date of this Resolution as adopted by the Planning Commission that are in conflict with the provisions of this Resolution, are hereby repealed.

PASSED AND ADOPTED on this 11th day of December, 2025.

_____
Pamela Chanter, Chair

ATTEST:

_____
Kristie Ramos, Secretary

APPROVED AS TO FORM:

_____
Colin D. Kirkpatrick, City Attorney

EXHIBIT “A”

SUBJECT PROPERTY

[TO BE ATTACHED]

EXHIBIT "B"

CITY COUNCIL RESOLUTION APPROVING AND ADOPTING

MITIGATED NEGATIVE DECLARATION

AND

MITIGATION MONITORING AND REPORTING PROGRAM

(EA25-0003)

[TO BE ATTACHED]

EXHIBIT "C"

CITY COUNCIL RESOLUTION APPROVING

PRELIMINARY DEVELOPMENT PLAN

(PDP25-0003)

[TO BE ATTACHED]

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO MIRAGE, CALIFORNIA, ADOPTING AND APPROVING A MITIGATED NEGATIVE DECLARATION AND THE MITIGATION MONITORING AND REPORTING PROGRAM (SCH#2025100436) PREPARED FOR PRELIMINARY DEVELOPMENT PLAN CASE NO. PDP25-0003

WHEREAS, the City of Rancho Mirage is a charter city and a municipal corporation of the State of California, and recognized as a political subdivision of the State of California for certain purpose; and

WHEREAS, the "Proposed Project" proposes a new single-story 21,967 square foot museum, outdoor plaza with a fountain, a main parking lot with overflow parking lot with separate access, and merger of three (3) parcels into a single parcel, as set forth in more detail in the Preliminary Development Plan Case No. PDP25-0003 (see Exhibit "B" of City Council Resolution No. [TO BE INSERTED], incorporated herein by reference); and

WHEREAS, on December 11, 2025, the Rancho Mirage Planning Commission adopted Resolution No. 2025-PC-06, incorporated herein by this reference, recommending, in part, the City Council approve and adopt this Resolution, adopting the Mitigated Negative Declaration ("MND") and Mitigation Monitoring and Reporting Program ("MMRP") based upon its determination that there is no substantial evidence in the whole record before it that the Proposed Project will have a significant effect on the environment that has not been mitigated to a level of less than significant, and that the MND reflects the City's independent judgment and analysis of the Proposed Project and its potential impacts on the environment consistent with the provisions of the California Environmental Quality Act and CEQA Guidelines; and

WHEREAS, the City Council has reviewed the draft Mitigation Monitoring and Reporting Program and proposed Mitigated Negative Declaration (SCH#2025100436) based on Environmental Assessment Case No. EA25-0003 regarding the Proposed Project, attached hereto and incorporated herein by this reference as Exhibit "A".

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO MIRAGE, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. RECITALS AND EXHIBITS

That the foregoing Recitals and attached Exhibits are true and correct and are hereby incorporated by this reference.

SECTION 2. EVIDENCE AND ADMINISTRATIVE RECORD

That the City Council has considered all of the evidence ("Evidence") submitted into the administrative record ("Administrative Record") for the Proposed Project, including, but not limited to, the following, which are all hereby incorporated herein by reference:

(a) Rancho Mirage Municipal Code;
(b) Rancho Mirage General Plan and Title 17 (Zoning) of the Rancho Mirage Municipal Code and all relevant provisions contained therein;
(c) Preliminary Development Plan PDP25-0003;
(d) Initial Study,
(e) Notice of Intent to adopt MND;
(f) MND and MMRP;
(g) Notice of Planning Commission Public Hearing scheduled for December 11, 2025, at 2:00 p.m. in the Council Chamber, located at City Hall at 69-825 Highway 111, Rancho Mirage, California;
(h) Planning Commission Staff Report, attachments and Staff presentation for the Proposed Project, and all public documents, records and references related thereto submitted or provided at or prior to the December 11, 2025, Planning Commission Public Hearing;
(i) Testimony and/or comments from Developer and its representatives submitted or provided at, or prior to, the December 11, 2025, Planning Commission Public Hearing;
(j) Testimony and/or comments from all persons that were provided in written format or correspondence, at, or prior to, the December 11, 2025, Planning Commission Public Hearing;
(k) Notice of City Council Public Hearing scheduled for January 15, 2026, at 1:00 p.m. in the Council Chamber, located at City Hall at 69-825 Highway 111, Rancho Mirage, California;
(l) Planning Commission Staff Report, attachments and Staff presentation for the Proposed Project, and all public documents, records and references related thereto submitted or provided at or prior to, the January 15, 2026, City Council Public Hearing;
(m) Testimony and/or comments from Developer and its representatives submitted or provided at, or prior to, the January 15, 2026, City Council Public Hearing; and
(n) Testimony and/or comments from all persons that were provided in written format or correspondence, at, or prior to, the January 15, 2026, City Council Public Hearing.

SECTION 3. FINDINGS AND DETERMINATIONS

That based on the foregoing Recitals and the Evidence contained in the Administrative Record for the Proposed Project, as set forth and described herein, the City Council acknowledges, accepts, and approves, and makes the following Findings and Determinations:

(a) That the City has independently reviewed, analyzed, and considered the Mitigated Negative Declaration and Mitigation Monitoring Plan, and the whole record before it (including, the Initial Study and comments received) and, based on the foregoing, the City Council hereby finds that all environmental impacts of the Proposed Project, with mitigation measures, are below a level of significance and there is no substantial evidence supporting a fair argument that the Proposed Project will have a significant effect on the environment.

(b) That the Mitigated Negative Declaration and Mitigation Monitoring Plan have been completed in compliance with CEQA and CEQA Guidelines.

(c) That the Mitigated Negative Declaration and Mitigation Monitoring Plan represent the independent judgment and analysis of the Planning Commission and City Council as lead agency for the Proposed Project.

(d) That the Mitigated Negative Declaration and Mitigation Monitoring Plan are adequate to serve as the required CEQA environmental documentation for the Proposed Project.

SECTION 4. ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM AND APPROVAL OF MITIGATED NEGATIVE DECLARATION

That based on the Findings and Determinations set forth herein and the substantial evidence included in the Recitals, Exhibits and Evidence contained in Administrative Record, the City Council hereby adopts the Mitigation Monitoring and Reporting Program and approves the Mitigated Negative Declaration, including the findings set forth therein which support a determination that all potentially significant environmental impacts from implementation of the Proposed Project have been identified and, with the implementation of the mitigation measures defined and set forth in the Mitigation Monitoring and Reporting Program, will be mitigated to a less-than-significant level.

SECTION 5. NOTICE OF DETERMINATION

That the City Council authorizes and directs the Planning Division to prepare, execute, and file a Notice of Determination in accordance with Public Resource Code Section 21152.

SECTION 6. EFFECTIVE DATE

That this Resolution shall take effect immediately upon its adoption.

SECTION 7. SEVERABILITY

That if any provision, section, paragraph, sentence or word of Resolution or any portion of the Administrative Record for the Proposed Project be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words as hereby adopted shall remain in full force and effect.

SECTION 8. CERTIFICATION.

That the City Clerk shall certify as to the adoption of this Resolution and shall cause the same to be processed in the manner required by law.

SECTION 9. REPEAL OF CONFLICTING PROVISIONS.

That all provisions of any resolution in effect prior to the effective date of this Resolution as adopted by the City Council that are in conflict with the provisions of this Resolution, are hereby repealed.

The foregoing Resolution was approved and adopted at a meeting of the City Council held on _____ by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

CITY OF RANCHO MIRAGE:

_____
Lynn Mallotto, Mayor

ATTEST:

_____
Kristie Ramos, City Clerk

APPROVED AS TO FORM:

_____
Colin D. Kirkpatrick, City Attorney

EXHIBIT "A"

MITIGATED NEGATIVE DECLARATION &

MITIGATION MONITORING AND REPORTING PROGRAM

(EA25-0003)

[TO BE ATTACHED]

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF RANCHO MIRAGE, CALIFORNIA, APPROVING PRELIMINARY DEVELOPMENT PLAN CASE NO. PDP25-0003

WHEREAS, the City of Rancho Mirage is a charter city and a municipal corporation of the State of California, and recognized as a political subdivision of State of California for certain purpose; and

WHEREAS, on December 11, 2025, the Planning Commission recommended the City Council approve and adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program regarding the Proposed Project; and approve the "Proposed Project", which is defined herein as Preliminary Development Plan (PDP25-0003) (the "PDP), which proposes a new single-story 21,967 square foot museum, outdoor plaza with a fountain, a main parking lot with overflow parking lot with separate access, and merger of three (3) parcels into a single parcel, as set forth in more detail in the Preliminary Development Plan PDP25-0003 (see Exhibit "B", attached hereto and incorporated herein by reference), located on approximately 6.78 of partially vacant and unimproved real property having Assessors Parcel Numbers 689-040-023, -025, and -028, generally located east of Highway 111 and north of Mirage Cove Drive (the "Subject Property"), as set forth in more detail on Exhibit "A", attached hereto and incorporated herein by this reference; and

WHEREAS, the City Council desires to adopt the PDP; and

WHEREAS, on January 15, 2026, the City Council adopted Resolution No. [TO BE INSERTED] approving and adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Proposed Project.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO MIRAGE, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. RECITALS AND EXHIBITS

That the foregoing Recitals and attached Exhibits are true and correct and are hereby incorporated by this reference.

SECTION 2. EVIDENCE AND ADMINISTRATIVE RECORD.

That the City Council conducted a noticed Public Hearing on January 15, 2026, and considered all of the evidence submitted into the administrative record for the Proposed Project, including, but not limited to, the following, which are all hereby incorporated herein by reference:

(a) Rancho Mirage Municipal Code;

(b) Rancho Mirage General Plan and Title 17 (Zoning) of the Rancho Mirage Municipal Code and all relevant provisions contained therein;
(c) Preliminary Development Plan PDP25-0003;
(d) Initial Study,
(e) Notice of Intent to adopt MND;
(f) MND and MMRP;
(g) Notice of Planning Commission Public Hearing scheduled for December 11, 2025, at 2:00 p.m. in the Council Chamber, located at City Hall at 69-825 Highway 111, Rancho Mirage, California;
(h) Planning Commission Staff Report, attachments and Staff presentation for the Proposed Project, and all public documents, records and references related thereto submitted or provided at or prior to the December 11, 2025, Planning Commission Public Hearing;
(i) Testimony and/or comments from Developer and its representatives submitted or provided at, or prior to, the December 11, 2025, Planning Commission Public Hearing;
(j) Testimony and/or comments from all persons that were provided in written format or correspondence, at, or prior to, the December 11, 2025, Planning Commission Public Hearing;
(k) Notice of City Council Public Hearing scheduled for January 15, 2026, at 1:00 p.m. in the Council Chamber, located at City Hall at 69-825 Highway 111, Rancho Mirage, California;
(l) Planning Commission Staff Report, attachments and Staff presentation for the Proposed Project, and all public documents, records and references related thereto submitted or provided at or prior to, the January 15, 2026, City Council Public Hearing;
(m) Testimony and/or comments from Developer and its representatives submitted or provided at, or prior to, the January 15, 2026, City Council Public Hearing; and
(n) Testimony and/or comments from all persons that were provided in written format or correspondence, at, or prior to, the January 15, 2026, City Council Public Hearing.

SECTION 3. FINDINGS

That the City Council finds as follows:

a) That the proposed development under Preliminary Development Plan is allowed within the respective zoning district as permitted under the General Plan;
b) That the Proposed Project is generally in compliance with all of the applicable provisions of Title 17 that are necessary to carry out the purpose and requirements of the respective zoning district, including prescribed development standards and applicable design guidelines;
c) That the Proposed Project is consistent with the General Plan; and

d) The Proposed Project produces a comprehensive development incorporating a more enhanced environment and architectural excellence (e.g., appropriate variety of structure placement and orientation opportunities, appropriate mix of structure sizes, high quality architectural design, increased amounts of landscaping and open space, improved solutions to the design and placement of parking facilities, etc.) than would normally be possible under more standard district development requirements;

e) The design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle access and public services and utilities (e.g., drainage, fire protection, sewers, water, etc.), ensure that the proposed development would not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or welfare, or injurious to the property or improvements in the vicinity and the respective zoning district;

f) The design, location, and proposed uses is compatible with the character of existing development in the surrounding neighborhood;

g) The subject site is physically suitable for the type and density/intensity of development being proposed; and

h) That the Proposed Project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) and CEQA Guidelines.

SECTION 5. PROJECT APPROVAL

That based on the foregoing Recitals and the Evidence contained in the Administrative Record for the Proposed Project, the City Council Findings, as set forth and described herein, and the findings and determinations set forth in the December 11, 2025, Planning Commission Staff Report and the resolutions, the City Council hereby approves PDP25-0003.

SECTION 6. EFFECTIVE DATE

That this Resolution shall take effect immediately upon its adoption.

SECTION 7. GOVERNMENT CODE 66020 NOTICE

That pursuant to Government Code section 66020(d)(1), notice is hereby given that the Proposed Project is subject to certain fees, dedications, reservations and other exactions as provided herein, in the staff report and conditions of approval (collectively, “Conditions”); and these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions, and that the applicant is hereby notified that the ninety-day approval period in which the applicant may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), has commenced upon the date of adoption of this Resolution.

SECTION 8. SEVERABILITY

That if any provision, section, paragraph, sentence or word of this Resolution be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words as hereby adopted shall remain in full force and effect.

SECTION 9. CERTIFICATION

That the City Clerk shall certify as to the adoption of this Resolution and shall cause the same to be processed in the manner required by law.

SECTION 10. REPEAL OF CONFLICTING PROVISIONS

That all provisions of any resolution in effect prior to the effective date of this Resolution as adopted by the City Council that are in conflict with the provisions of this Resolution, are hereby repealed.

The foregoing Resolution was approved and adopted at a meeting of the City Council held on _____ by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

CITY OF RANCHO MIRAGE:

_____
Lynn Mallotto, Mayor

ATTEST:

_____
Kristie Ramos, City Clerk

APPROVED AS TO FORM:

_____
Colin D. Kirkpatrick, City Attorney

EXHIBIT “A”

SUBJECT PROPERTY

[TO BE ATTACHED]

EXHIBIT “B”

PRELIMINARY DEVELOPMENT PLAN

PDP25-0003

[TO BE ATTACHED]

ATTACHMENT 11

GLOBAL WILDLIFE DISCOVERY MUSEUM

RANCHO MIRAGE, CA

PREST | VUKSIC | GREENWOOD

ARCHITECTS·INTERIORS



VICINITY MAP

PROJECT INFORMATION

APPLICANT

PREST VUKSIC GREENWOOD ARCHITECTS
44-530 SAN PABLO AVE., STE 200
PALM DESERT, CA 92260

CONSULTANTS

ARCHITECT

PREST VUKSIC GREENWOOD ARCHITECTS
44-530 SAN PABLO AVE., STE 200
PALM DESERT, CA 92260
760.779.5393
JOHN VUKSIC / NICOLE WILLIAMS

CIVIL ENGINEER

THE ALTUM GROUP
44-600 VILLIAGE COURT, STE 100
PALM DESERT, CA 92260
760.346.4750
JAMES BAZUA

ELECTRICAL ENGINEER

R7 CONSULTING
SAN DIEGO / PALM DESERT
760.902.9048
RALPH RAYA

LANDSCAPE ARCHITECT

HSA DESIGN GROUP
P.O. BOX 10690
PALM DESERT, CA 92255
760.341.1515
CHUCK SHEPARDSON

ENVIRONMENTAL CONSULTANT

TERRA NOVA PLANNING & RESEARCH
42635 MELANIE PLAN, STE 101
PALM DESERT, CA 92211
760.341.4800
NICOLE SAUVIAT CRISTE

APN

689-040-025, 689-040-023, 689-040-028

PROJECT ADDRESS

69934 HIGHWAY 111, RANCHO MIRAGE 92270

PROJECT DESCRIPTION / USE

The project is a new 1 story 21,966.9 SF wildlife museum promoting conservation and education. The project will be on 3 separate lots that will be merged.

Project includes bus drop off at the front of the building and an overflow parking lot on APN 689-040-028 for special events and groups. Pedestrian access from overflow is via sidewalk along Highway 111 or the nature path.

SEPARATE SUBMITTALS: Mural, Art Sculptures, Signage

DEVELOPMENT SUMMARY

ZONE:	GENERAL COMMERCIAL (C-G)
FRONT SETBACK:	25 FT
SIDE SETBACK:	10 FT
STREET SIDE SETBACK:	25 FT
REAR SETBACK:	20 FT
HEIGHT LIMIT*:	20 FT
MAX. STORIES*:	1 STORY
MAX. LOT COVERAGE:	35%

**In addition to the minimum required setbacks, the setbacks shall be increased at a minimum rate of two feet for each one foot of additional building height above twenty feet, which shall be measured from the property line to each portion of the building that exceeds twenty feet.*

PROPERTY DATA

SITE AREA:	295,337 SF (6.78AC)
BUILDING AREA:	21,966.9 SF
LOT COVERAGE:	7%

BUILDING DATA

BUILDING USE:	MUSEUM
OCCUPANCY:	A B, M (ACCESSORY)
TYPE OF CONSTRUCTION:	TYPE VB
SPRINKLED	YES
NO. OF STORIES	1
GREATEST HEIGHT	34'

BUILDING SQUARE FOOTAGE

NAME	S.F.
BUILDING STORAGE	669.7 SF
BUILDING UTLITIES & SUPPORT	676.1 SF
EXHIBITS	15,015 SF
FLEX SPACE	1,821.3 SF
FUTURE COFFEE/SNACK KIOSK	105.7 SF
FUTURE GIFT SHOP	1,043.5 SF
GIFT SHOP STORAGE	88.9 SF
LOBBY	620.7 SF
OFFICE	990.8 SF
RESTROOMS	935.1 SF
TOTAL BUILDING AREA	21,966.9 SF

PARKING DATA

PARKING REQUIRED

STANDARD @ 1 PER 250 GROSS SF	89 SPACES
PLUS 1 SPACE FOR EACH OFFICAL VEH.	6 SPACES
TOTAL REQUIRED:	**95 SPACES**
ACCESSIBLE	4 (1 VAN) SPACES
LOADING	1 SPACE
FEV	11 SPACES
SHORT TERM BICYCLE	(5% OF REQ'D PARKING)
EVSE PER CAL GREEN	4 SPACES

PARKING PROVIDED ON SITE:

STANDARD	81 SPACES
EVSE (1 VAN ADA)	4 SPACES
ACCESSIBLE	4 SPACES
TOTAL PROVIDED*:	**89 SPACES***

REFER TO SHARED
PARKING EXHIBIT SHEET A002
FOR ADDITIONAL INFORMATION

PARKING PROVIDED OFF SITE SOUTH:

STANDARD	11 SPACES
ACCESSIBLE	1 SPACES
BUS	4 SPACES
TOTAL:	**16 SPACES**

SHEET INDEX.

Sheet No.	Sheet Name
GENERAL	
A000	COVER SHEET
A001	PROJECT INFO. SHEET INDEX
CIVIL	
C1	PRELIMINARY UTILITIES PLAN
C2	PRELIMINARY PRECISE GRADING PLAN
ELECTRICAL	
E-01	PHOTOMETRIC PLAN
E-02	PHOTOMETRIC PLAN
LANDSCAPE	
L1.0	PRELIMINARY LANDSCAPE PLAN
L1.1	PRELIMINARY LANDSCAPE PLAN
L1.2	PRELIMINARY LANDSCAPE PLAN
L1.3	SHADING PLAN FOR PARKING
L1.4	PRELIMINARY PLANT PALETTE
ARCHITECTURE	
A002	SHARED PARKING EXHIBIT
A100	EXISTING/DEMOLITION SITE PLAN
A101	OVERALL SITE PLAN
A102	ENLARGED SITE PLAN NORTH
A103	ENLARGED SITE PLAN SOUTH
A104	FIRE ACCESS PLAN
A110	LINE OF SIGHT SECTIONS
A111	SOUTH PARKING LOT SECTION
A201	FLOOR PLAN
A202	SERVICE AREA
A301	ELEVATIONS
A302	ELEVATIONS
A310	COLORED ELEVATIONS
A311	COLORED ELEVATIONS
A320	BUILDING SECTIONS
A401	ROOF PLAN
A501	VIEW LOOKING NORTHEAST
A502	VIEW LOOKING EAST
A503	VIEW LOOKING SOUTHEAST
A510	PHOTO SIM
A511	PHOTO SIM
A512	PHOTO SIM
A520	VIEW FROM PLAZA 1
A521	VIEW FROM PLAZA 2
A601	MATERIAL BOARD

GLOBAL WILDLIFE DISCOVERY MUSEUM

RANCHO MIRAGE, CA

PREST | VUKSIC | GREENWOOD
ARCHITECTS • INTERIORS
44530 SAN PABLO AVE, STE 200 | PALM DESERT, CA 92260
WWW.PVGARCHITECTS.COM
INFO@PVGARCHITECTS.COM | 760 . 779 . 5393 T

PROJECT INFO.
SHEET INDEX

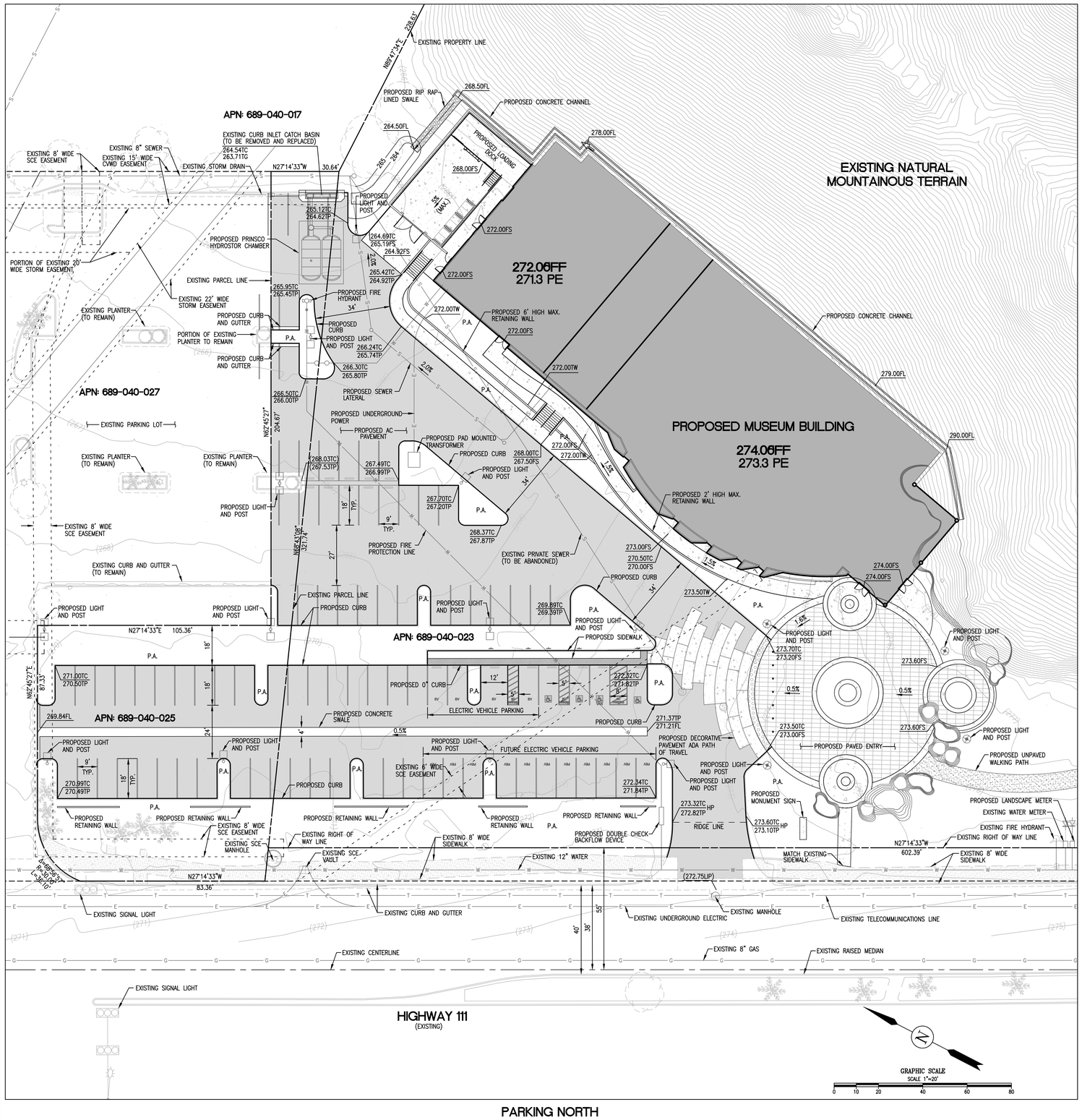
Scale:

Sheet: A001

AUGUST 22, 2025
223047

GLOBAL WILDLIFE DISCOVERY MUSEUM

PRELIMINARY GRADING AND DRAINAGE PLAN

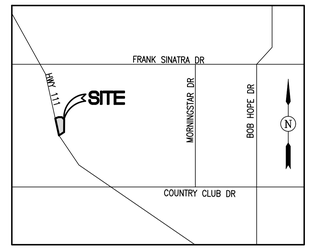


PARKING NORTH

LEGEND

	EASEMENT LINE
	RIGHT OF WAY LINE
	EXISTING CENTERLINE
G	EXISTING GAS LINE
W	EXISTING WATER LINE
S	EXISTING SEWER LINE
T	EXISTING TELEPHONE LINE
E	EXISTING ELECTRIC LINE
W	PROPOSED WATER LINE
S	PROPOSED SEWER LINE
SD	EXISTING STORM DRAIN LINE
	DECORATIVE BOULDERS
P.A.	PLANTER AREA
	PROPOSED A.C. PAVEMENT
	PROPOSED UNPAVED WALKING PATH

HP	HIGH POINT
TG	TOP OF GRATE
TP	TOP OF PAVEMENT
TC	TOP OF CONCRETE
FL	FLOWLINE
FG	FINISH GRADE
FF	FINISH FLOOR
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	PROPOSED FDC/PIV
	EXISTING SEWER CLEANOUT
MH	EXISTING MANHOLE
	EXISTING STREET LIGHT
	EXISTING TRAFFIC SIGNAL

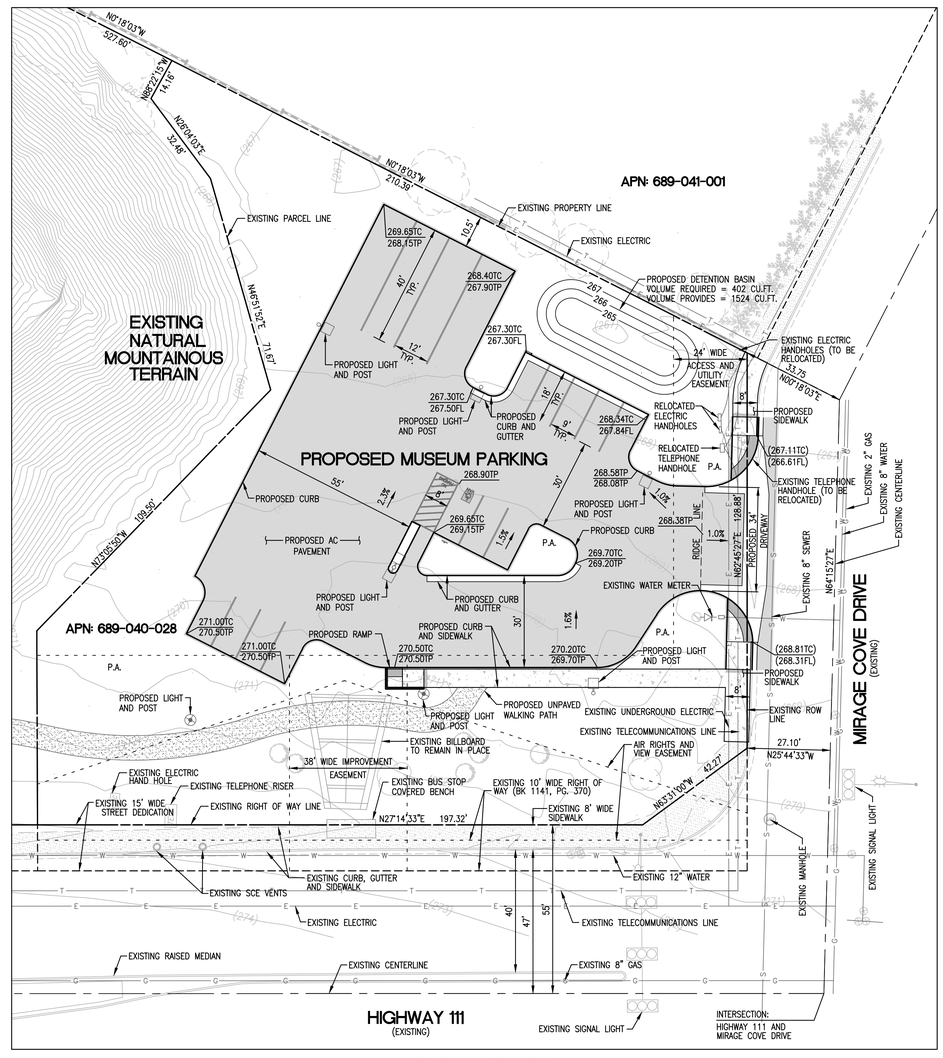


VICINITY MAP
NOT TO SCALE

EARTHWORK

CUT: 1,035 CU. YDS. (NON-ROCK MATERIAL)
FILL: 1,485 CU. YDS.
NET IMPORT: 450 CU. YDS.

EXPORT: 350 CU. YDS. ROCK MATERIAL



PARKING SOUTH

(NOT FOR CONSTRUCTION)

The Altum Group
44-600 Village Court, Suite 100
Palm Desert, CA 92260
t.760.346.4750 f. 760.340.0089
TheAltumGroup.com
ENGINEERING | PLANNING | SURVEY | ENVIRONMENTAL

CITY OF RANCHO MIRAGE, CALIFORNIA

PRELIMINARY PRECISE GRADING PLAN

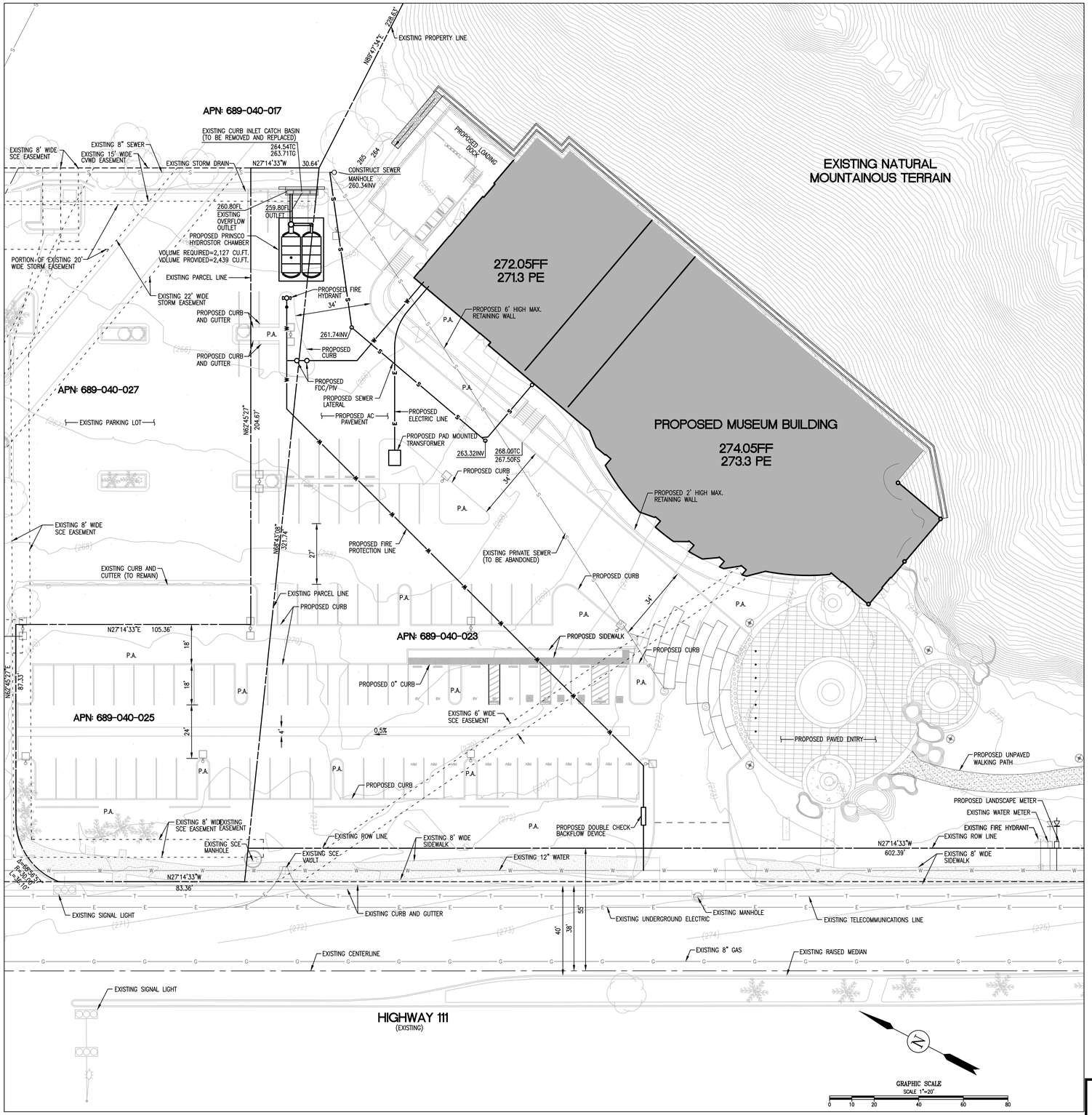
GLOBAL WILDLIFE DISCOVERY MUSEUM

FOR:

SHEET 1

OF 1

GLOBAL WILDLIFE DISCOVERY MUSEUM
PRELIMINARY UTILITY PLAN



PARKING NORTH

LEGEND

	EASEMENT LINE
	RIGHT OF WAY LINE
	EXISTING CENTERLINE
G	EXISTING GAS LINE
W	EXISTING WATER LINE
S	EXISTING SEWER LINE
T	EXISTING TELEPHONE LINE
E	EXISTING ELECTRIC LINE
W	PROPOSED WATER LINE
S	PROPOSED SEWER LINE
SD	PROPOSED STORM DRAIN LINE

TG	TOP OF GRATE
TP	TOP OF PAVEMENT
TC	TOP OF CONCRETE
FL	FLOWLINE
FG	FINISH GRADE
FF	FINISH FLOOR
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	PROPOSED FDC/PIV
	EXISTING SEWER CLEANOUT
	EXISTING MANHOLE
	EXISTING STREET LIGHT
	EXISTING TRAFFIC SIGNAL

UTILITIES

POWER
SOUTHERN CALIFORNIA EDISON
PHONE (760) 292-4291

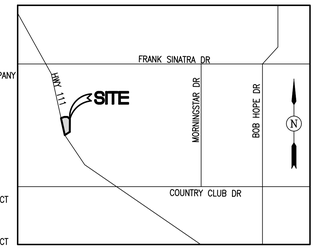
GAS
SOUTHERN CALIFORNIA GAS COMPANY
PHONE (909) 335-7507

CABLE
SPECTRUM CABLEVISION
PHONE (760) 346-3714

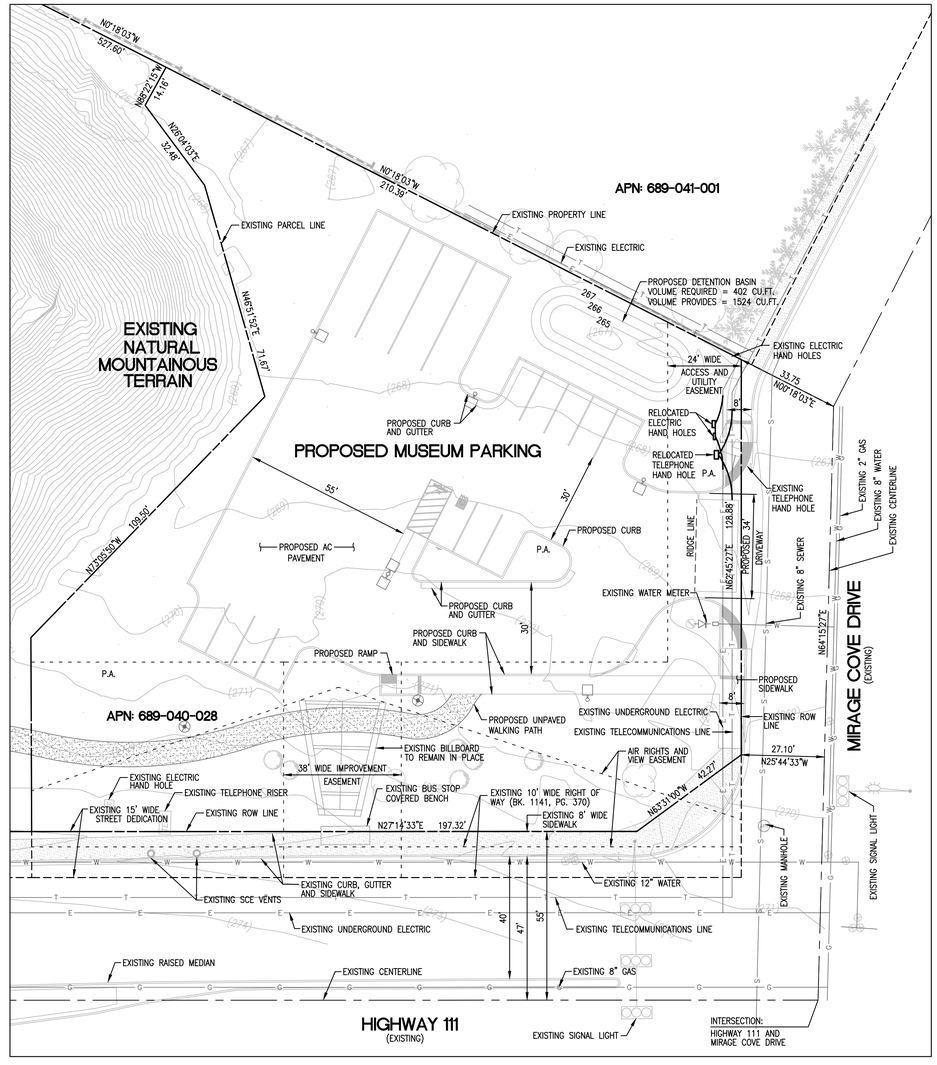
TELEPHONE
FRONTIER COMMUNICATIONS
PHONE (760) 864-1726

SEWER
COACHELLA VALLEY WATER DISTRICT
PHONE (760) 398-2651

WATER
COACHELLA VALLEY WATER DISTRICT
PHONE (760) 398-2651



VICINITY MAP
NOT TO SCALE



PARKING SOUTH

(NOT FOR CONSTRUCTION)

The Altum Group
ENGINEERING | PLANNING | SURVEY | ENVIRONMENTAL
44-600 Village Court, Suite 100
Palm Desert, CA 92260
t.760.346.4750 f. 760.340.0089
TheAltumGroup.com

CITY OF RANCHO MIRAGE, CALIFORNIA

PRELIMINARY UTILITIES PLAN
GLOBAL WILDLIFE DISCOVERY MUSEUM

FOR:

SHEET 1
OF 1

PROPOSED MUSEUM

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

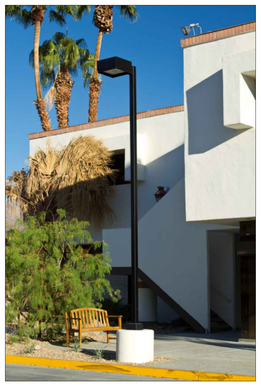
AREA USED FOR PHOTOMETRIC STATISTIC RESULTS

REFER TO SHEET E-02

REFER TO SHEET E-01

P R O P O S E D M U S E U M P A R K I N G

SCALE: 1"=20'-0" 1







TYPE 1 & 2 - GLARE FREE SHOWBOX LIGHTING



TYPE 3 - INDIRECT POST LIGHTING

P R O P O S E D L I G H T I N G F I X T U R E S

SCALE: NA 3

LIGHTING FIXTURE SCHEDULE

TYPE	SPECIFICATION	WATTAGE	CCT	DESCRIPTION	QUANTITY
1	BRADLEY LIGHTING SHOWBOX LIGHTING - DOUBLE HEAD	100	3000K	SHOW BOX STYLE LIGHTING FIXTURE WITH GLARE SHEILD AROUND THE FIXTURE TO ELIMINATE HIGH GLARE AND DIRECT VISION OF THE LED MODULES. 16' POLE MOUNTED ON A 2' CONCRETE BASE. HEIGHT TO MATCH EXISTING PARKING LOT. COLOR: BROWN	6
2	BRADLEY LIGHTING INDIRECT LIGHTING - SINGLE HEAD	50	3000K	SHOW BOX STYLE LIGHTING FIXTURE WITH GLARE SHEILD AROUND THE FIXTURE TO ELIMINATE HIGH GLARE AND DIRECT VISION OF THE LED MODULES. 16' POLE MOUNTED ON A 2' CONCRETE BASE. HEIGHT TO MATCH EXISTING PARKING LOT. COLOR: BROWN	11
3	BRADLEY LIGHTING INDIRECT POLE LIGHTING	50	3000K	INDIRECT LIGHTING FIXTURE WITH THE LED MODULE AIMED INTO A REFLECTOR SHEILD WITH NO DIRECT VIEW OF THE LED MODULE. 12' HIGH POLE MOUNTED TO FINISH GRADE. COLOR: BROWN	10

PHOTOMETRIC STATISTIC RESULTS

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Stat Zone # 1	+	3.7 fc	9.9 fc	0.7 fc	14.1:1	5.3:1

N

GRAPHIC SCALE
SCALE 1"=20'
0 10 20 40 60 80

R7 CONSULTING
373 BOUQUET CANYON DRIVE PALM DESERT, CA 92211
1494 UNION STREET, STE 802 SAN DIEGO, CA 92101
760 . 902 . 9048
www.r7elc.com
Mechanical / Electrical / Plumbing Engineering & Lighting Consulting

The Altum Group
44-600 Village Court, Suite 100 Palm Desert, CA 92260
t.760.346.4750 f. 760.340.0089
TheAltumGroup.com
ENGINEERING | PLANNING | SURVEY | ENVIRONMENTAL

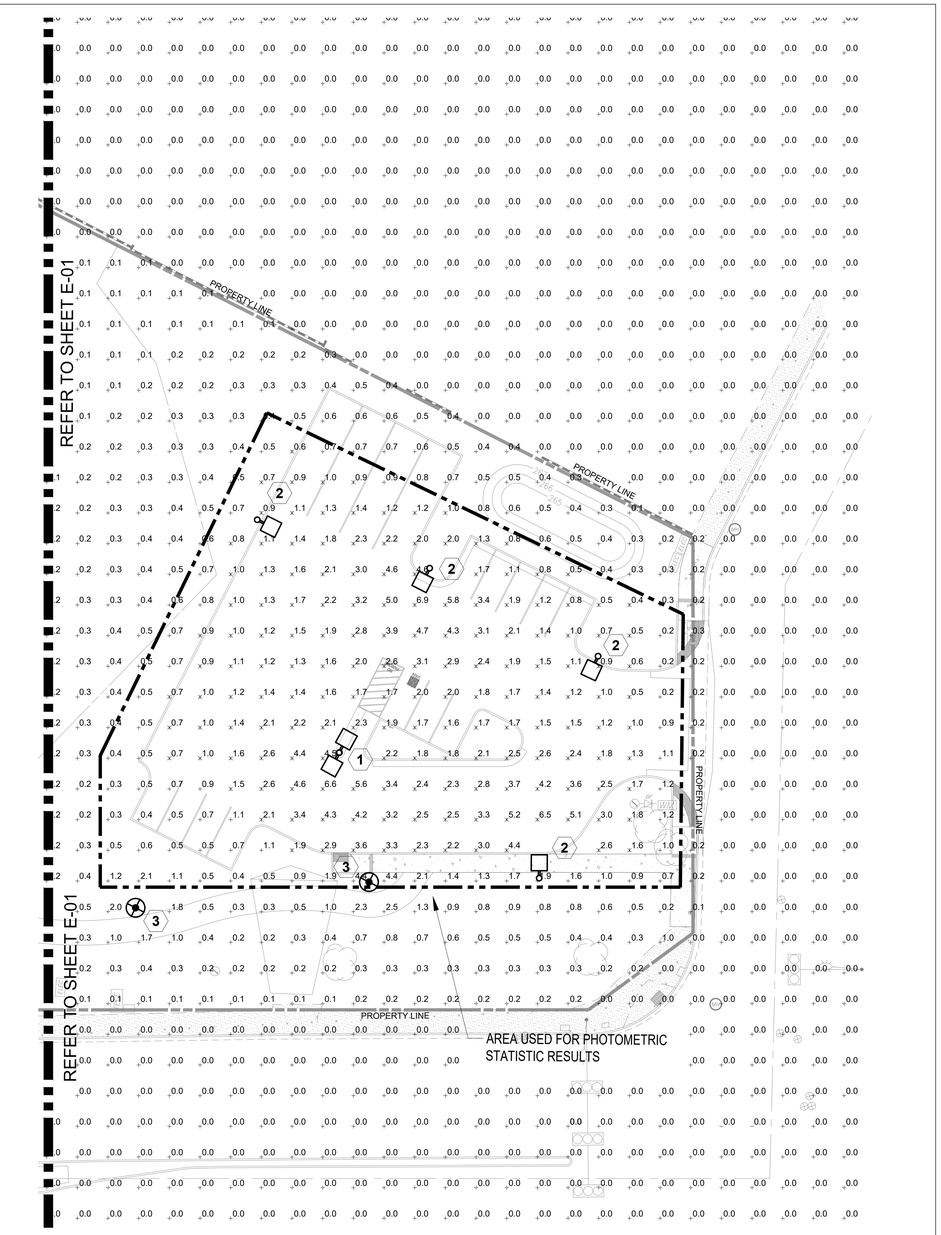
FOR:

PRELIMINARY GRADING

HOWARD MUSEUM

SHEET E-01

OF 2



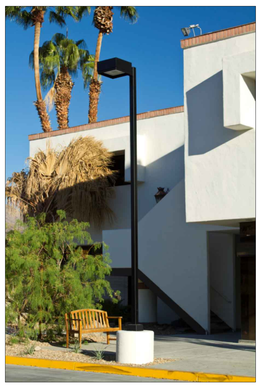
PHOTOMETRIC STATISTIC RESULTS

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Stat Zone # 1	✳	2.4 fc	7.4 fc	0.5 fc	14.8:1	4.8:1

P R O P O S E D M U S E U M P A R K I N G

SCALE: 1"=20'-0" 1







TYPE 1 & 2 - GLARE FREE SHOWBOX LIGHTING



TYPE 3 - INDIRECT POST LIGHTING

P R O P O S E D L I G H T I N G F I X T U R E S

SCALE: NA 3

LIGHTING FIXTURE SCHEDULE

TYPE	SPECIFICATION	WATTAGE	CCT	DESCRIPTION	QUANTITY
1	BRADLEY LIGHTING SHOWBOX LIGHTING - DOUBLE HEAD	100	3000K	SHOW BOX STYLE LIGHTING FIXTURE WITH GLARE SHEILD AROUND THE FIXTURE TO ELIMINATE HIGH GLARE AND DIRECT VISION OF THE LED MODULES. 16' POLE MOUNTED ON A 2' CONCRETE BASE. HEIGHT TO MATCH EXISTING PARKING LOT. COLOR: BROWN	6
2	BRADLEY LIGHTING INDIRECT LIGHTING - SINGLE HEAD	50	3000K	SHOW BOX STYLE LIGHTING FIXTURE WITH GLARE SHEILD AROUND THE FIXTURE TO ELIMINATE HIGH GLARE AND DIRECT VISION OF THE LED MODULES. 16' POLE MOUNTED ON A 2' CONCRETE BASE. HEIGHT TO MATCH EXISTING PARKING LOT. COLOR: BROWN	11
3	BRADLEY LIGHTING INDIRECT POLE LIGHTING	50	3000K	INDIRECT LIGHTING FIXTURE WITH THE LED MODULE AIMED INTO A REFLECTOR SHEILD WITH NO DIRECT VIEW OF THE LED MODULE. 12' HIGH POLE MOUNTED TO FINISH GRADE. COLOR: BROWN	10

GRAPHIC SCALE
SCALE 1"=20'
0 10 20 40 60 80

R7 CONSULTING
373 BOUQUET CANYON DRIVE
PALM DESERT, CA 92211
1494 UNION STREET, STE 802
SAN DIEGO, CA 92101
760 . 902 . 9048
www.r7elc.com
Mechanical / Electrical / Plumbing Engineering & Lighting Consulting

The Altum Group
44-600 Village Court, Suite 100
Palm Desert, CA 92260
t.760.346.4750 f. 760.340.0089
TheAltumGroup.com
ENGINEERING | PLANNING | SURVEY | ENVIRONMENTAL

PRELIMINARY GRADING

HOWARD MUSEUM

FOR:

SHEET E-02

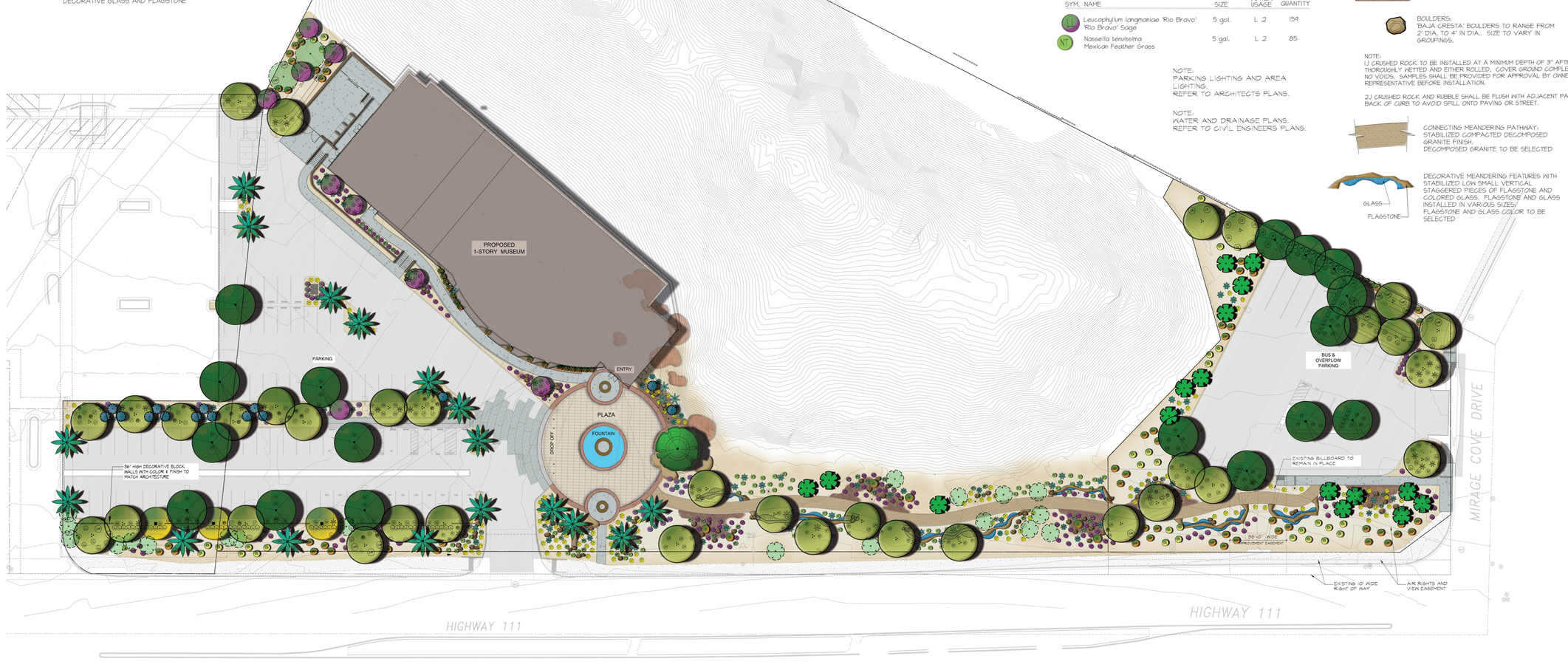
OF 2



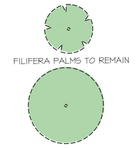
DECORATIVE GLASS AND FLAGSTONE



DECORATIVE 36 INCH HIGH BLOCK WALL



PLANT MATERIAL LEGEND



PALMS

SYM.	NAME	SIZE	WATER USAGE	QUANTITY
	Phoenix dactylifera Date Palm	15' B.T.H. Coachella Valley Grown	M .5	17
	Phoenix roebelenii Pigmy Date Palm	24" BOX Multi Trunks	M .5	15
	Brahea armata Mexican Blue Palm	24" Box	M .5	
	Washingtonia Filifera California Fan Palm	15' B.T.H. Skinned	M .5	16

TREES

SYM.	NAME	SIZE	WATER USAGE	QUANTITY
	Acacia smallii Sweet Acacia	24" Box	L .2	4
	Adansonia digitata Baobab	Specimen	L .2	1
	Parkinsonia 'Desert Museum' Desert Museum Palo Verde	48" Box Low Branch	L .2	39
	Sophora secundiflora Texas Mountain Laurel	24" Box	M .5	9
	Tipuana tipu Tipu Tree	36" Box	M .5	10

LARGE SHRUBS

SYM.	NAME	SIZE	WATER USAGE	QUANTITY
CAP	Caesalpinia pulcherrima Red Bird of Paradise	5 gal.	M .5	74
CN	Senna nemophylla Green Senna	5 gal.	L .2	45

MEDIUM SHRUBS

SYM.	NAME	SIZE	WATER USAGE	QUANTITY
LL	Leucophyllum langmaniae 'Rio Bravo' 'Rio Bravo' Sage	5 gal.	L .2	154
NT	Nassella tenuissima Mexican Feather Grass	5 gal.	L .2	85

NOTE:
PARKING LIGHTING AND AREA LIGHTING, REFER TO ARCHITECTS PLANS.

NOTE:
WATER AND DRAINAGE PLANS, REFER TO CIVIL ENGINEERS PLANS.

SMALL SHRUBS AND GROUNDCOVERS

SYM.	NAME	SIZE	WATER USAGE	QUANTITY
EG	Evolvulus glomeratus 'Blue Daze' 'Blue Daze' Evolvulus	5 gal	M .5	110
LV	Lantana 'Purple' 'Purple' Lantana	5 gal	M .5	148
LV	Lantana 'New Gold' 'New Gold' Lantana	5 gal	M .5	244

ACCENTS

SYM.	NAME	SIZE	WATER USAGE	QUANTITY
	Agave americana Century Plant	15 gal.	L .2	46
	Agave parryi v. Truncata Artichoke Agave	5 gal	L .2	80
	Agave X 'Blue Glow' Blue Glow Agave	5 gal.	L .2	72
	Aloe ferox Cape Aloe	15 gal.	L .2	32
	Fouquieria splendens Ocotillo	6-8 Canes Minimum	L .2	6
	Yucca rostrata Beaked Yucca	15 gal. 3' Minimum Height	L .2	3

INERT GROUND COVER

		QUANTITY
	ALL PLANTING AREAS TO RECEIVE 'INDIAN GOLD' CRUSHED ROCK , 3/8" IN SIZE	
	'BAJA CRESTA' RUBBLE 4"-8" IN SIZE	
	BOULDERS: 'BAJA CRESTA' BOULDERS TO RANGE FROM 2' DIA. TO 4' IN DIA.. SIZE TO VARY IN GROUPINGS.	87

NOTE:
1.) CRUSHED ROCK TO BE INSTALLED AT A MINIMUM DEPTH OF 3" AFTER BEING THOROUGHLY WETTED AND EITHER ROLLED. COVER GROUND COMPLETELY WITH NO VOIDS. SAMPLES SHALL BE PROVIDED FOR APPROVAL BY OWNERS REPRESENTATIVE BEFORE INSTALLATION.

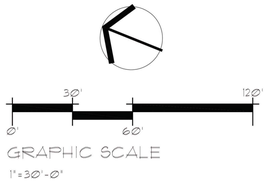
2.) CRUSHED ROCK AND RUBBLE SHALL BE FLUSH WITH ADJACENT PAVING OR BACK OF CURB TO AVOID SPILL ONTO PAVING OR STREET.

CONNECTING MEANDERING PATHWAY; STABILIZED COMPACTED DECOMPOSED GRANITE FINISH. DECOMPOSED GRANITE TO BE SELECTED

DECORATIVE MEANDERING FEATURES WITH STABILIZED LOW SMALL VERTICAL STAGGERED PIECES OF FLAGSTONE AND COLORED GLASS. FLAGSTONE AND GLASS INSTALLED IN VARIOUS SIZES/ FLAGSTONE AND GLASS COLOR TO BE SELECTED

GLOBAL WILDLIFE DISCOVERY MUSEUM

RANCHO MIRAGE, CA

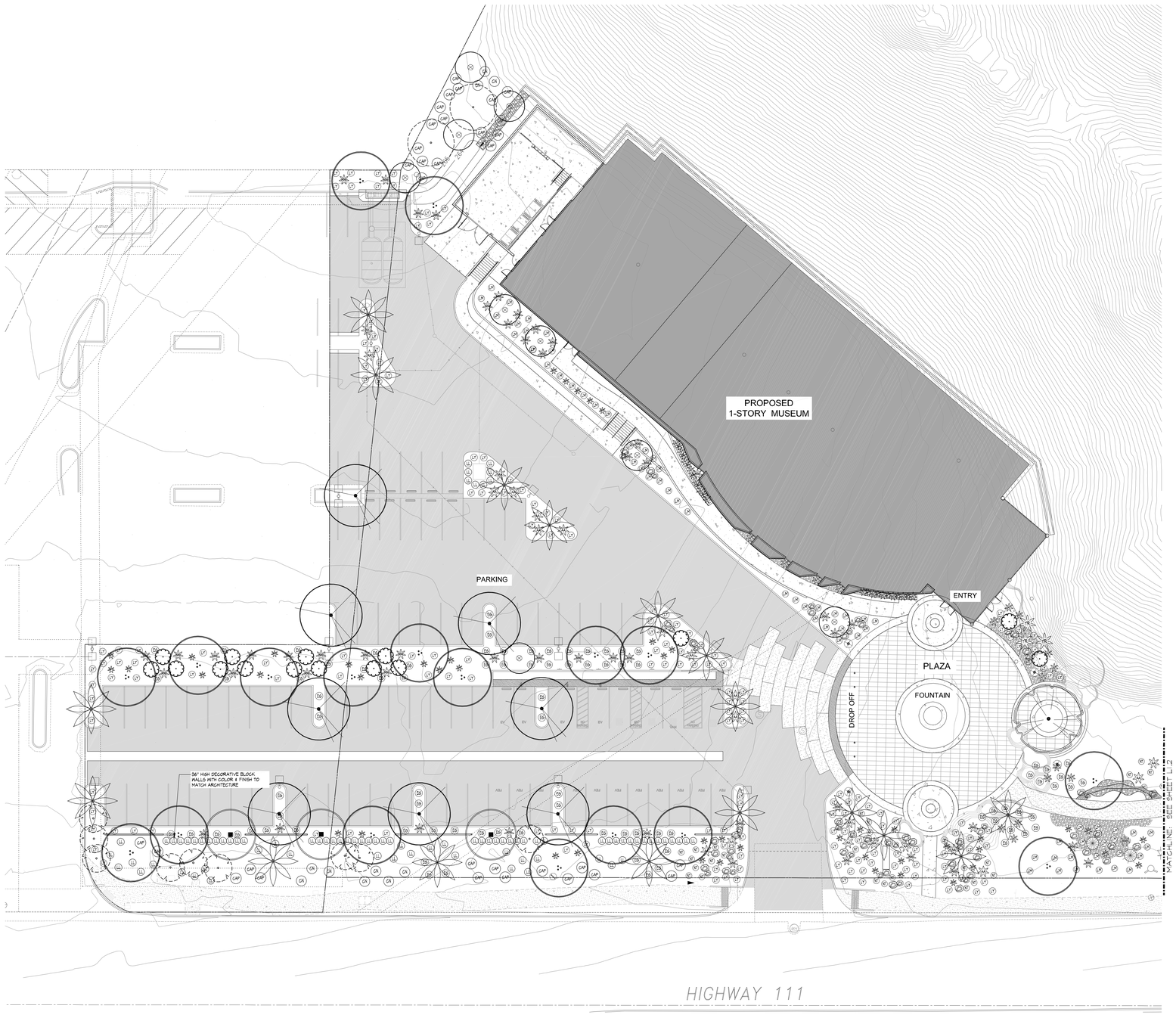


H S A
DESIGN GROUP
P.O Box 10690
Palm Desert, CA 92255
760.341.1515 tele
760.773.9315 fax

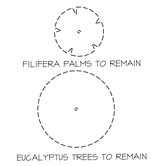
PRELIMINARY MASTER LANDSCAPE PLAN

Sheet: L1.0

AUGUST 26, 2025



PLANT MATERIAL LEGEND



PALMS

SYM.	NAME	SIZE	WATER USAGE	QUANTITY
	Phoenix dactylifera Date Palm	15' B.T.H. Coachella Valley Grown	M .5	17
	Phoenix roebelenii Pigmy Date Palm	24" BOX Multi Trunks	M .5	15
	Brahea armata Mexican Blue Palm	24" Box	M .5	
	Washingtonia filifera California Fan Palm	15' B.T.H. Skinned	M .5	16

TREES

SYM.	NAME	SIZE	WATER USAGE	QUANTITY
	Acacia smallii Sweet Acacia	24" Box	L .2	4
	Adansonia digitata Baobab	Specimen	L .2	1
	Parkinsonia 'Desert Museum' Desert Museum Palo Verde	48" Box Low Branch	L .2	39
	Sophora secundiflora Texas Mountain Laurel	24" Box	M .5	9
	Tipuana tipu Tipu Tree	36" Box	M .5	10

LARGE SHRUBS

SYM.	NAME	SIZE	WATER USAGE	QUANTITY
CAP	Caesalpinia pulcherrima Red Bird of Paradise	5 gal.	M .5	74
CN	Senna nemophylla Green Senna	5 gal.	L .2	45

MEDIUM SHRUBS

SYM.	NAME	SIZE	WATER USAGE	QUANTITY
LL	Leucophyllum langmaniae 'Rio Bravo' 'Rio Bravo' Sage	5 gal.	L .2	159
NT	Nassella tenuissima Mexican Feather Grass	5 gal.	L .2	85

SMALL SHRUBS AND GROUNDCOVERS

SYM.	NAME	SIZE	WATER USAGE	QUANTITY
EG	Evolvulus glomeratus 'Blue Daze' 'Blue Daze' Evolvulus	5 gal	M .5	110
LM	Lantana 'Purple' 'Purple' Lantana	5 gal	M .5	148
LY	Lantana 'New Gold' 'New Gold' Lantana	5 gal	M .5	244

ACCENTS

SYM.	NAME	SIZE	WATER USAGE	QUANTITY
AA	Agave americana Century Plant	15 gal.	L .2	46
	Agave parryi v. Truncata Artichoke Agave	5 gal	L .2	80
	Agave X 'Blue Glow' Blue Glow Agave	5 gal.	L .2	72
	Aloe ferox Cape Aloe	15 gal.	L .2	32
	Fouquieria splendens Ocotillo	6-8 Canes Minimum	L .2	6
YR	Yucca rostrata Beaked Yucca	15 gal. 3' Minimum Height	L .2	3

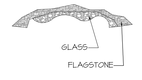
INERT GROUND COVER

		QUANTITY
	ALL PLANTING AREAS TO RECEIVE 'INDIAN GOLD' CRUSHED ROCK , 3/8" IN SIZE	
	'BAJA CRESTA' RUBBLE 4"-8" IN SIZE	
	BOULDERS: 'BAJA CRESTA' BOULDERS TO RANGE FROM 2' DIA. TO 4' IN DIA.. SIZE TO VARY IN GROUPINGS.	87

NOTE:
1.) CRUSHED ROCK TO BE INSTALLED AT A MINIMUM DEPTH OF 3" AFTER BEING THOROUGHLY WETTED AND EITHER ROLLED. COVER GROUND COMPLETELY WITH NO VOIDS. SAMPLES SHALL BE PROVIDED FOR APPROVAL BY OWNERS REPRESENTATIVE BEFORE INSTALLATION.

2.) CRUSHED ROCK AND RUBBLE SHALL BE FLUSH WITH ADJACENT PAVING OR BACK OF CURB TO AVOID SPILL ONTO PAVING OR STREET.

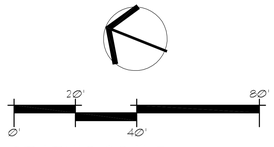
CONNECTING MEANDERING PATHWAY:
STABILIZED COMPACTED DECOMPOSED GRANITE FINISH.
DECOMPOSED GRANITE TO BE SELECTED



DECORATIVE MEANDERING FEATURES WITH STABILIZED LOW SMALL VERTICAL STAGGERED PIECES OF FLAGSTONE AND COLORED GLASS. FLAGSTONE AND GLASS INSTALLED IN VARIOUS SIZES. FLAGSTONE AND GLASS COLOR TO BE SELECTED

GLOBAL WILDLIFE DISCOVERY MUSEUM

RANCHO MIRAGE, CA



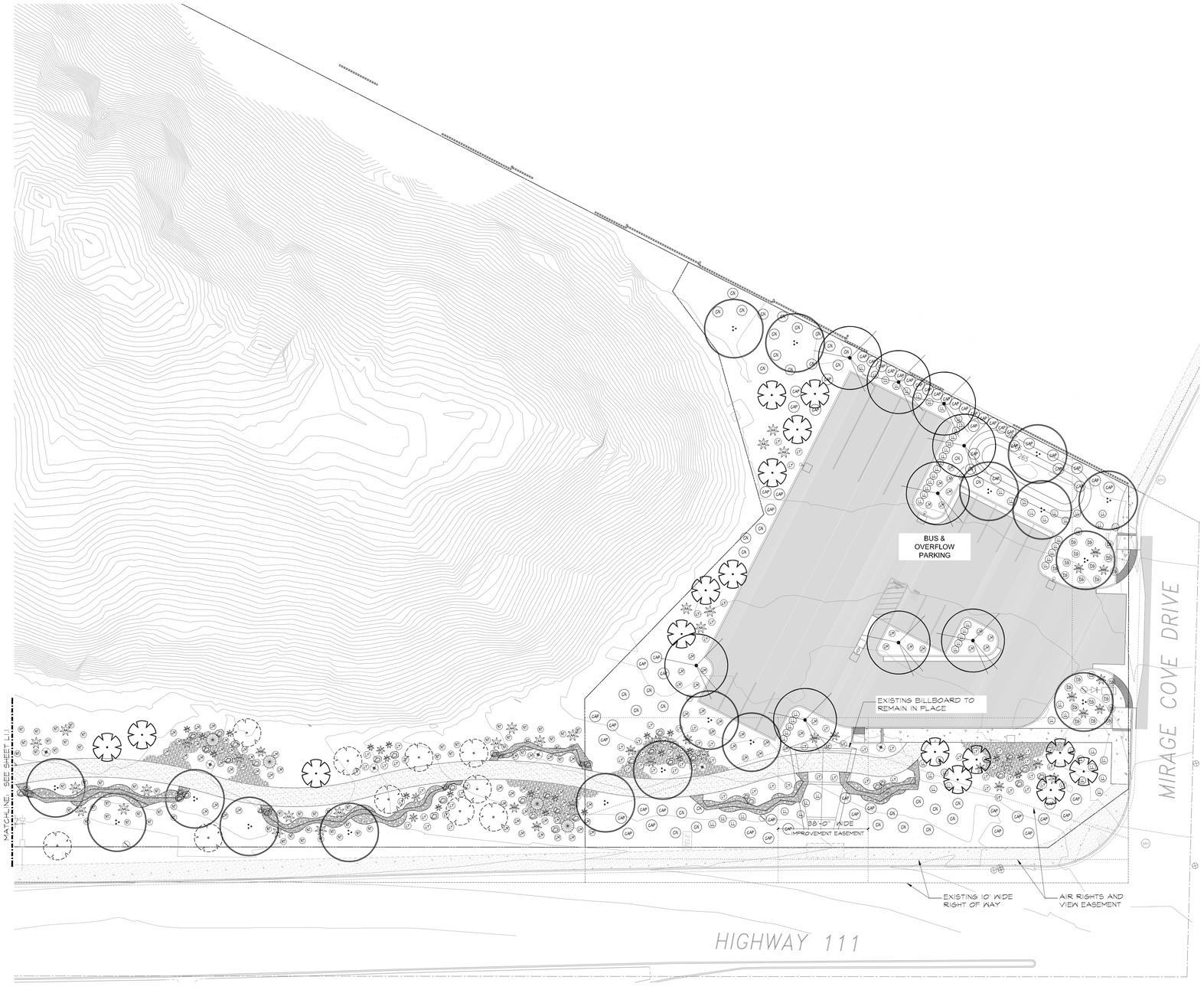
GRAPHIC SCALE
1" = 20'-0"

HSA DESIGN GROUP
P.O Box 10690
Palm Desert, CA 92255
760.341.1515 tele
760.773.9315 fax

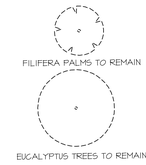
PRELIMINARY LANDSCAPE PLAN

Sheet: L1.1

AUGUST 26, 2025



PLANT MATERIAL LEGEND



PALMS

SYM.	NAME	SIZE	WATER USAGE	QUANTITY
	Phoenix dactylifera Date Palm	15' B.T.H. Coachella Valley Grown	M .5	17
	Phoenix roebelenii Pigmy Date Palm	24" BOX Multi Trunks	M .5	15
	Brahea armata Mexican Blue Palm	24" Box	M .5	
	Washingtonia filifera California Fan Palm	15' B.T.H. Skinned	M .5	16

TREES

SYM.	NAME	SIZE	WATER USAGE	QUANTITY
	Acacia smaliii Sweet Acacia	24" Box	L .2	4
	Adansonia digitata Baobab	Specimen	L .2	1
	Parkinsonia 'Desert Museum' Desert Museum Palo Verde	48" Box Low Branch	L .2	39
	Sophora secundiflora Texas Mountain Laurel	24" Box	M .5	9
	Tipuana tipu Tipu Tree	36" Box	M .5	10

LARGE SHRUBS

SYM.	NAME	SIZE	WATER USAGE	QUANTITY
CAP	Caesalpinia pulcherrima Red Bird of Paradise	5 gal.	M .5	74
CN	Senna nemophylla Green Senna	5 gal.	L .2	45

MEDIUM SHRUBS

SYM.	NAME	SIZE	WATER USAGE	QUANTITY
LL	Leucophyllum langmaniae 'Rio Bravo' 'Rio Bravo' Sage	5 gal.	L .2	159
NT	Nassella tenuissima Mexican Feather Grass	5 gal.	L .2	85

SMALL SHRUBS AND GROUNDCOVERS

SYM.	NAME	SIZE	WATER USAGE	QUANTITY
EG	Evolvulus glomeratus 'Blue Daze' 'Blue Daze' Evolvulus	5 gal	M .5	110
LM	Lantana 'Purple' 'Purple' Lantana	5 gal	M .5	148
LY	Lantana 'New Gold' 'New Gold' Lantana	5 gal	M .5	244

ACCENTS

SYM.	NAME	SIZE	WATER USAGE	QUANTITY
AA	Agave americana Century Plant	15 gal.	L .2	46
AP	Agave parryi v. Truncata Artichoke Agave	5 gal	L .2	80
AW	Agave X 'Blue Glow' Blue Glow Agave	5 gal.	L .2	72
	Aloe ferox Cape Aloe	15 gal.	L .2	32
	Fouquieria splendens Ocotillo	6-8 Canes Minimum	L .2	6
YR	Yucca rostrata Beaked Yucca	15 gal. 3' Minimum Height	L .2	3

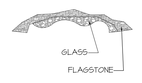
INERT GROUND COVER

		QUANTITY
	ALL PLANTING AREAS TO RECEIVE 'INDIAN GOLD' CRUSHED ROCK , 3/8" IN SIZE	
	'BAJA CRESTA' RUBBLE 4"-8" IN SIZE	
	BOULDERS: 'BAJA CRESTA' BOULDERS TO RANGE FROM 2' DIA. TO 4' IN DIA., SIZE TO VARY IN GROUPINGS.	87

NOTE:
1.) CRUSHED ROCK TO BE INSTALLED AT A MINIMUM DEPTH OF 3" AFTER BEING THOROUGHLY WETTED AND EITHER ROLLED. COVER GROUND COMPLETELY WITH NO VOIDS. SAMPLES SHALL BE PROVIDED FOR APPROVAL BY OWNERS REPRESENTATIVE BEFORE INSTALLATION.

2.) CRUSHED ROCK AND RUBBLE SHALL BE FLUSH WITH ADJACENT PAVING OR BACK OF CURB TO AVOID SPILL ONTO PAVING OR STREET.

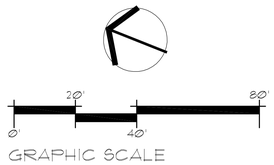
CONNECTING MEANDERING PATHWAY:
STABILIZED COMPACTED DECOMPOSED GRANITE FINISH.
DECOMPOSED GRANITE TO BE SELECTED



DECORATIVE MEANDERING FEATURES WITH STABILIZED LOW SMALL VERTICAL STAGGERED PIECES OF FLAGSTONE AND COLORED GLASS. FLAGSTONE AND GLASS INSTALLED IN VARIOUS SIZES. FLAGSTONE AND GLASS COLOR TO BE SELECTED

GLOBAL WILDLIFE DISCOVERY MUSEUM

RANCHO MIRAGE, CA



HSA DESIGN GROUP
P.O Box 10690
Palm Desert, CA 92255
760.341.1515 tele
760.773.9315 fax

PRELIMINARY LANDSCAPE PLAN

Sheet: L1.2

AUGUST 26, 2025

TOTAL PROJECT PARKING AREAS (ACCESS DRIVES, AISLES, STALLS ETC..)

TOTAL PARKING AREAS
57,470 Sq. Ft.

LANDSCAPE PARKING AREA

LANDSCAPE PARKING AREA
11,794 Sq. Ft.

LANDSCAPE PARKING AREA PERCENTAGE
20.5%

PERCENTAGE OF TOTAL PARKING AREA REQUIRED TO BE SHADED

PROJECT TOTAL PARKING

NUMBER OF PARKING SPACES
105 (18,130 Sq. Ft.)

PERCENTAGE OF PARKING AREA TO BE SHADED
25% MINIMUM (4,533 Sq. Ft.)

PARKING SPACES SHADED
5,821 Sq. Ft.

PERCENTAGE OF PARKING SHADED WITH LANDSCAPE
31%

= PARKING SHADED AREAS WITH LANDSCAPE

FILIFERA PALMS TO REMAIN

EUCALYPTUS TREES TO REMAIN

PLANT MATERIAL LEGEND

PALMS

SYM.	NAME	SIZE	WATER USAGE	QUANTITY
	Phoenix dactylifera Date Palm	15' B.T.H. Coachella Valley Grown	M .5	17
	Phoenix roebelenii Pigmy Date Palm	24" BOX Multi Trunks	M .5	15
	Brahea armata Mexican Blue Palm	24" Box	M .5	
	Washingtonia filifera California Fan Palm	15' B.T.H. Skinned	M .5	16

TREES

SYM.	NAME	SIZE	WATER USAGE	QUANTITY
	Acacia smallii Sweet Acacia	24" Box	L .2	4
	Adansonia digitata Baobab	Specimen	L .2	1
	Parkinsonia 'Desert Museum' Desert Museum Palo Verde	48" Box Low Branch	L .2	39
	Sophora secundiflora Texas Mountain Laurel	24" Box	M .5	9
	Tipuana tipu Tipu Tree	36" Box	M .5	10

LARGE SHRUBS

SYM.	NAME	SIZE	WATER USAGE	QUANTITY
CAP	Caesalpinia pulcherrima Red Bird of Paradise	5 gal.	M .5	74
CN	Senna nemophylla Green Senna	5 gal.	L .2	45

MEDIUM SHRUBS

SYM.	NAME	SIZE	WATER USAGE	QUANTITY
LL	Leucophyllum langmaniae 'Rio Bravo' 'Rio Bravo' Sage	5 gal.	L .2	159
NT	Nassella tenuissima Mexican Feather Grass	5 gal.	L .2	85

SMALL SHRUBS AND GROUNDCOVERS

SYM.	NAME	SIZE	WATER USAGE	QUANTITY
EG	Evolvulus glomeratus 'Blue Daze' 'Blue Daze' Evolvulus	5 gal	M .5	110
LM	Lantana 'Purple' 'Purple' Lantana	5 gal	M .5	148
LY	Lantana 'New Gold' 'New Gold' Lantana	5 gal	M .5	244

ACCENTS

SYM.	NAME	SIZE	WATER USAGE	QUANTITY
AA	Agave americana Century Plant	15 gal.	L .2	46
AP	Agave parryi v. Truncata Artichoke Agave	5 gal	L .2	80
AB	Agave X 'Blue Glow' Blue Glow Agave	5 gal.	L .2	72
AF	Aloe ferox Cape Aloe	15 gal.	L .2	32
	Fouquieria splendens Ocotillo	6-8 Canes Minimum	L .2	6
YR	Yucca rostrata Beaked Yucca	15 gal. 3' Minimum Height	L .2	3

INERT GROUND COVER

		QUANTITY
	ALL PLANTING AREAS TO RECEIVE 'INDIAN GOLD' CRUSHED ROCK , 3/8" IN SIZE	
	'BAJA GRESTA' RUBBLE 4"-8" IN SIZE	
	BOULDERS: 'BAJA GRESTA' BOULDERS TO RANGE FROM 2' DIA. TO 4' IN DIA., SIZE TO VARY IN GROUPINGS.	87

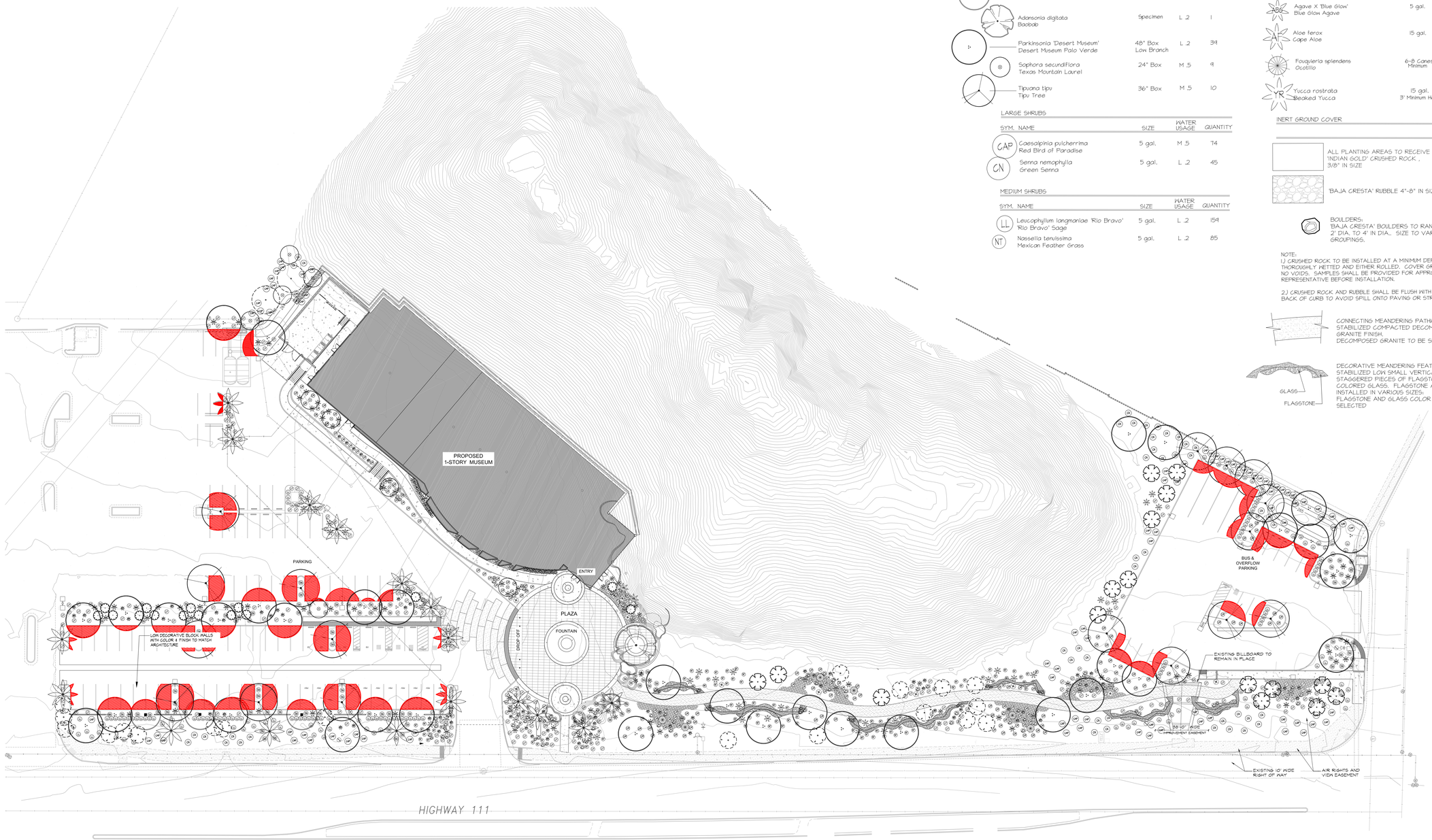
NOTE:
1.) CRUSHED ROCK TO BE INSTALLED AT A MINIMUM DEPTH OF 3" AFTER BEING THOROUGHLY WETTED AND EITHER ROLLED. COVER GROUND COMPLETELY WITH NO VOIDS. SAMPLES SHALL BE PROVIDED FOR APPROVAL BY OWNERS REPRESENTATIVE BEFORE INSTALLATION.

2.) CRUSHED ROCK AND RUBBLE SHALL BE FLUSH WITH ADJACENT PAVING OR BACK OF CURB TO AVOID SPILL ONTO PAVING OR STREET.

CONNECTING MEANDERING PATHWAY:
STABILIZED COMPACTED DECOMPOSED GRANITE FINISH.
DECOMPOSED GRANITE TO BE SELECTED

GLASS
FLAGSTONE

DECORATIVE MEANDERING FEATURES WITH STABILIZED LOW SMALL VERTICAL STAGGERED PIECES OF FLAGSTONE AND COLORED GLASS. FLAGSTONE AND GLASS INSTALLED IN VARIOUS SIZES. FLAGSTONE AND GLASS COLOR TO BE SELECTED



GLOBAL WILDLIFE DISCOVERY MUSEUM

RANCHO MIRAGE, CA

GRAPHIC SCALE
1"=30'-0"
0' 30' 60' 120'

HSA DESIGN GROUP
P.O Box 10690
Palm Desert, CA 92255
760.341.1515 tele
760.773.9315 fax

SHADING PLAN FOR PARKING

Sheet: L1.3

AUGUST 26, 2025

ACCENTS



Fouquieria splendens
Ocotillo



Yucca rostrata
Beaked Yucca



Agave americana
Century Plant



Agave parryi v. Truncata
Artichoke Agave



Agave X 'Blue Glow'
Blue Glow Agave



Aloe ferox
Cape Aloe

SHRUBS & GROUNDCOVERS



Lantana 'Purple'
'Purple' Lantana



Lantana 'New Gold'
'New Gold' Lantana



Evolvulus glomeratus 'Blue Daze'
'Blue Daze' Evolvulus



Caesalpinia pulcherrima
Red Bird of Paradise



Senna nemophylla
Green Senna



Leucophyllum langmaniae 'Rio Bravo'
'Rio Bravo' Sage



Nassella tenuissima
Mexican Feather Grass

TREES



Tipuana tipu
Tipu Tree



Adansonia digitata
Baobab



Acacia smallii
Sweet Acacia



Parkinsonia 'Desert Museum'
Desert Museum Palo Verde



Sophora secundiflora
Texas Mountain Laurel

PALMS



Phoenix dactylifera
Date Palm



Phoenix roebelenii
Pigmy Date Palm



Brahea armata
Mexican Blue Palm



Washingtonia filifera
California Fan Palm

GLOBAL WILDLIFE DISCOVERY MUSEUM

RANCHO MIRAGE, CA

HSA DESIGN GROUP
P.O Box 10690
Palm Desert, CA 92255
760.341.1515 tele
760.773.9315 fax

PRELIMINARY PLANT PALETTE

Sheet: L1.4

AUGUST 26, 2025



PARKING PREVIOUSLY REQUIRED

AS PER AMENDED INSTRUMENT NO. 260011
AMENDED 9/4/1997

AREA 1 (COMMERCIAL BLDG)	244 SPACES
AREA 5 (FORMER RESTAURANT)	99 SPACES
TOTAL REQUIRED:	**343 SPACES**
PARKING PROVIDED:	
AREA 4	294 SPACES
AREA 5	119 SPACES
TOTAL:	**413 SPACES**
PARKING REMAINING:	70 SPACES
AVAILABLE FOR AREAS 2 & 3	



PARKING REQUIRED FOR PROPOSED

AREA 1 (COMMERCIAL BLDG)	244 SPACES
AREA 5 (PROPSOED MUSEUM)	95 SPACES
TOTAL REQUIRED:	**339 SPACES**
PARKING PROVIDED:	
AREA 4	294 SPACES
AREA 3/5	89 SPACES
TOTAL:	**383 SPACES**
PARKING REMAINING:	44 SPACES
AVAILABLE FOR AREA 2	

GLOBAL WILDLIFE DISCOVERY MUSEUM

RANCHO MIRAGE, CA

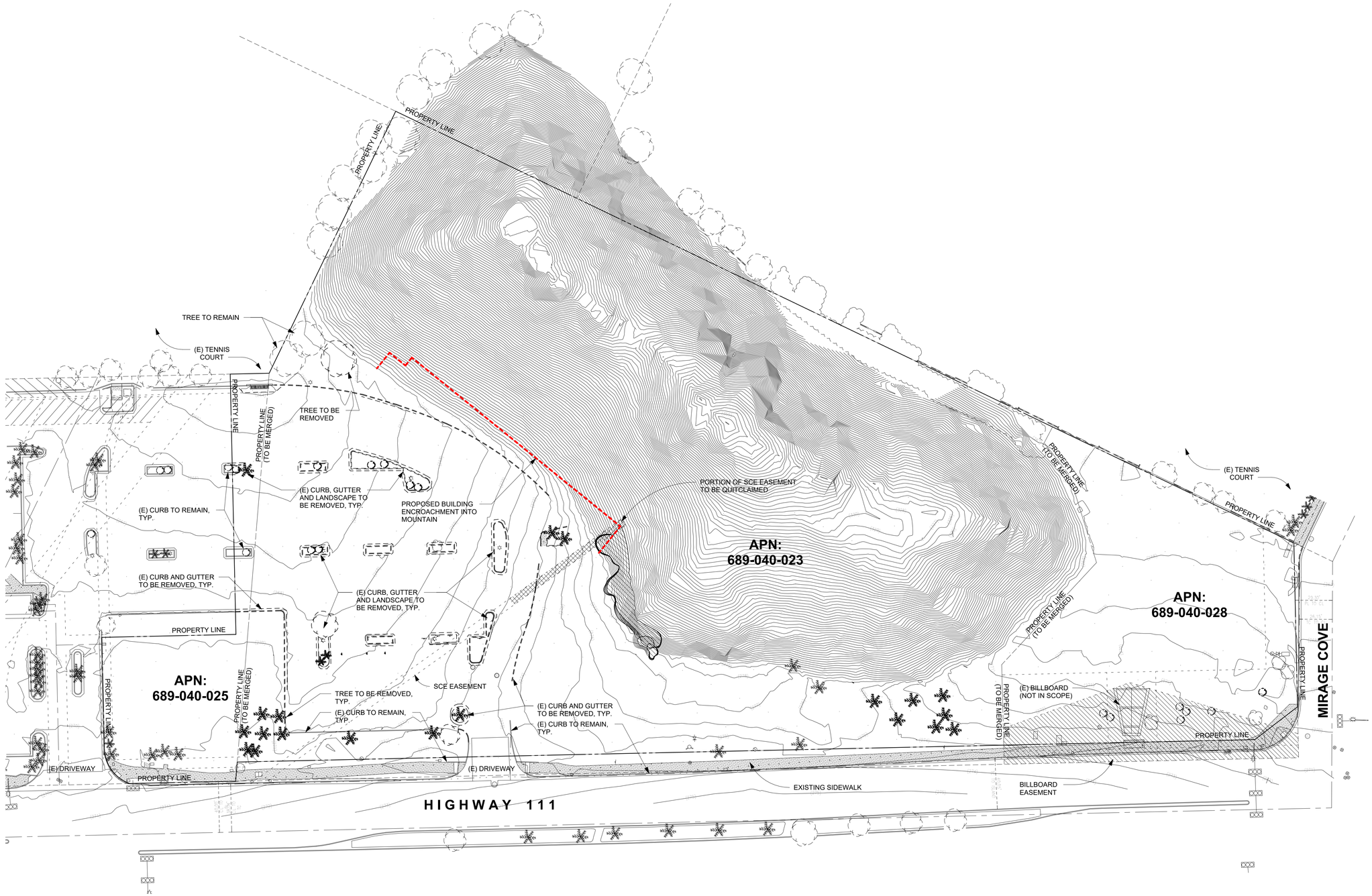
PREST | VUKSIC | GREENWOOD
ARCHITECTS • INTERIORS
44530 SAN PABLO AVE, STE 200 | PALM DESERT, CA 92260
WWW.PVGARCHITECTS.COM
INFO@PVGARCHITECTS.COM | 760 . 779 . 5393 T

SHARED PARKING EXHIBIT

Scale:

Sheet: A002

AUGUST 22, 2025
223047



GLOBAL WILDLIFE DISCOVERY MUSEUM

RANCHO MIRAGE, CA

0' 20' 40' 80' 160'

PREST | VUKSIC | GREENWOOD
ARCHITECTS • INTERIORS

44530 SAN PABLO AVE, STE 200 | PALM DESERT, CA 92260

WWW.PVGARCHITECTS.COM

INFO@PVGARCHITECTS.COM | 760 . 779 . 5393 T

EXISTING/DEMOLITION SITE PLAN

Scale: 1" = 40'-0"

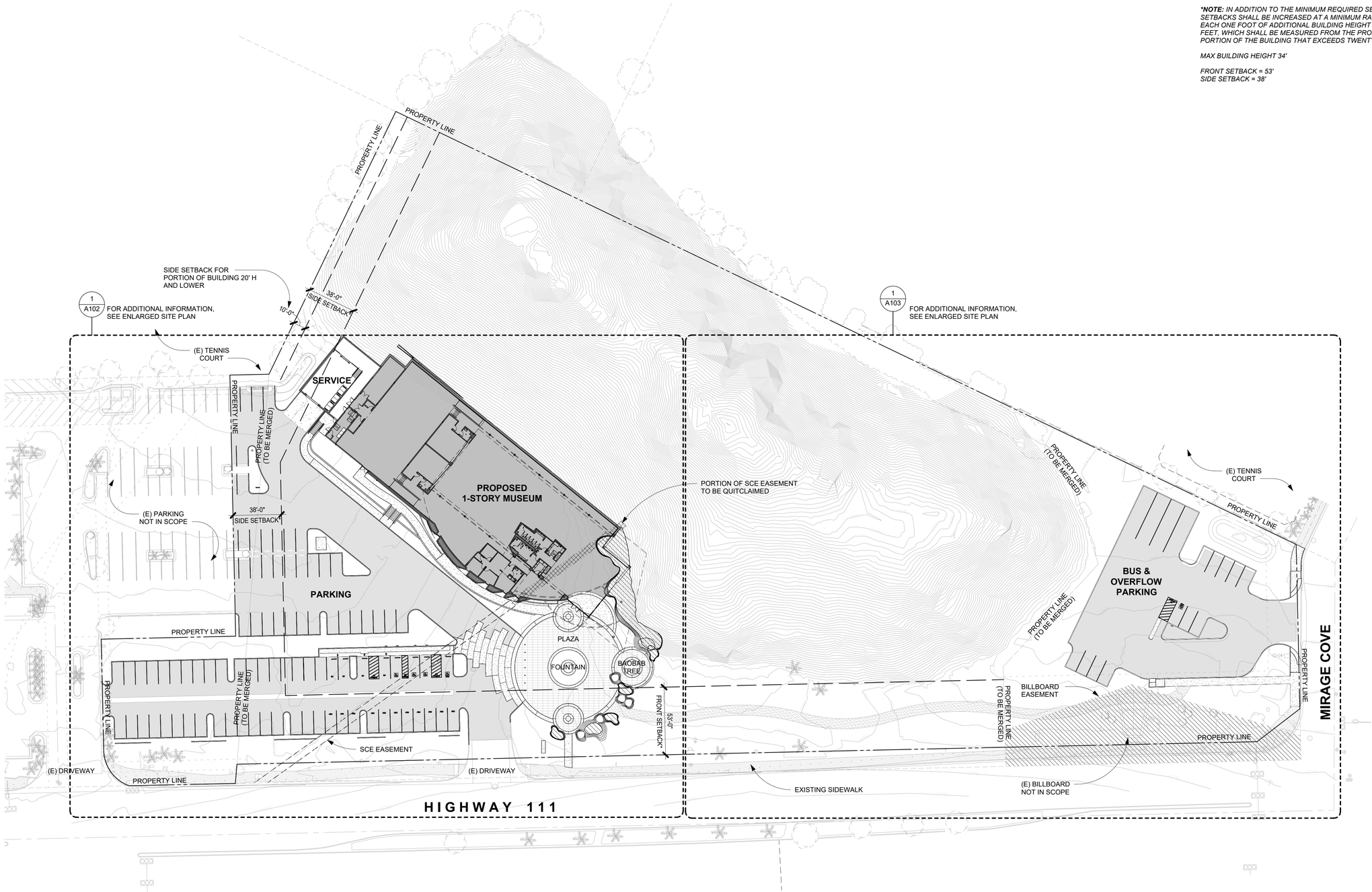
Sheet: A100

AUGUST 22, 2025
223047

__NOTE:__ IN ADDITION TO THE MINIMUM REQUIRED SETBACKS, THE SETBACKS SHALL BE INCREASED AT A MINIMUM RATE OF TWO FEET FOR EACH ONE FOOT OF ADDITIONAL BUILDING HEIGHT ABOVE TWENTY FEET, WHICH SHALL BE MEASURED FROM THE PROPERTY LINE TO EACH PORTION OF THE BUILDING THAT EXCEEDS TWENTY FEET.

MAX BUILDING HEIGHT 34'

FRONT SETBACK = 53'
SIDE SETBACK = 38'



GLOBAL WILDLIFE DISCOVERY MUSEUM

RANCHO MIRAGE, CA

0' 20' 40' 80' 160'

PREST | VUKSIC | GREENWOOD
ARCHITECTS • INTERIORS
44530 SAN PABLO AVE, STE 200 | PALM DESERT, CA 92260
WWW.PVGARCHITECTS.COM
INFO@PVGARCHITECTS.COM | 760 . 779 . 5393 T

OVERALL SITE PLAN

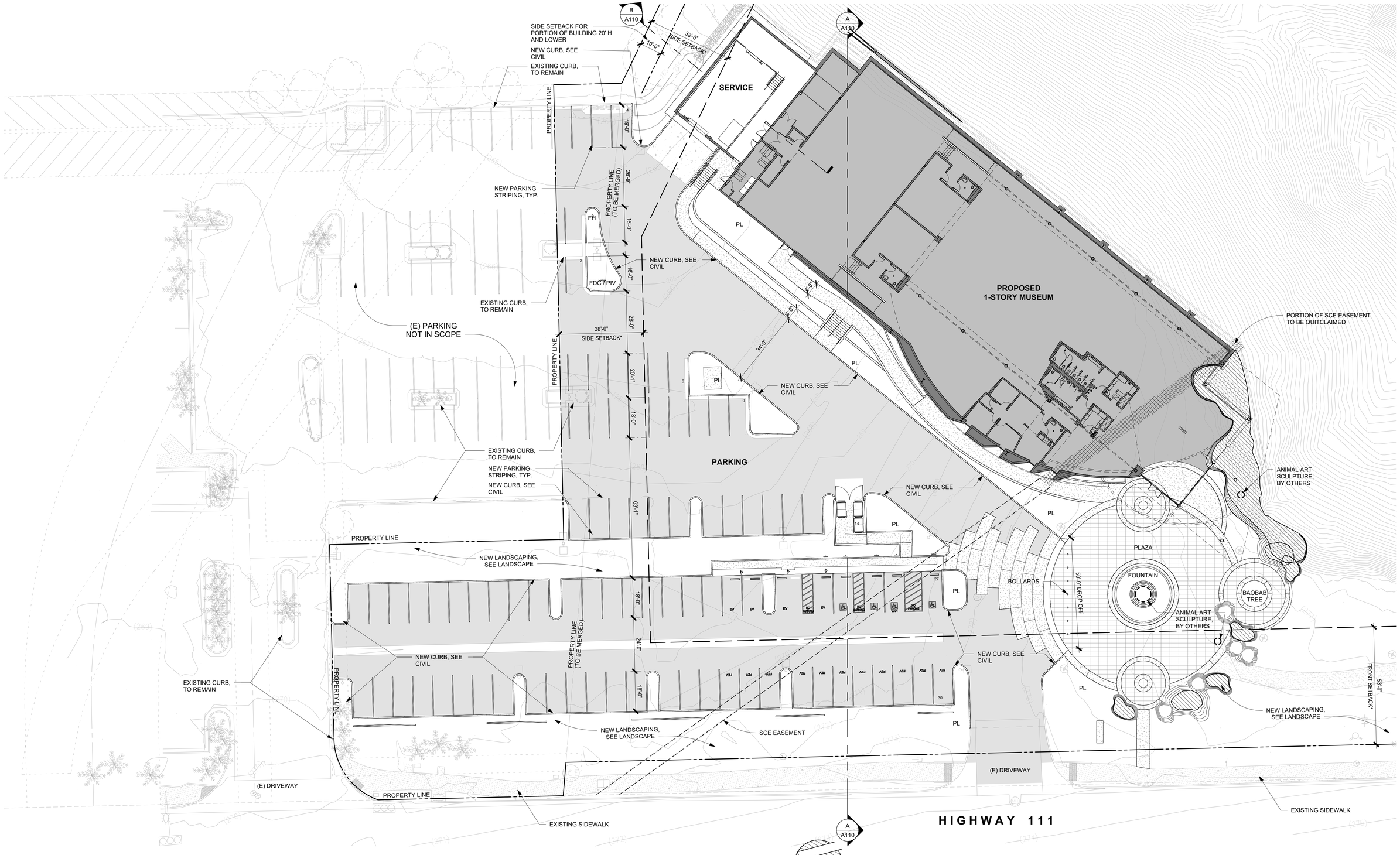
Scale: 1" = 40'-0"

Sheet: A101

AUGUST 22, 2025
223047

GLOBAL WILDLIFE DISCOVERY MUSEUM

RANCHO MIRAGE, CA



PREST | VUKSIC | GREENWOOD
ARCHITECTS • INTERIORS

44530 SAN PABLO AVE, STE 200 | PALM DESERT, CA 92260

WWW.PVGARCHITECTS.COM

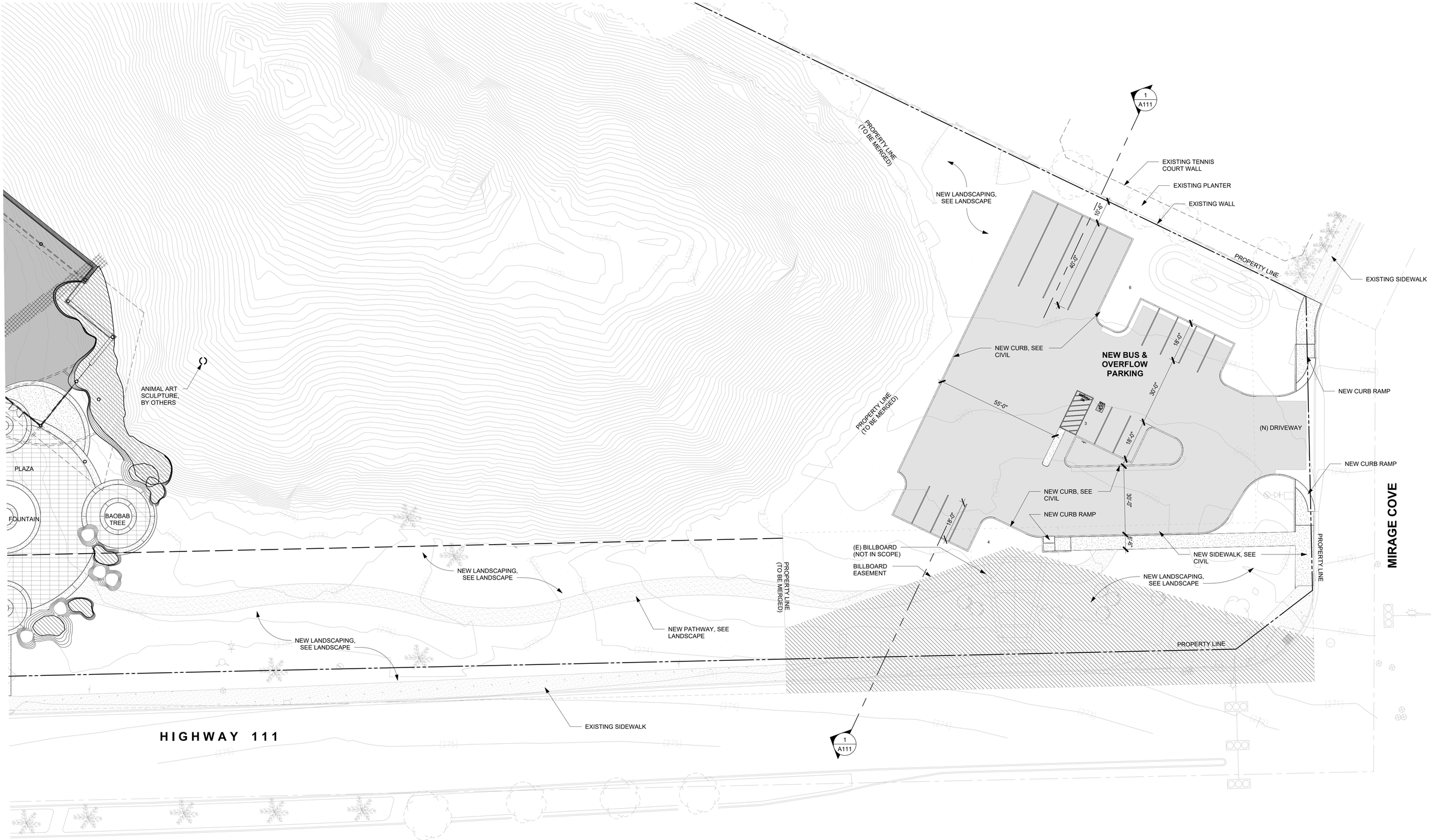
INFO@PVGARCHITECTS.COM | 760 . 779 . 5393 T

ENLARGED SITE PLAN NORTH

Scale: 1" = 20'-0"

Sheet: A102

DECEMBER 03, 2025
223047



GLOBAL WILDLIFE DISCOVERY MUSEUM

RANCHO MIRAGE, CA

0' 10' 20' 40' 80'

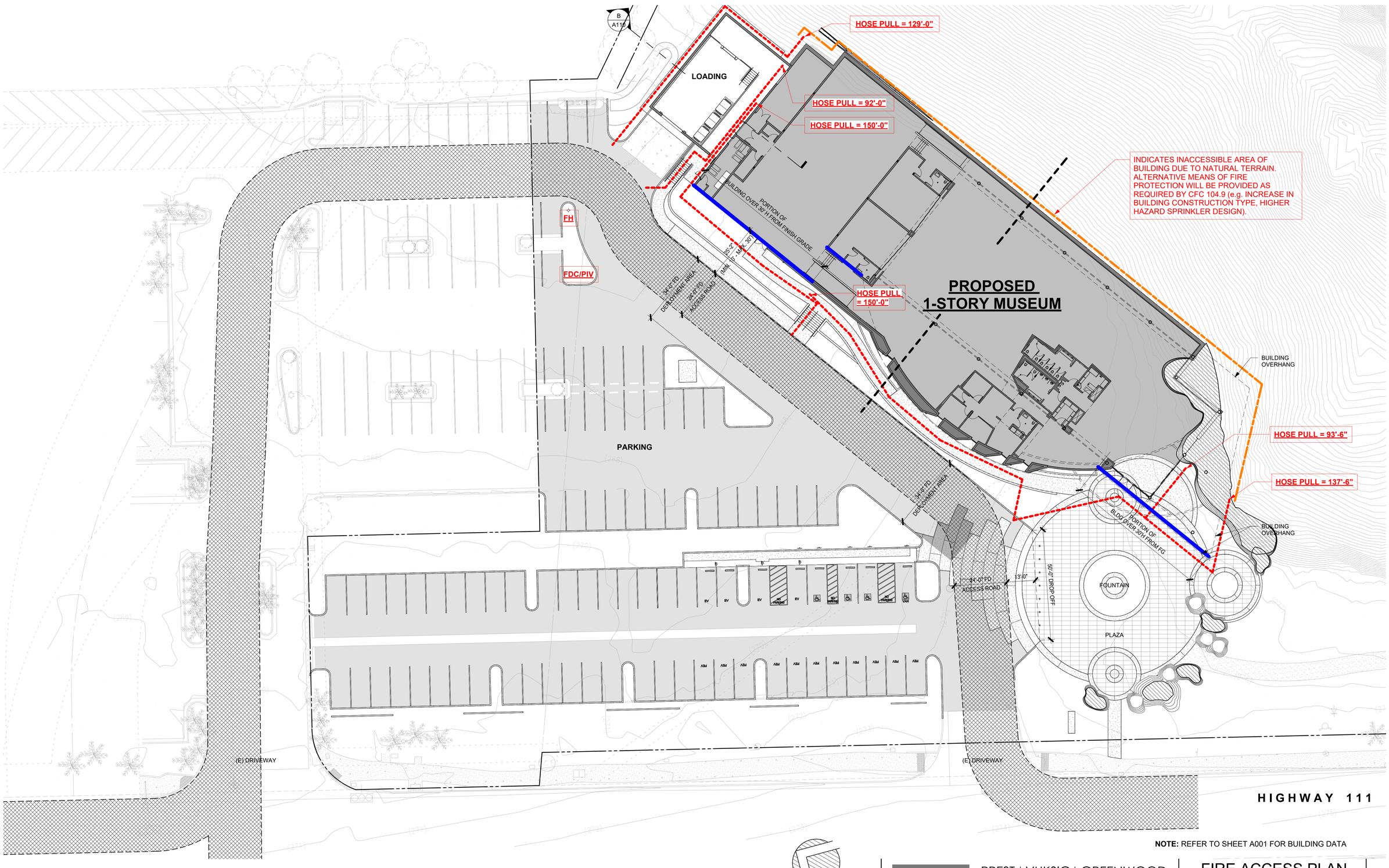
PREST | VUKSIC | GREENWOOD
ARCHITECTS • INTERIORS
44530 SAN PABLO AVE, STE 200 | PALM DESERT, CA 92260
WWW.PVGARCHITECTS.COM
INFO@PVGARCHITECTS.COM | 760 . 779 . 5393 T

ENLARGED SITE PLAN SOUTH

Scale: 1" = 20'-0"

Sheet: A103

AUGUST 22, 2025
223047



NOTE: REFER TO SHEET A001 FOR BUILDING DATA

GLOBAL WILDLIFE DISCOVERY MUSEUM

RANCHO MIRAGE, CA

0' 10' 20' 40' 80'

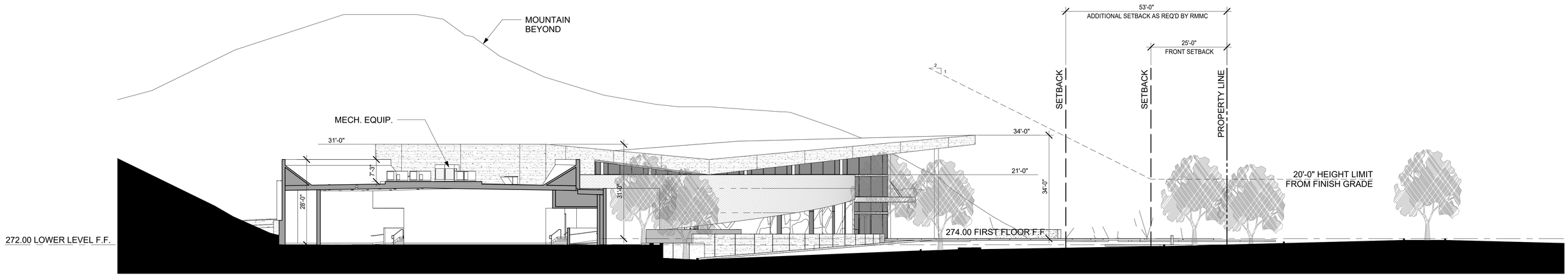
PREST | VUKSIC | GREENWOOD
ARCHITECTS • INTERIORS
44530 SAN PABLO AVE, STE 200 | PALM DESERT, CA 92260
WWW.PVGARCHITECTS.COM
INFO@PVGARCHITECTS.COM | 760 . 779 . 5393 T

FIRE ACCESS PLAN

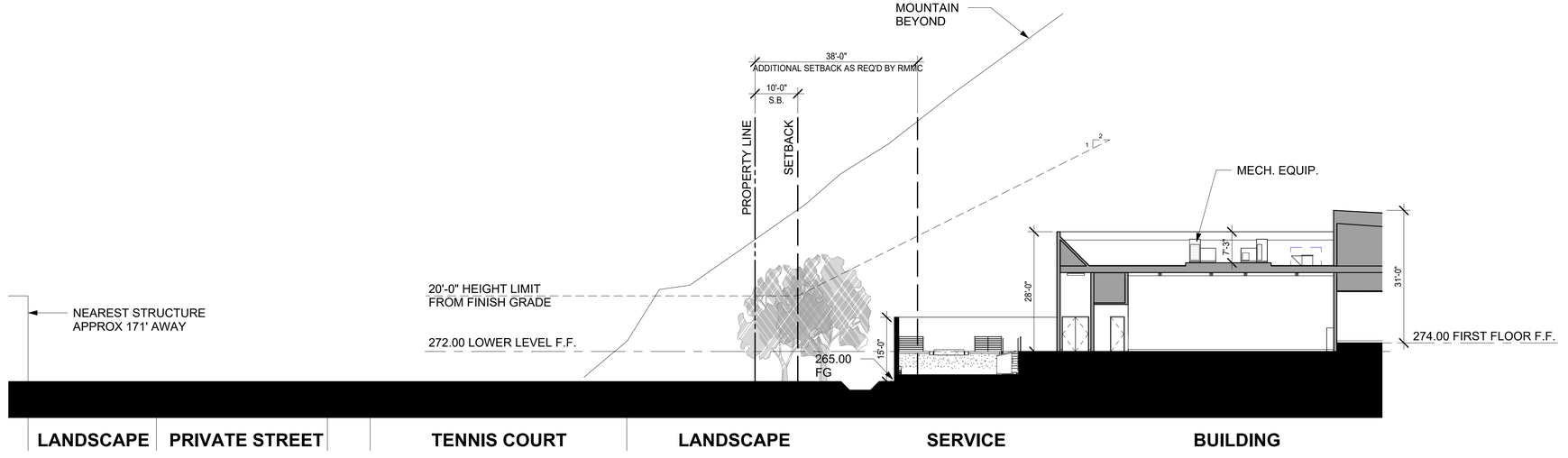
Scale: 1" = 20'-0"

Sheet: A104

AUGUST 22, 2025
223047



A LINE OF SIGHT SECTION A
1/16" = 1'-0"



B LINE OF SIGHT SECTION B
1/16" = 1'-0"

GLOBAL WILDLIFE DISCOVERY MUSEUM

RANCHO MIRAGE, CA

0' 8' 16' 32' 64'

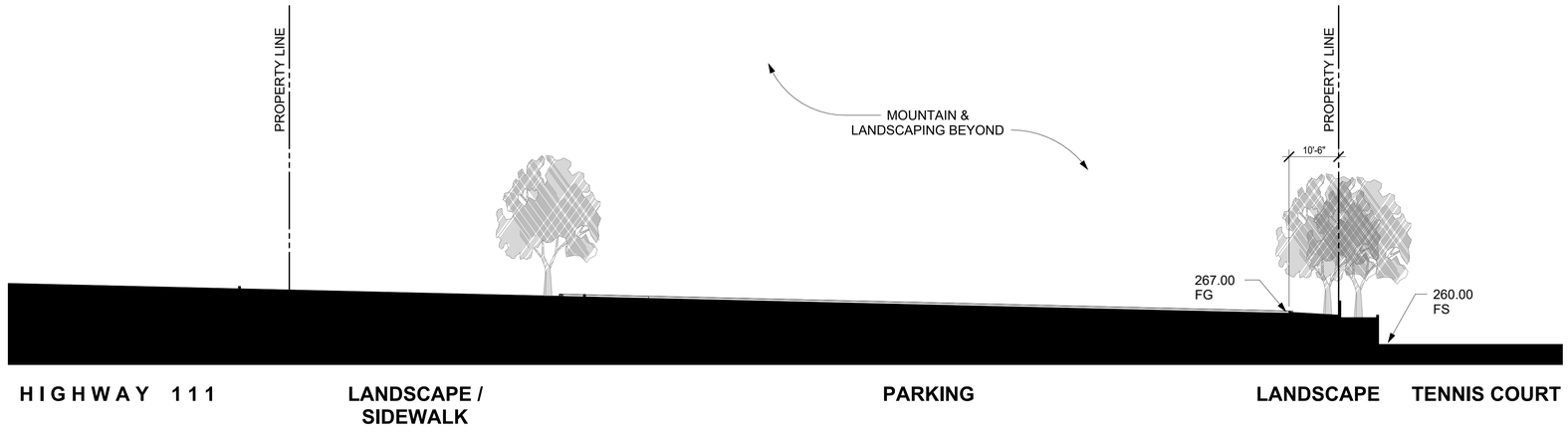
PREST | VUKSIC | GREENWOOD
ARCHITECTS • INTERIORS
44530 SAN PABLO AVE, STE 200 | PALM DESERT, CA 92260
WWW.PVGARCHITECTS.COM
INFO@PVGARCHITECTS.COM | 760 . 779 . 5393 T

LINE OF SIGHT SECTIONS

Scale: 1/16" = 1'-0"

Sheet: A110

AUGUST 22, 2025
223047



1 SOUTH PARKING LOT SECTION
1/16" = 1'-0"

GLOBAL WILDLIFE DISCOVERY MUSEUM

RANCHO MIRAGE, CA

0' 8' 16' 32' 64'

PREST | VUKSIC | GREENWOOD
ARCHITECTS • INTERIORS

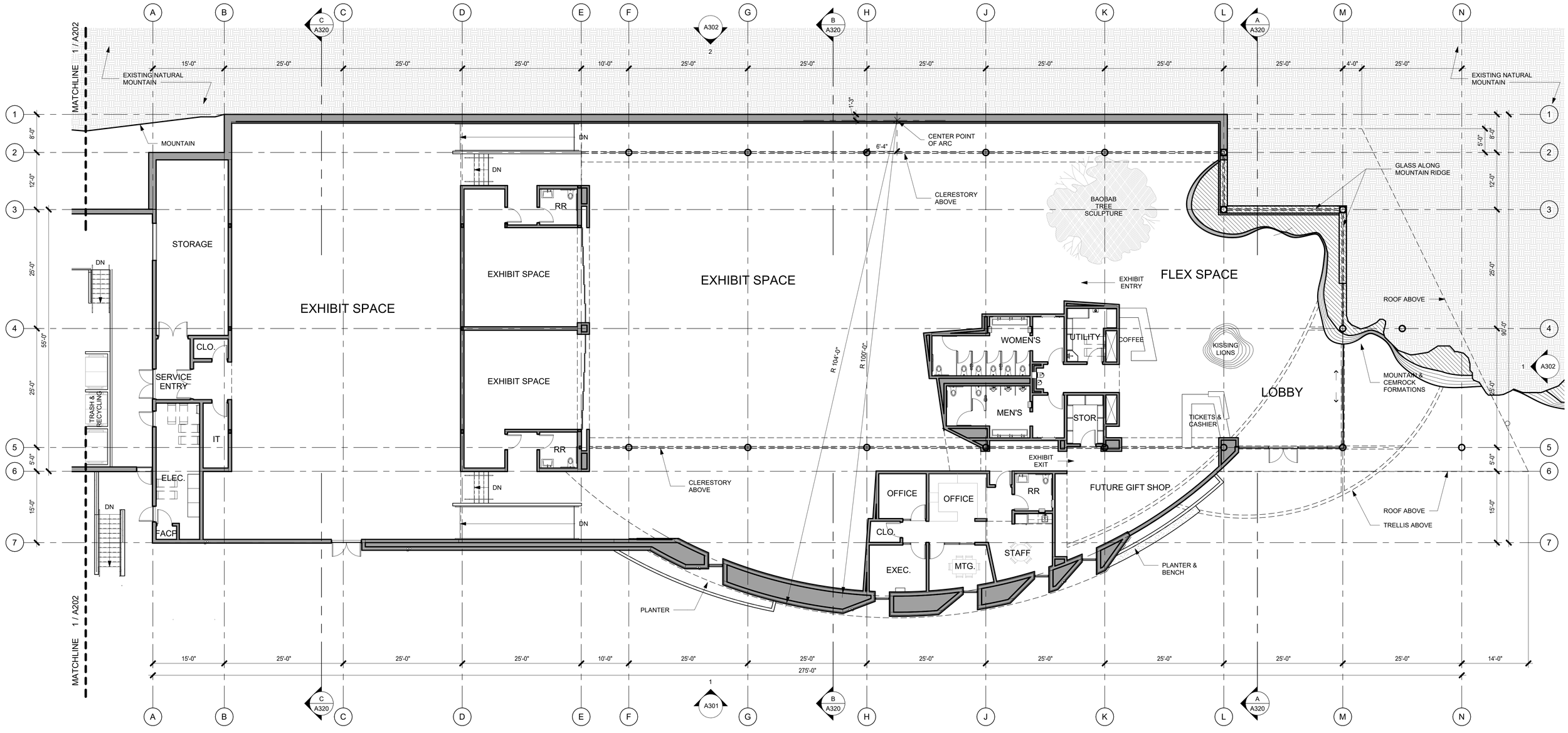
44530 SAN PABLO AVE, STE 200 | PALM DESERT, CA 92260
WWW.PVGARCHITECTS.COM
INFO@PVGARCHITECTS.COM | 760 . 779 . 5393 T

SOUTH PARKING LOT SECTION

Scale: 1/16" = 1'-0"

Sheet: A111

AUGUST 22, 2025
223047



GLOBAL WILDLIFE DISCOVERY MUSEUM

RANCHO MIRAGE, CA

0' 5' 10' 20' 40'

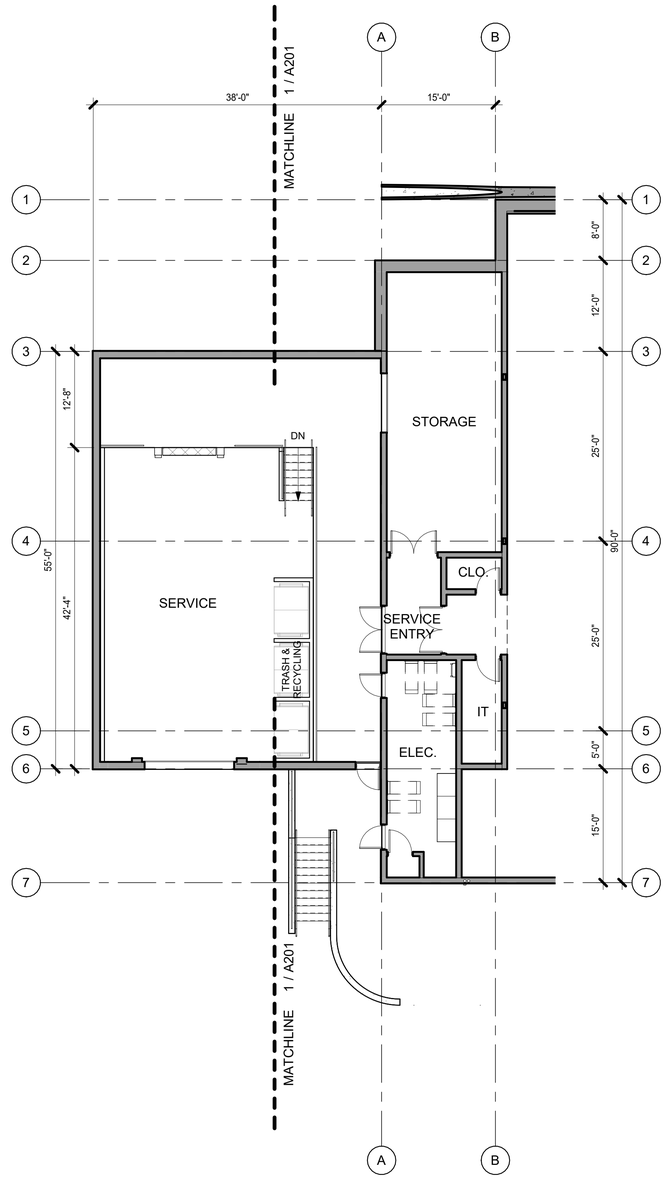
PREST | VUKSIC | GREENWOOD
ARCHITECTS • INTERIORS
44530 SAN PABLO AVE, STE 200 | PALM DESERT, CA 92260
WWW.PVGARCHITECTS.COM
INFO@PVGARCHITECTS.COM | 760 . 779 . 5393 T

FLOOR PLAN

Scale: 1" = 10'-0"

Sheet: A201

AUGUST 22, 2025
223047



GLOBAL WILDLIFE DISCOVERY MUSEUM

RANCHO MIRAGE, CA

0' 5' 10' 20' 40'

PREST | VUKSIC | GREENWOOD
ARCHITECTS • INTERIORS

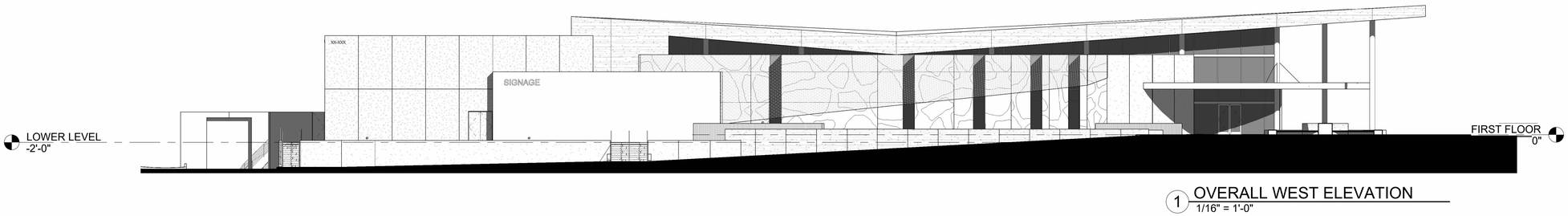
44530 SAN PABLO AVE, STE 200 | PALM DESERT, CA 92260
WWW.PVGARCHITECTS.COM
INFO@PVGARCHITECTS.COM | 760 . 779 . 5393 T

SERVICE AREA

Scale: 1" = 10'-0"

Sheet: A202

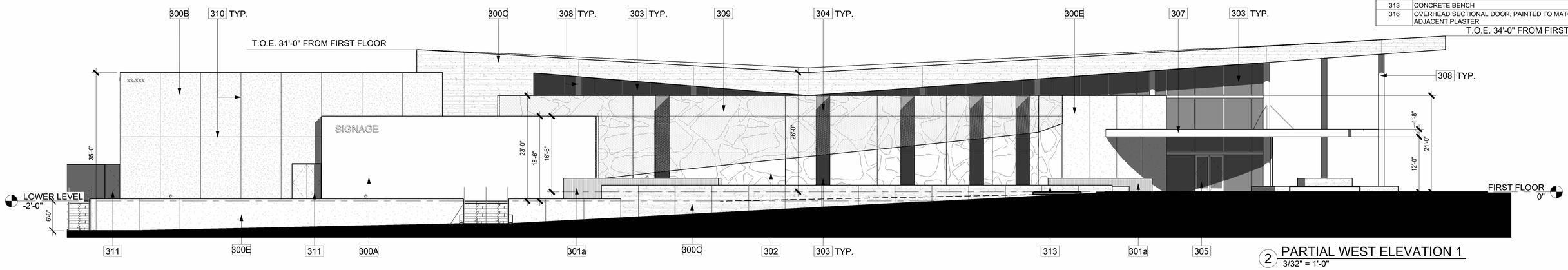
AUGUST 22, 2025
223047



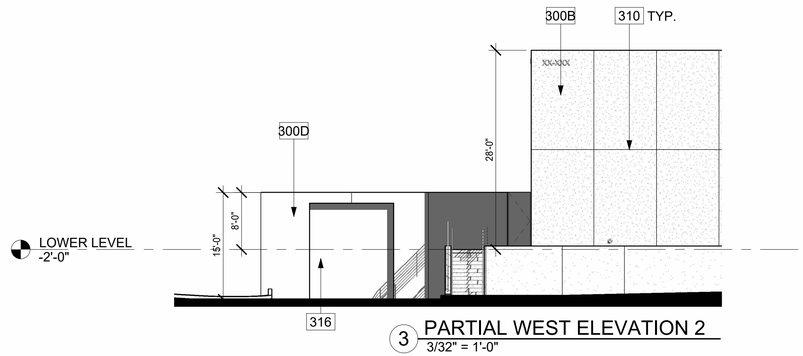
1 OVERALL WEST ELEVATION
1/16" = 1'-0"

KEYNOTES

NO.	DESCRIPTION
300A	7/8" (3 COAT) EXTERIOR CEMENT PLASTER OVER METAL LATH, OMEGA FLEX FINE ACRYLIC FINISH, COLOR: CUSTOM WILDLIFE MURAL. TO BE SUBMITTED FOR CITY APPROVAL BY ARTIST.
300B	7/8" (3 COAT) EXTERIOR CEMENT PLASTER OVER METAL LATH, MOTTLED FAUX CONCRETE FINISH, COLOR: CONCRETE WARM GRAY. CONTRACTOR TO PROVIDE MOCK UP FOR ARCHITECT'S APPROVAL.
300C	7/8" (3 COAT) EXTERIOR CEMENT PLASTER OVER METAL LATH, MOTTLED FAUX METAL FINISH, COLOR: METALLIC RUST/IRON CUSTOM MIX. CONTRACTOR TO PROVIDE MOCK UP FOR ARCHITECT'S APPROVAL. CONTRACTOR TO PROVIDE ADD ALTERNATE FOR METAL PANEL.
300D	7/8" (3 COAT) EXTERIOR CEMENT PLASTER OVER METAL LATH, OMEGA FLEX FINE ACRYLIC FINISH, COLOR: DE6213 FINE GRAIN
300E	7/8" (3 COAT) EXTERIOR CEMENT PLASTER OVER METAL LATH, MOTTLED FAUX CONCRETE FINISH, COLOR: CONCRETE COOL DARK GRAY. CONTRACTOR TO PROVIDE MOCK UP FOR ARCHITECT'S APPROVAL.
301a	PORCELAIN TILE, KENRIDGE RIBBON MAPLE BROWN 24X28 WOOD LOOK MATTE FLUTED
302	STONE VENEER, MFR: TERRAFORM, COLOR: CUSTOM BLEND. https://thesurfaceshop.com/natural-stone-veneer/terraform/
303	FIXED STOREFRONT GLASS, FRAME: BRONZE ANODIZED ALUMINUM
304	FIXED STOREFRONT SPANDREL, FRAME: BRONZE ANODIZED ALUMINUM
305	STOREFRONT GLASS DOOR, FRAME: BRONZE ANODIZED ALUMINUM
307	STEEL TUBE BEAM, SEE STRUCTURAL. PRIMED AND PAINTED ON EXTERIOR.
308	STEEL PIPE COLUMN, SEE STRUCTURAL. PRIMED AND PAINTED ON EXTERIOR TO MATCH WINDOW FRAMES.
309	3/16" LASER CUT ALUMINUM SHEET, MFR: MOZDESIGNS, PATTERN: GROVE SERIES, COLOR: RUST. CONTRACTOR TO PROVIDE PATTERN TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING.
310	#15 CONTROL JOINT, CARRY BELOW SOFFITS AND AROUND CORNERS. NOTE: PRIOR TO STUCCO INSTALLATION CONTRACTOR TO NOTIFY ARCHITECT AT TIME OF INSTALLATION OF EXPANSION JOINTS & FRY REGLETS FOR ON-SITE WALK-THRU TO VERIFY ALL JOINTS HAVE BEEN INSTALLED PER PLAN
311	HOLLOW METAL DOOR, PAINTED TO MATCH ADJACENT PLASTER
313	CONCRETE BENCH
316	OVERHEAD SECTIONAL DOOR, PAINTED TO MATCH ADJACENT PLASTER



2 PARTIAL WEST ELEVATION 1
3/32" = 1'-0"



3 PARTIAL WEST ELEVATION 2
3/32" = 1'-0"

GLOBAL WILDLIFE DISCOVERY MUSEUM

RANCHO MIRAGE, CA

0' 6' 12' 24' 48'

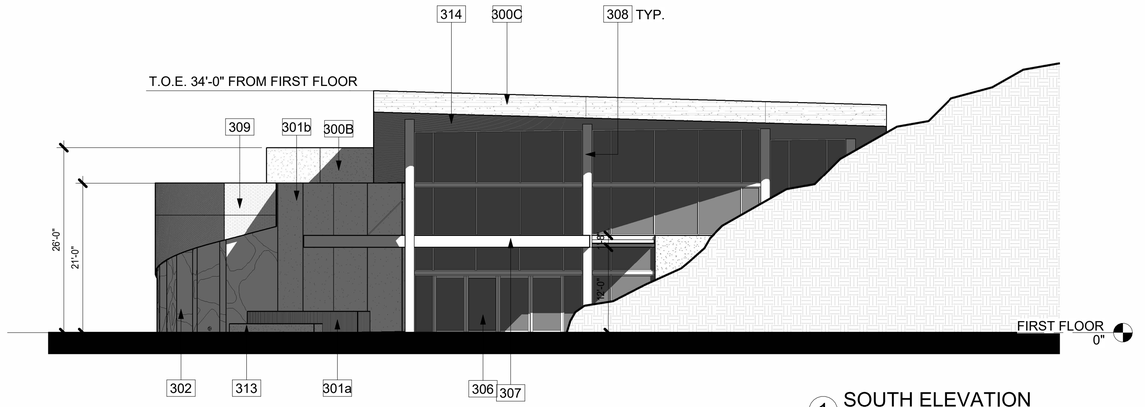
PREST | VUKSIC | GREENWOOD
ARCHITECTS • INTERIORS
44530 SAN PABLO AVE, STE 200 | PALM DESERT, CA 92260
WWW.PVGARCHITECTS.COM
INFO@PVGARCHITECTS.COM | 760 . 779 . 5393 T

ELEVATIONS

Scale: As indicated

Sheet: A301

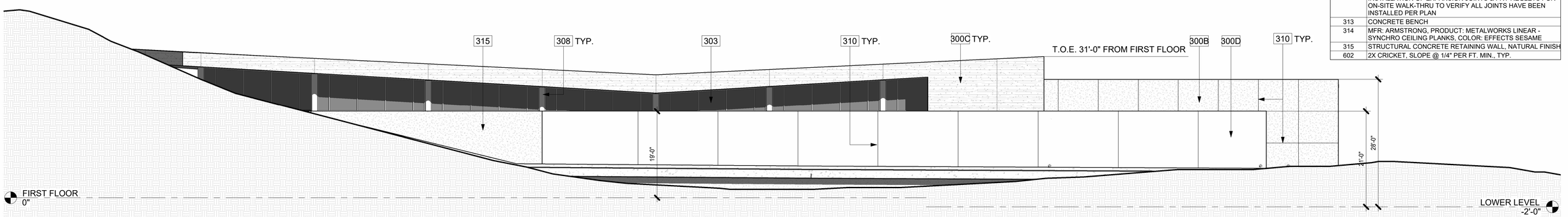
AUGUST 22, 2025
223047

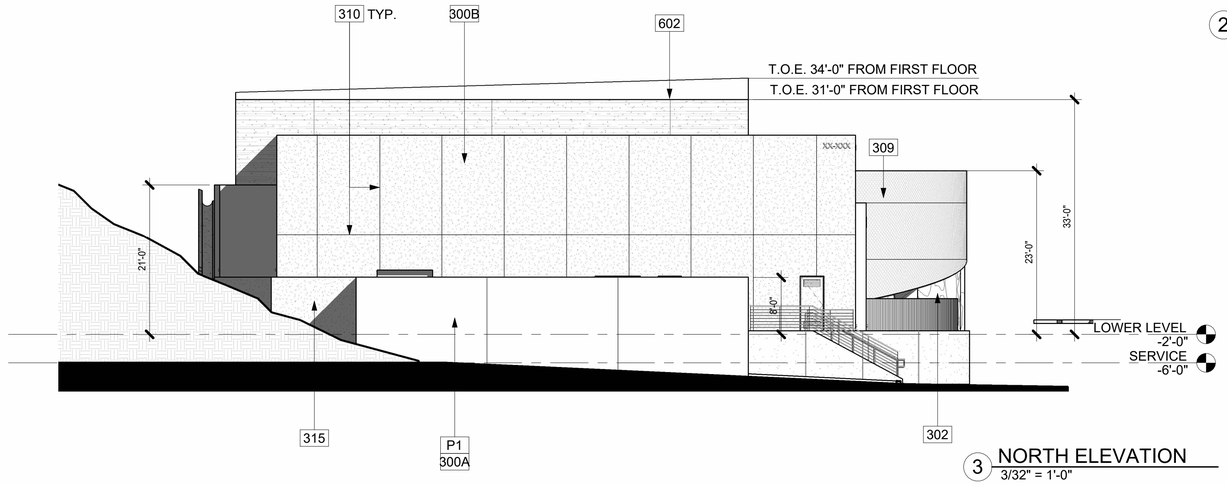


1 SOUTH ELEVATION
3/32" = 1'-0"

KEYNOTES

NO.	DESCRIPTION
300A	7/8" (3 COAT) EXTERIOR CEMENT PLASTER OVER METAL LATH, OMEGA FLEX FINE ACRYLIC FINISH, COLOR: CUSTOM WILDLIFE MURAL. TO BE SUBMITTED FOR CITY APPROVAL BY ARTIST.
300B	7/8" (3 COAT) EXTERIOR CEMENT PLASTER OVER METAL LATH, MOTTLED FAUX CONCRETE FINISH, COLOR: CONCRETE WARM GRAY. CONTRACTOR TO PROVIDE MOCK UP FOR ARCHITECT'S APPROVAL.
300C	7/8" (3 COAT) EXTERIOR CEMENT PLASTER OVER METAL LATH, MOTTLED FAUX METAL FINISH, COLOR: METALLIC RUST/IRON CUSTOM MIX. CONTRACTOR TO PROVIDE MOCK UP FOR ARCHITECT'S APPROVAL. CONTRACTOR TO PROVIDE ADD ALTERNATE FOR METAL PANEL.
300D	7/8" (3 COAT) EXTERIOR CEMENT PLASTER OVER METAL LATH, OMEGA FLEX FINE ACRYLIC FINISH, COLOR: DE6213 FINE GRAIN
301a	PORCELAIN TILE, KENRIDGE RIBBON MAPLE BROWN 24X28 WOOD LOOK MATTE FLUTED
301b	
302	STONE VENEER, MFR: TERRAFORM, COLOR: CUSTOM BLEND. https://thesurfaceshop.com/natural-stone-veneer/terraform/
303	FIXED STOREFRONT GLASS, FRAME: BRONZE ANODIZED ALUMINUM
306	MULTI-PANEL SLIDING GLASS DOOR, FRAME: BRONZE ANODIZED ALUMINUM
307	STEEL TUBE BEAM, SEE STRUCTURAL. PRIMED AND PAINTED ON EXTERIOR.
308	STEEL PIPE COLUMN, SEE STRUCTURAL. PRIMED AND PAINTED ON EXTERIOR TO MATCH WINDOW FRAMES.
309	3/16" LASER CUT ALUMINUM SHEET, MFR: MOZDESIGNS, PATTERN: GROVE SERIES, COLOR: RUST. CONTRACTOR TO PROVIDE PATTERN TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING.
310	#15 CONTROL JOINT, CARRY BELOW SOFFITS AND AROUND CORNERS. NOTE: PRIOR TO STUCCO INSTALLATION CONTRACTOR TO NOTIFY ARCHITECT AT TIME OF INSTALLATION OF EXPANSION JOINTS & FRY REGLETS FOR ON-SITE WALK-THRU TO VERIFY ALL JOINTS HAVE BEEN INSTALLED PER PLAN
313	CONCRETE BENCH
314	MFR: ARMSTRONG, PRODUCT: METALWORKS LINEAR - SYNCHRO CEILING PLANKS, COLOR: EFFECTS SESAME
315	STRUCTURAL CONCRETE RETAINING WALL, NATURAL FINISH
602	2X CRICKET, SLOPE @ 1/4" PER FT. MIN., TYP.





2 EAST ELEVATION
3/32" = 1'-0"

3 NORTH ELEVATION
3/32" = 1'-0"

GLOBAL WILDLIFE DISCOVERY MUSEUM

RANCHO MIRAGE, CA

0' 6' 12' 24' 48'

PREST | VUKSIC | GREENWOOD
ARCHITECTS • INTERIORS
44530 SAN PABLO AVE, STE 200 | PALM DESERT, CA 92260
WWW.PVGARCHITECTS.COM
INFO@PVGARCHITECTS.COM | 760 . 779 . 5393 T

ELEVATIONS

Scale: 3/32" = 1'-0"

Sheet: A302

AUGUST 22, 2025
223047



SOUTH ELEVATION



WEST ELEVATION

GLOBAL WILDLIFE DISCOVERY MUSEUM

RANCHO MIRAGE, CA

0' 6' 12' 24' 48'

PREST | VUKSIC | GREENWOOD
ARCHITECTS • INTERIORS

44530 SAN PABLO AVE, STE 200 | PALM DESERT, CA 92260
WWW.PVGARCHITECTS.COM
INFO@PVGARCHITECTS.COM | 760 . 779 . 5393 T

COLORED ELEVATIONS

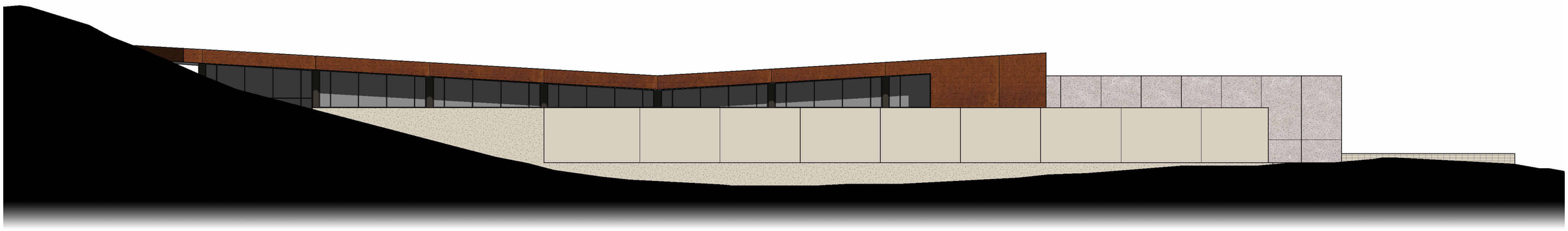
Scale:

Sheet: A310

AUGUST 22, 2025
223047



NORTH ELEVATION



EAST ELEVATION

GLOBAL WILDLIFE DISCOVERY MUSEUM

RANCHO MIRAGE, CA

0' 6' 12' 24' 48'

PREST | VUKSIC | GREENWOOD
ARCHITECTS • INTERIORS

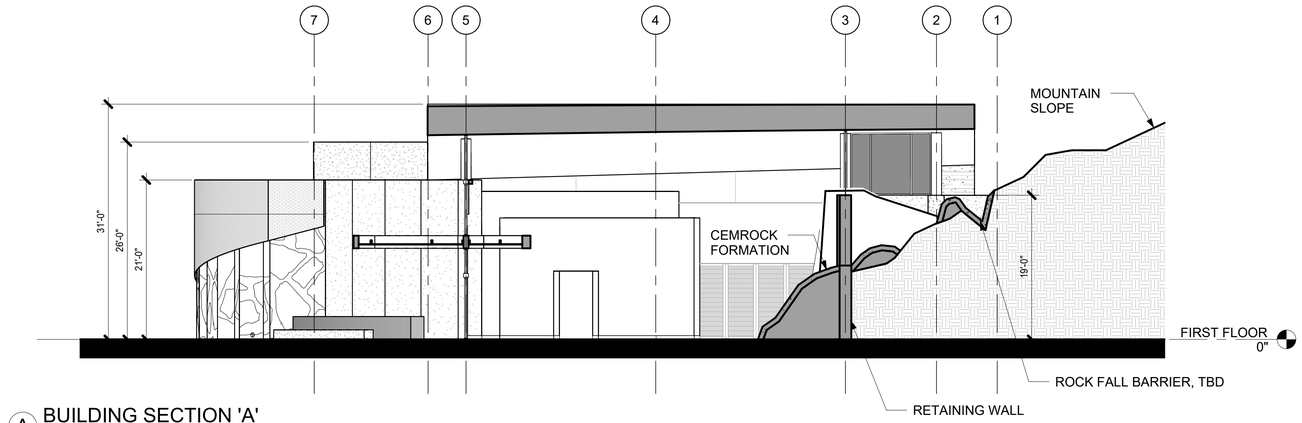
44530 SAN PABLO AVE, STE 200 | PALM DESERT, CA 92260
WWW.PVGARCHITECTS.COM
INFO@PVGARCHITECTS.COM | 760 . 779 . 5393 T

COLORED ELEVATIONS

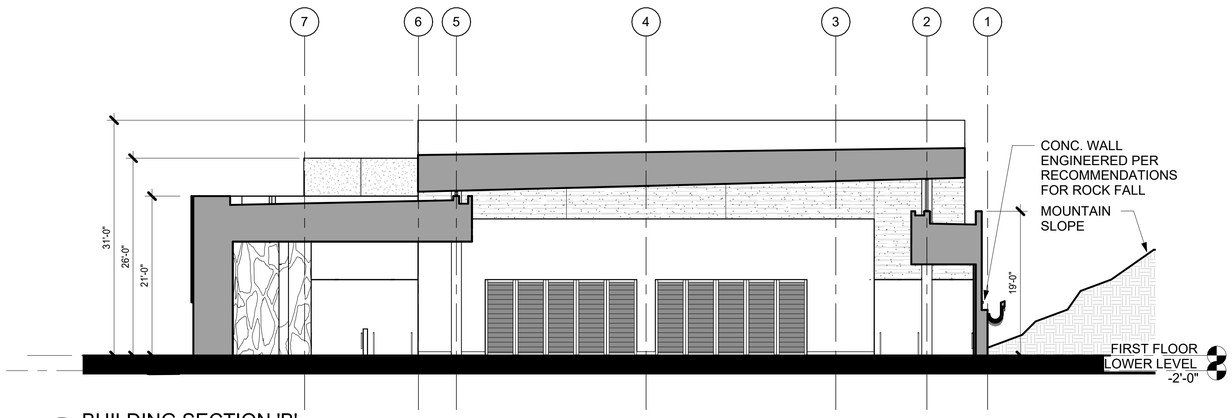
Scale:

Sheet: A311

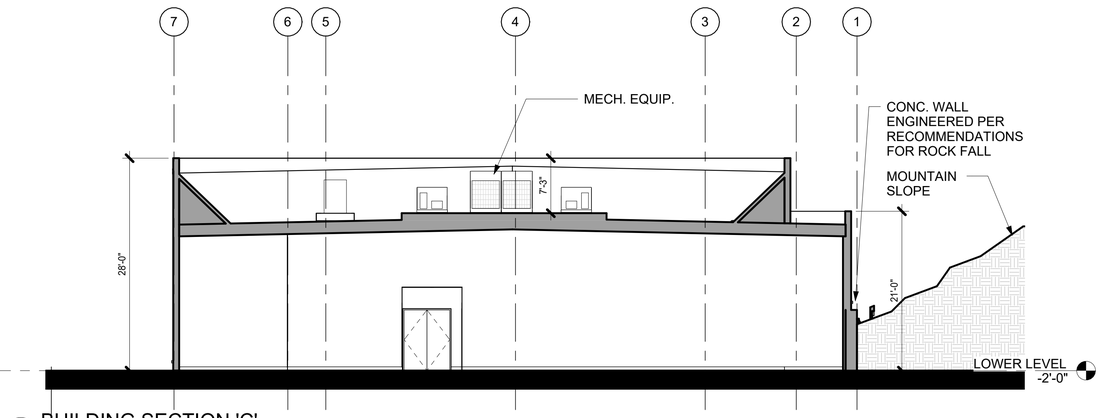
AUGUST 22, 2025
223047



A BUILDING SECTION 'A'
1" = 10'-0"



B BUILDING SECTION 'B'
1" = 10'-0"



C BUILDING SECTION 'C'
1" = 10'-0"

GLOBAL WILDLIFE DISCOVERY MUSEUM

RANCHO MIRAGE, CA

0' 4' 8' 16' 32'

PREST | VUKSIC | GREENWOOD
ARCHITECTS • INTERIORS

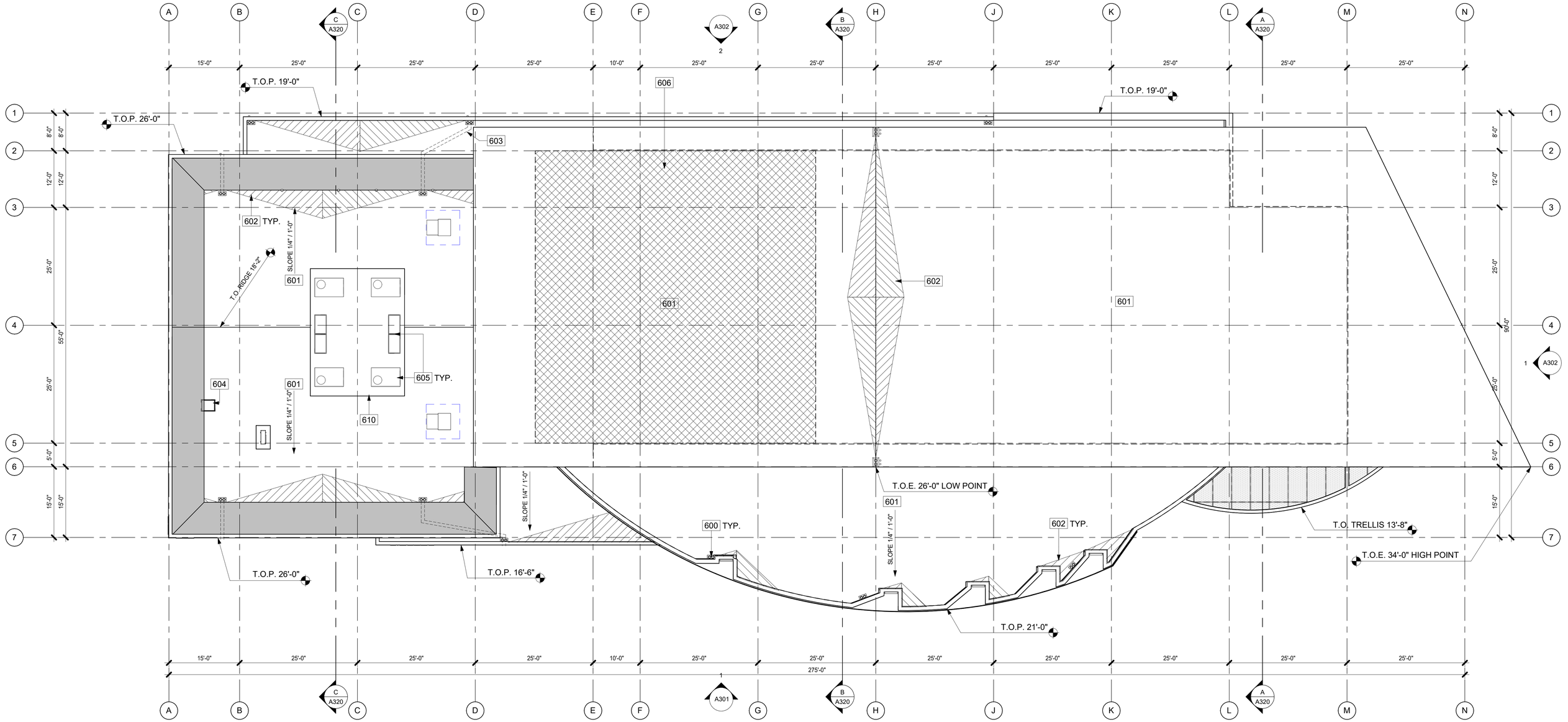
44530 SAN PABLO AVE, STE 200 | PALM DESERT, CA 92260
WWW.PVGARCHITECTS.COM
INFO@PVGARCHITECTS.COM | 760 . 779 . 5393 T

BUILDING SECTIONS

Scale: 1" = 10'-0"

Sheet: A320

AUGUST 22, 2025
223047



NOTE: ALL HEIGHTS ARE MEASURED FROM FIRST FLOOR

KEYNOTES

NO.	DESCRIPTION
600	ROOF DRAIN AND OVERFLOW. CONNECT ROOF DRAIN TO UNDERGROUND DRAINAGE SYSTEM AND DAYLIGHT OVERFLOW TO GRADE
601	SINGLE-PLY ROOFING MEMBRANE, ICC # ESR 1456, COLOR: TAN
602	2X CRICKET, SLOPE @ 1/4" PER FT. MIN., TYP.
603	DRAIN TO LOWER ROOF
604	ROOF ACCESS HATCH
605	MECH. EQUIP. HEIGHT BELOW TOP OF ADJACENT PARAPET, SEE MECHANICAL
606	SOLAR EQUIP. AREA
610	MECHANICAL PLATFORM

GLOBAL WILDLIFE DISCOVERY MUSEUM

RANCHO MIRAGE, CA

0' 5' 10' 20' 40'

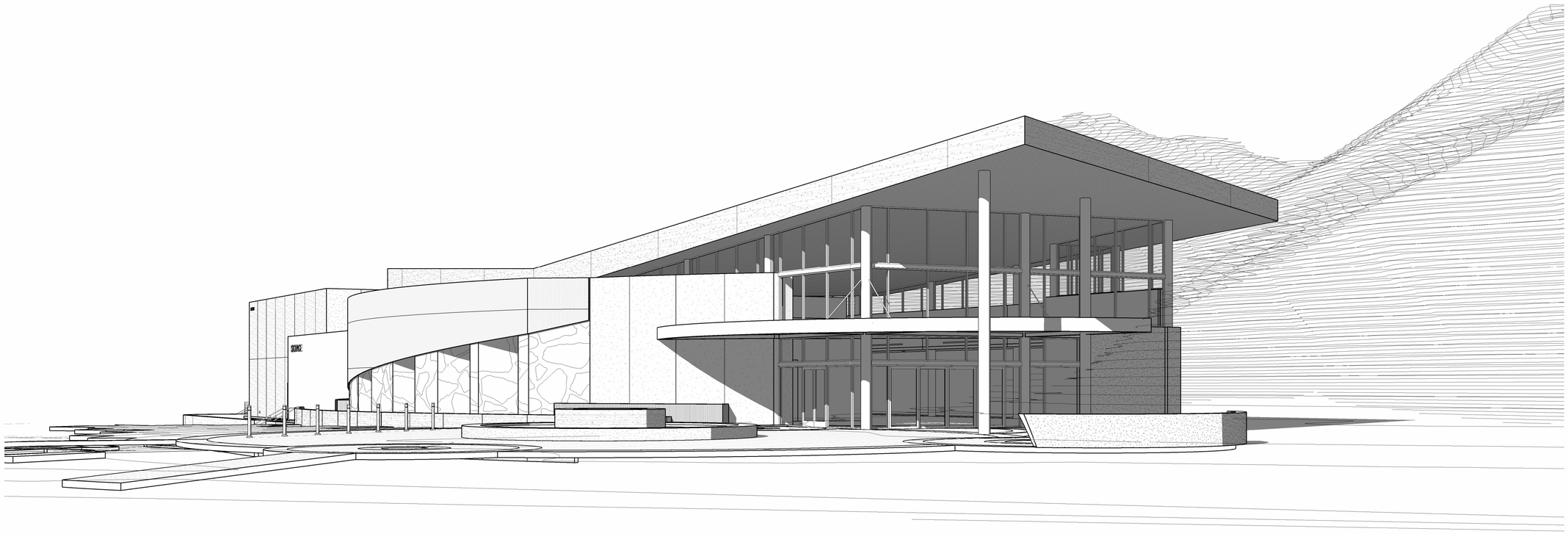
PREST | VUKSIC | GREENWOOD
ARCHITECTS • INTERIORS
44530 SAN PABLO AVE, STE 200 | PALM DESERT, CA 92260
WWW.PVGARCHITECTS.COM
INFO@PVGARCHITECTS.COM | 760 . 779 . 5393 T

ROOF PLAN

Scale: 1" = 10'-0"

Sheet: A401

AUGUST 22, 2025
223047



GLOBAL WILDLIFE DISCOVERY MUSEUM

RANCHO MIRAGE, CA

PREST | VUKSIC | GREENWOOD
ARCHITECTS • INTERIORS

44530 SAN PABLO AVE, STE 200 | PALM DESERT, CA 92260

WWW.PVGARCHITECTS.COM

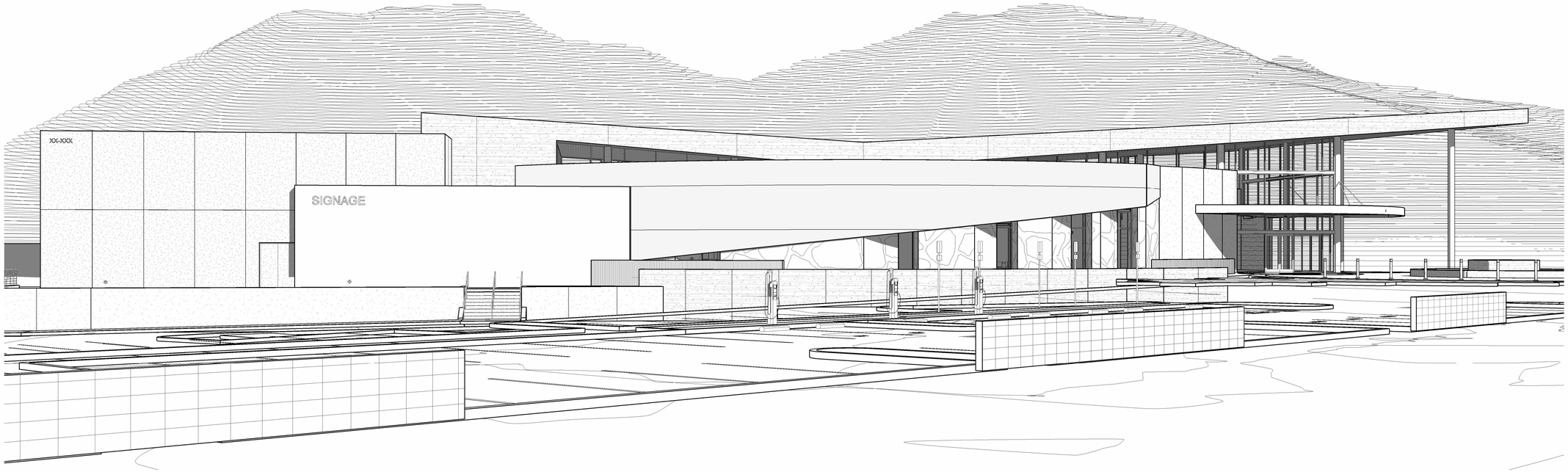
INFO@PVGARCHITECTS.COM | 760 . 779 . 5393 T

VIEW LOOKING NORTHEAST

Scale:

Sheet: A501

AUGUST 22, 2025
223047



GLOBAL WILDLIFE DISCOVERY MUSEUM

RANCHO MIRAGE, CA

PREST | VUKSIC | GREENWOOD
ARCHITECTS • INTERIORS

44530 SAN PABLO AVE, STE 200 | PALM DESERT, CA 92260

WWW.PVGARCHITECTS.COM

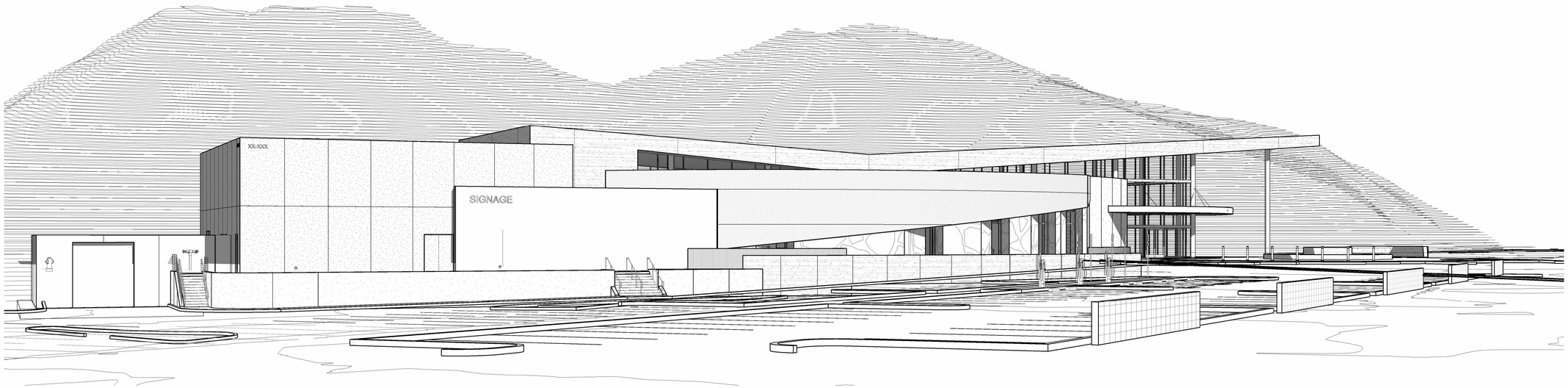
INFO@PVGARCHITECTS.COM | 760 . 779 . 5393 T

VIEW LOOKING EAST

Scale:

Sheet: A502

AUGUST 22, 2025
223047



GLOBAL WILDLIFE DISCOVERY MUSEUM

RANCHO MIRAGE, CA

PREST | VUKSIC | GREENWOOD
ARCHITECTS • INTERIORS

44530 SAN PABLO AVE, STE 200 | PALM DESERT, CA 92260

WWW.PVGARCHITECTS.COM

INFO@PVGARCHITECTS.COM | 760 . 779 . 5393 T

VIEW LOOKING SOUTHEAST

Scale:

Sheet: A503

AUGUST 22, 2025
223047



GLOBAL WILDLIFE DISCOVERY MUSEUM

RANCHO MIRAGE, CA

PREST | VUKSIC | GREENWOOD
ARCHITECTS • INTERIORS

44530 SAN PABLO AVE, STE 200 | PALM DESERT, CA 92260

WWW.PVGARCHITECTS.COM

INFO@PVGARCHITECTS.COM | 760 . 779 . 5393 T

PHOTO SIM

Scale:

Sheet: A510

AUGUST 22, 2025
223047



GLOBAL WILDLIFE DISCOVERY MUSEUM

RANCHO MIRAGE, CA

PREST | VUKSIC | GREENWOOD
ARCHITECTS • INTERIORS

44530 SAN PABLO AVE, STE 200 | PALM DESERT, CA 92260

WWW.PVGARCHITECTS.COM

INFO@PVGARCHITECTS.COM | 760 . 779 . 5393 T

PHOTO SIM

Scale:

Sheet: A511

AUGUST 22, 2025
223047



GLOBAL WILDLIFE DISCOVERY MUSEUM

RANCHO MIRAGE, CA

PREST | VUKSIC | GREENWOOD
ARCHITECTS • INTERIORS

44530 SAN PABLO AVE, STE 200 | PALM DESERT, CA 92260

WWW.PVGARCHITECTS.COM

INFO@PVGARCHITECTS.COM | 760 . 779 . 5393 T

PHOTO SIM

Scale:

Sheet: A512

AUGUST 22, 2025
223047



GLOBAL WILDLIFE DISCOVERY MUSEUM

RANCHO MIRAGE, CA

PREST | VUKSIC | GREENWOOD
ARCHITECTS • INTERIORS

44530 SAN PABLO AVE, STE 200 | PALM DESERT, CA 92260
WWW.PVGARCHITECTS.COM
INFO@PVGARCHITECTS.COM | 760 . 779 . 5393 T

VIEW FROM PLAZA 1

Scale:

Sheet: A520

AUGUST 22, 2025
223047



GLOBAL WILDLIFE DISCOVERY MUSEUM

RANCHO MIRAGE, CA

PREST | VUKSIC | GREENWOOD
ARCHITECTS • INTERIORS

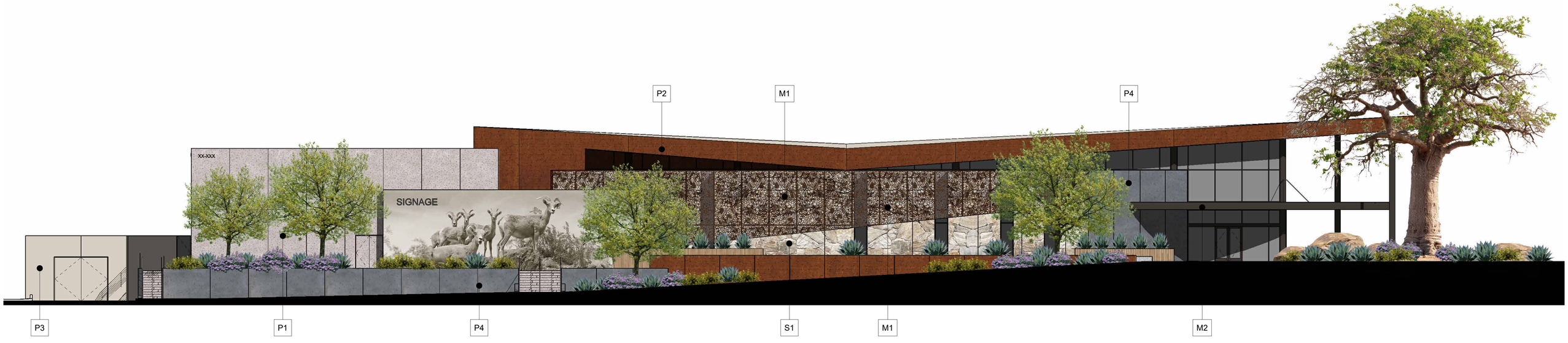
44530 SAN PABLO AVE, STE 200 | PALM DESERT, CA 92260
WWW.PVGARCHITECTS.COM
INFO@PVGARCHITECTS.COM | 760 . 779 . 5393 T

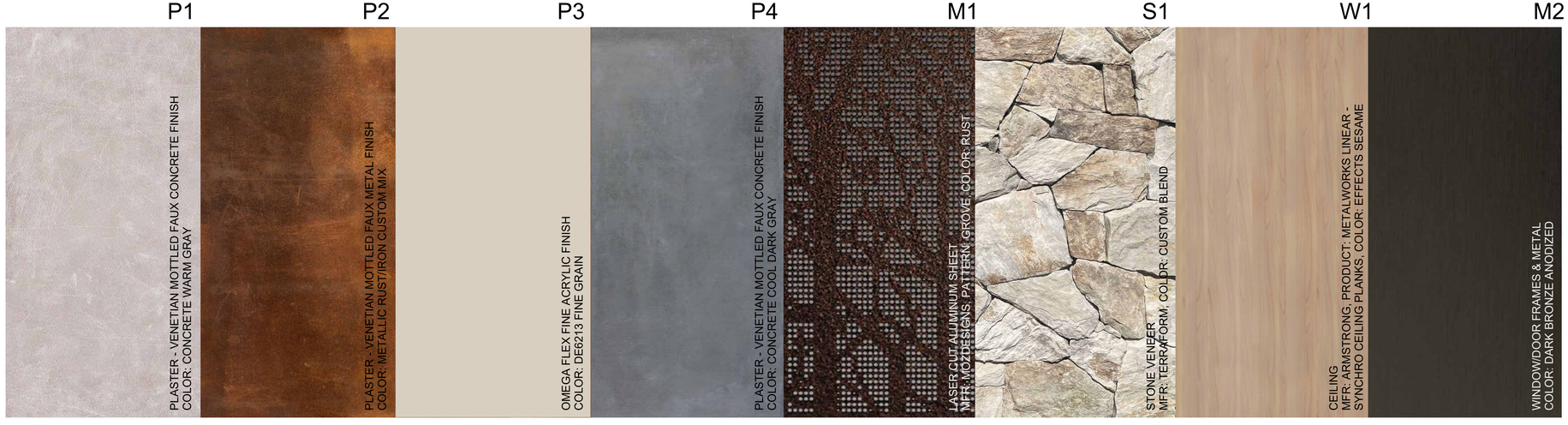
VIEW FROM PLAZA 2

Scale:

Sheet: A521

AUGUST 22, 2025
223047





GLOBAL WILDLIFE DISCOVERY MUSEUM

RANCHO MIRAGE, CA

PREST | VUKSIC | GREENWOOD
ARCHITECTS • INTERIORS

44530 SAN PABLO AVE, STE 200 | PALM DESERT, CA 92260
WWW.PVGARCHITECTS.COM
INFO@PVGARCHITECTS.COM | 760 . 779 . 5393 T

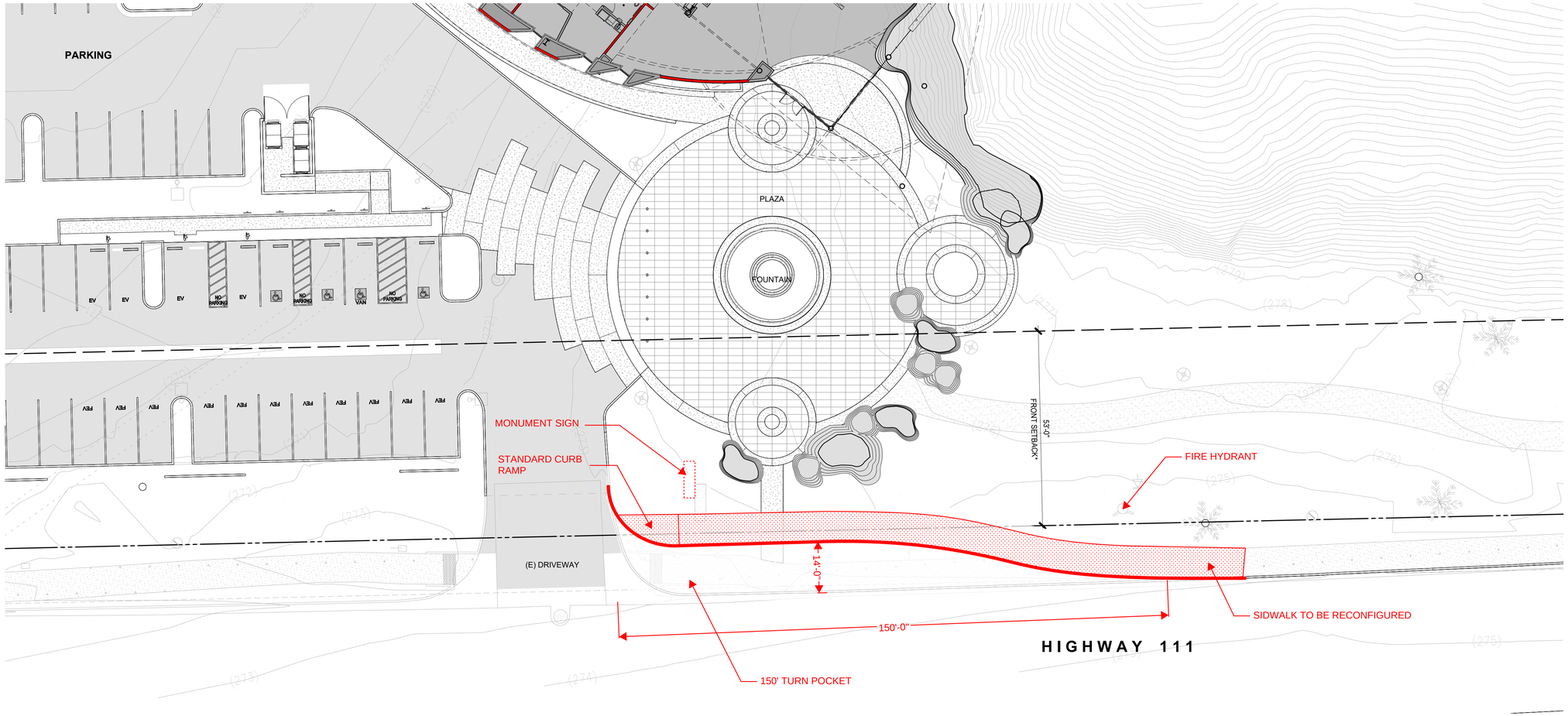
MATERIAL BOARD

Scale: 12" = 1'-0"

Sheet: A601

AUGUST 22, 2025
223047

ATTACHMENT 12



GLOBAL WILDLIFE DISCOVERY MUSEUM

RANCHO MIRAGE, CA

0' 8' 16' 32' 64'

PREST | VUKSIC | GREENWOOD
ARCHITECTS • INTERIORS
44530 SAN PABLO AVE, STE 200 | PALM DESERT, CA 92260
WWW.PVGARCHITECTS.COM
INFO@PVGARCHITECTS.COM | 760 . 779 . 5393 T

TURN POCKET EXHIBIT

Scale: 1/16" = 1'-0"

Sheet: EXHIBIT A

DECEMBER 19, 2025
223047

ATTACHMENT 13

REVISED

From: Lezlee Perez
To: Holly Blair
Bcc: Ben Torres
Subject: RE: Mirage Cove Condos
Date: Tuesday, November 25, 2025 9:21:47 AM
Attachments: city_seal_transparent_2__4b81bffe-bb95-4b18-a74a-4086edea3b60.png
PDP25-0003 - PHN.pdf

Hello Holly,

There was no meeting on Friday, November 21st. The project is tentatively scheduled for a Planning Commission meeting on December 11, 2025. Please refer to the attached document. You should also be receiving a public hearing notice in the mail. Feel free to stop by our planning counter to review the project files. I'd be happy to discuss the project and answer any questions. Our planning counter is open Monday-Friday from 8am to 5pm. If you are not able to come in person, the project files and staff report will be available on our website by end of day, Friday December 5th here:
https://ranchomirageca.gov/our_city/city_boards___commissions/planning_commission.php.

Thank you
Lezlee

Lezlee Perez
Assistant Planner
Phone: 760-328-2266 Ext. 257
E-mail: lezleep@ranchomirageca.gov
69-825 Highway 111, Rancho Mirage, California, 92270
www.RanchoMirageCa.gov

TRANSPARENCY NOTICE

Some or all of the content of this e-mail and its attachments may be subject to disclosure pursuant to the California Public Records Act (Government Code section 7920-7931, et seq.)

From: Holly Blair <hollyeblair@yahoo.com>
Sent: Friday, November 21, 2025 12:07 PM
To: Lezlee Perez <lezleep@ranchomirageca.gov>
Subject: Mirage Cove Condos

CAUTION: This email originated from outside The City of Rancho Mirage. **DO NOT CLICK links** or open **attachments** unless you recognize the sender and know the content is safe.

----- Forwarded Message -----
From: "mailer-daemon@yahoo.com" <mailer-daemon@yahoo.com>
To: "hollyeblair@yahoo.com" <hollyeblair@yahoo.com>

Sent: Friday, November 21, 2025 at 12:05:29 PM PST
Subject: Failure Notice

To whom this may concern:

My name is Holly Mickschl and my condo is located at 70100 Mirage Cove #4. The proposed project that is the museum and parking lot directly behind my condo is very concerning. My condo is rented full time and I was not made aware of this project and was unable to draft a negative draft declaration in the time frame stated due to only finding out this week from my renter. We bought this condo due to the quiet complex anytime of day and any day of the week. The project that taking place in my backyard will not only change the noise factor but the privacy and the view factors now come into play. The hillside offers a beautiful view as well as protection from the wind and privacy from onlookers peeping into my backyard. The ensuing project appears to eliminate all the positive reasons we had for purchasing this condo. Is the company that is building this project making sure those of us inconvenienced by the noise and losing privacy and our view, are compensated? Are they putting in landscaping that will help with the noise and privacy issues? I do not live in the area and am not able to attend a meeting today, Friday the 21st. Can you advise me on what this meeting is concerning?

Sincerely,

Holly Mickschl

From: Kristie Ramos, CMC
To: Brad Anderson
Subject: Re: Public Comment(s) - City of Rancho Mirage Planning Commission meeting of December 11, 2025 (2:PM)
Date: Wednesday, December 10, 2025 2:12:06 PM
Attachments: city_seal_transparent_2__4b81bffe-bb95-4b18-a74a-4086edea3b60.png

---

Good afternoon,

Your email has been received and will be provided to the Planning Commission prior to their 12/11/2025 meeting.

Best,
Kristie Ramos

Kristie Ramos, CMC
City Clerk
Phone: 760-324-4511 Ext. 488
E-mail: kristier@RanchoMirageCA.gov
69-825 Highway 111, Rancho Mirage, California, 92270
www.RanchoMirageCa.gov

TRANSPARENCY NOTICE

Some or all of the content of this e-mail and its attachments may be subject to disclosure pursuant to the California Public Records Act (Government Code section 7920-7931, et seq.)

On Dec 10, 2025, at 1:38 PM, Brad Anderson <ba4612442@gmail.com> wrote:

CAUTION: This email originated from outside The City of Rancho Mirage. **DO NOT CLICK links** or open **attachments** unless you recognize the sender and know the content is safe.

December 10, 2025

City of Rancho Mirage
Planning Commission
City Council Chamber / City Hall
69825 Hwy 111
Rancho Mirage, CA. 92270
760.324.4511 Ext. 488
Attention: City Clerk / Clerk of the Board (Planning Commission)

Re: Written testimony in regards to Agenda Items: 3.A & 4.B. (PUBLIC HEARING TOPIC)

Dear current Planning Commission Appointees,

Please review my written statements listed below prior to the consideration of each agenda Item presented.

1) Agenda Item: 3.A. (Proposed approval of written meeting minutes - October 9, 2025)

Position: In Opposition

Please be reminded that city of Rancho Mirage Council's radical political maneuver nearly one year earlier that implemented extreme measures to censor verbal testimony supplied during public meetings held under it's authority.
It's reasonable to consider that appointees of city commissions have decided to allow aspects of free speech (accurate recorded written meeting minutes) to be eliminated from official city controlled public records.
YouTube (Internet network) is a private sector business that City of Rancho Mirage currently displays videos through. Please be advised that advertisements are marketed with city content (videos) -YouTube channel videos are NOT official public records.
City Council members clearly have an advantage (political re-election) when their actions eliminated an accurate accounting of public decent and or radical behaviors that they themselves displayed during city controlled public meetings (censorship of written meeting minutes).

Draft minutes of the October 9, 2025 City of Rancho Mirage Planning Commission meeting went to great lengths to describe commissioner comments while eliminating (censoring) verbal testimony (comments) received from myself and others during that "open public meeting".
It's critical that an accurate summary of concerns and opinions expressed from Commissioners / Staff / Contractor's / General Public (Residents) be recognized and recorded within the official public record (written meeting minutes) of those proceedings).
The city of Rancho Mirage has clearly violated good judgment and ethical standards with it's limitations on free speech (recording written meeting minutes in an accurate fashion).

2) Agenda Item: 4.B. (PUBLIC HEARING) Proposed Development - Global Wildlife Discovery Museum/Environmental Assessment Case: EA25-0003

Position: In Opposition (as currently presented)

It's alarming that major destruction of a long established and iconic landmark (landscape - Mountain) be partially disrupted and be assessed as having No negative effect over the surrounding areas. It's clear that property maintenance of those sites have been deferred for years. Dead and damaged vegetation (Palm Trees) were allowed to be in clear violation of city code requirements while city sponsored (supposed) private "ART" display(s) were for sale on one of those properties.
A nearby wildlife corridor should be recognized and not disrupted. Traffic Safety should dictate street widening with appropriate lanes that would enhance traffic

flows. It's clear Coachella Valley Association of Government (CVAG) inquired influence over current City Council members to take control over traffic signals within citys boundaries and cause traffic flows to become negatively impacted. It's reasonable to consider that CVAG have manipulated traffic signals to radical slow and or stop vehicles within City boundaries with NO known positive aspects for each individual vehicle that's impacted by CVAG's radical behaviors of traffic signal manipulation.

It's reasonable to consider that city officials may have a high interest in this proposal. Please be reminded that selected properties were used to display private sector business merchandise - "ART" for an extended period of time from a contractor that has strong business Interests with local politicians and their pet projects (Children Museum among others). Having the misfortune of being flanked with neighbors - the mentioned contractor above and ALSO being inflicted with another contractor related to this proposed project who is also a neighbor is discouraging and concerning. It's worth noting that both neighbors have attempted to display their influence with city officials (or threaten) to cause distress towards my private residence in the past and recently with unreasonable/unverified vulgarity accusations that's unrelated to this proposal.
Integrity of city officials and hired contractors should be one of the highest priorities of city government. It's reasonable that selective individuals (city contractors) maybe mentally compromised, city government shouldn't be completely held accountable for unfavorable conducted from individuals that attempt to use influences of city officials for their private means but should reserved the right to investigate those private sector companies that abuse their position.

It's reasonable that the proposed properties are NOT the best location for this proposed development. Of course it's very likely that political maneuvers of local politicians are a factor within this recommendation. It's noticed that potential (3) Three different property owners may be involved to date.

Having an advertisement Billboard that's located in the proposed development maybe an aspect of future Infrastructure and development growth. It should be detailed if properly owner "Morris Communication" have drect involvement with the stated Billboard easement. The potential movement of a Bus-Stop from it's current location to private property should be described if accurate.

Please don't take any reprisal actions against my private property or person for reporting this true and accurate summary of concerns and opinions. It's highly recommended to recognize and recorded this public testimony within the official public record without censorship techniques from City of Rancho Mirage officials (In Opposition, as presented to date).

Sincerely,

Brad Anderson | 37043 Ferber Dr. Rancho Mirage, CA. 92270

Cc:
47th District Assembly member

Troy Ditt & Holly Mickschl
70100 Mirage Cove Dr. #7

Troyditt.ces@gmail.com and Hollyebalir@yahoo.com

December 10, 2025

City of Rancho Mirage
Planning Commission
69-825 Highway 111
Rancho Mirage, CA 92270

RE: Planning Commission Public Hearing – Global Wildlife Discovery Museum
Environmental Case **EA25-0003** and
Preliminary Development Plan Case No. **PPD25-003**

Dear Members of the Planning Commission:

We live directly behind the overflow parking area for the proposed Global Wildlife Discovery Museum at 69934 Highway 111, Rancho Mirage, CA 92270. We feel we will be directly impacted by the museum and have the following comments on the plans and environmental review:

1.0 The overflow parking lot is proposing 4 bus parking spaces located about 5' from the back wall of our complex (The plans on the website have no dimensions and are cut off so the actual setback is unknown). The parked buses will have significantly less landscape buffer from the residences than the auto parking which increases the impacts of the bus parking. We have the following concerns on the design of the auxiliary parking lot:

1.1 The environmental review does not analyze the noise created by the buses parking so close to the existing residential uses. These buses will be parked with their engine and air-conditioning systems running adjacent to the residential lot line and the noise of these idling buses needs to be analyzed in the environmental review. Very often, the bus driver stays in the bus while the customers are visiting the museum thus there is a significant amount of time (up to several hours) that the bus could be idling to air condition the bus thus significantly impacting the adjacent residences. The front engine compartment of the buses could be as close as 5' from the residential property line. The noise and exhaust from these buses will have a significant impact on the residences and our ability to use the outdoor areas. These impacts need to be studied under the operational noise section in the environmental documentation.

1.2 The buses are significantly taller than the existing wall/fence and will be visible from the residences. The environmental documentation needs to analyze the views of the parked busses from the adjacent residents and whether the lights on the buses will produce glare into the residential uses as well the impacts of blocking views from the residences.

1.3 There is no discussion in the environmental review on the height of the wall between the residents and the parking lot and whether it will effectively screen the parking lot to mitigate impacts on the existing residents.

1.4 The environmental documental does not clearly state whether the auxiliary parking lot is paved or not. If the auxiliary parking lot is not paved, there could be considerable dust from buses and autos using the parking lot and that should be analyzed.

1.5 The environmental documentation needs to address and confirm the proposed parking lot lighting will not spill over into the residential property to avoid impacts from glare and spillover lighting.

1.6 The City website does not provide a complete set of plans so we can see the proposed landscaping and lighting locations for the auxiliary parking lot along the entire residential frontage. The plans are cut off on the website so it's difficult to understand what is planned near the residential uses. We would like to see the proposed landscape plans for buffering the residential uses from the auxiliary parking lot.

2.0 We would suggest that these environmental impacts could be reduced if they move the bus parking to the south side of the parking lot adjacent to Highway 111.

2.1 Moving the bus parking would move the noise and light impacts away from the residential uses and thus reduce these impacts to the residences.

2.2 Relocating the 4 bus parking spaces and designing the replacement auto parking with the enhanced landscape setback from the residential property line could mitigate impacts on the existing residential uses.

We support the concept of the museum on the site and want to work to reduce the impacts of the museum parking, so our residences are not significantly impacted by the project. We would like to see the environmental documentation address the impacts of the auxiliary parking lot and provide mitigation requirements to reduce these impact by redesigning the parking lot.

Sincerely

Troy Ditt and Holly Mickschl

City Council Staff Report

Intention to Annex Territory Comprising 6.76 Acres to Community Facilities District No. 1 in Connection with Preliminary Development Plan Case No. PDP25-0003 - Global Wildlife Discovery Museum (APNs: 689-040-023, -025, & -028)

DATE	ITEM #
January 15, 2026	ACTION CALENDAR - 7A.
Presented To	**Presented By**
Mayor and City Council	Jacob De La Cruz, Financial Analyst

RECOMMENDED ACTION

Adopt Resolution No. 2026-(Next-in-Order), Declaring the City's Intention to Annex Territory to Community Facilities District No. 1 and to Levy a Special Tax therein for Additional Police and Fire Services, Preliminarily Approve a Map of the Area Proposed to be Annexed, and Schedule a Public Hearing to Consider the Annexation and the Levy of Special Tax for Annexation No. 204.

DISCUSSION

The process to accomplish an annexation to a community facilities district is governed by the Act (see Government Code Sections 53339 et seq.). The process can be expedited following the procedures authorized under Government Code Section 53327 of the Act, which permits the City to introduce the proposed Resolution at a City Council meeting and at the next City Council meeting, conduct the public hearing, call the special election, announce the results of the special election, and approve the annexation and levy the special tax using the rate and method of apportionment set forth in Exhibit "B" of the Resolution.

This expedited process is made possible by the Petition received from Owner which asserts, and the City has confirmed, that the Owner owns one hundred percent of the Annexed Territory, which is vacant land. Since Owner is the sole owner of the Annexed Territory, Owner will be the sole participant in the special election to approve the annexation and levy the tax. The Petition allows for a shortening of the time for the special election to expedite the annexation process and waives any requirement for notice, analysis and arguments in connection with the election. The City Clerk concurs with the shortened time for the election.

Procedural Background:

The proposed process for this annexation of territory into Community Facilities District No. 1 (police and fire) (sometimes, the "District") is the standard process followed by the City of Rancho Mirage ("City") for all development within the City's jurisdiction. This is the first step in the City's process to complete the annexation of this development project into the District (the second, and last step, will be considered by the City Council at its February 19, 2026 meeting).

Property Information:

The territory proposed for annexation ("Annexed Territory") is located on Highway 111, south of the Atrium Shopping Center.

The Annexed Territory is comprised of three parcels totaling approximately 6.76 acres (gross), and the zoned for General Commercial (C-G). The project has a condition of approval (#39) to annex into Community Facilities District No. 1 (the Tract Map associated with this project also has a condition to annex into the District.

District Background:

The Mello-Roos Community Facilities District Act of 1982 (the "Mello-Roos Act" or the "Act," Government Code § 53311 et seq.) provides the City with a means of financing public facilities, infrastructure, and services, especially in connection with new development through the imposition of special taxes approved by a vote of the qualified electorate of the District.

On September 27, 1990, the City established the District pursuant to the Act, wherein a special tax is levied on new residential and commercial/industrial developments to recapture costs associated with the provision of additional police and fire services rendered to those new developments that are not reimbursed by property taxes.

In accordance with Condition No. 39 of Preliminary Development Plan Case No. PDP25-0003, the owners of the Annexed Territory, Atrium Design Center LLC, Grit Development, and Morris Communication (the "Owners"), submitted, via representative Prest Vuksic Greenwood Architects, a Petition for Annexation (the "Petition"), a copy of which is on file in the City Clerk's Office and is incorporated by reference to the attached Resolution of Intention (the "Resolution"), which requests the City Council to initiate annexation proceedings to annex the Annexed Territory into the District and provides for expedited approval of the annexation and the levy of the special tax.

The proposed annexation to the District contains approximately 6.76 acres (gross) as shown on the annexation map attached to the Resolution ("Annexation Map"), which will be preliminarily approved with adoption of the proposed Resolution. This annexation to the District is identified as Annexation Number 204.

The project is slated to merge the three (3) existing parcels into one (1) parcel, and construct a single-story 21,967 square foot building.

Approval of the Resolution would allow the City to do the following:

1. Accept the Petition submitted by Owner requesting that the City initiate proceedings for the annexation of the Annexed Territory to the District, consent to the levy upon the Annexed Territory of the District's special tax for additional police and fire services, allow a shortening of the time for the special election to expedite the annexation process, and waive requirements for notice, analysis and arguments in connection with the special election required to be conducted for the annexation.
2. Accept and preliminarily approve the Annexation Map and direct the City Clerk to record the map within fifteen days of the date of the adoption of the Resolution; and
3. Establish the date and time of the public hearing on the annexation and levy of the special tax and direct the City Clerk to mail/deliver to Owner the sole ballot on the issue of the annexation and levy of the special tax, which must be received prior to the start of the public hearing.

Assuming the City Council approves the Resolution, the following steps will remain in order to accomplish the annexation and levy the special tax:

1. The Annexation Map will be recorded.
2. The City Clerk will mail or deliver the special election ballot to Owner with a return deadline that is prior to the start of the public hearing.
3. On the date of the public hearing, the City Council will conduct the public hearing, at which time the qualified electors residing in the District may appear and be heard on the annexation and levy of the special tax. The City Clerk will report at the meeting on the number of protests. In the unlikely event fifty percent (50%) or more of the registered voters residing within the territory proposed to be included in the District file written protests against the levy, no action to annex the Annexed Territory will be taken by the City Council.
4. At the conclusion of the public hearing, provided written protests have not been filed, the City Council will be asked to consider adoption of a resolution calling a special election to submit to Owner, as the sole qualified elector of the Annexed Territory, the question of levying the special tax. The City Clerk will then canvass the voted ballot and report the results of the election to the City Council.
5. Finally, the City Council will consider the adoption of a resolution declaring the results of the election, approving the annexation of the Annexed Territory and the levy, and directing the City Clerk to complete, execute and cause to be recorded an amendment to the Notice of Special Tax Lien in the form required by the Act, within fifteen days of the date of the adoption of the resolution, as required by Section 3117.5 of the California Streets and Highways Code.

California Environmental Quality Act (CEQA):

The annexation of territory to a community facilities district constitutes the creation of a funding mechanism and/or other governmental fiscal activity, which will not involve commitment to a specific project that may result in a potentially significant physical impact on the environment. As such, the proposed annexation and levy of the special tax are exempt from environmental review under the California Environmental Quality Act ("CEQA"), pursuant to sections 15378(b) and 15061(b)(3) of the CEQA Guidelines.

Attachments

Attachment 1 - Draft Resolution

RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO MIRAGE, CALIFORNIA, DECLARING THE CITY'S INTENTION TO ANNEX TERRITORY TO COMMUNITY FACILITIES DISTRICT NO. 1 AND TO LEVY A SPECIAL TAX THEREIN FOR ADDITIONAL POLICE AND FIRE SERVICES, PRELIMINARILY APPROVE A MAP OF THE AREA PROPOSED TO BE ANNEXED, AND SCHEDULE A PUBLIC HEARING TO CONSIDER THE ANNEXATION AND THE LEVY OF SPECIAL TAX FOR ANNEXATION NO. 204

WHEREAS, on September 27, 1990, the City Council (the "City Council") of the City of Rancho Mirage (the "City"), a charter city and recognized for certain purposes as a political subdivision of the State of California, approved Resolution No. 90-78 establishing Community Facilities District No. 1 (the "District") pursuant to the Mello-Roos Community Facilities Act of 1982 (the "Mello-Roos Act," Government Code §§ 53311 et. seq.), for the purpose of levying a special tax on parcels to provide funding for additional police and fire services, which are necessary to meet increased demands placed upon the City as a result of the development of the territory within the District; and

WHEREAS, under the Mello-Roos Act, the City Council, as the legislative body for the District, is empowered with the authority to annex territory to the District; and

WHEREAS, the City Council has received a petition from Atrium Design Center LLC, Grit Development, and Morris Communication ("Owners") requesting that the City initiate proceedings for the annexation of territory (the "Annexed Territory") to the District, and consent to the levy of the District's special tax upon the parcels located within the Annexed Territory (such process is sometimes referred to as "Annexation No. 204"); and

WHEREAS, the petition received from Owners asserts and the City has confirmed Owners own one hundred percent (100%) of the real property within the Annexed Territory, which is vacant land without registered voters residing thereon, and which is currently comprised of three parcels, also known as Riverside County Assessor's Parcel Numbers 689-040-023, 689-040-025, and 689-040-028, which are located within the City's boundaries; and

WHEREAS, in order to avail the City of the expedited annexation process authorized by the Mello-Roos Act, Owners have authorized the distribution of official ballots by mail or by personal delivery and has authorized that such ballots be opened and canvassed and the results certified at the February 19, 2026, City Council meeting at which the annexation of the Annexed Territory to the District is to be heard; and

WHEREAS, the City Attorney has advised the proceedings for this annexation were initiated in accordance with Government Code Sections 53339-53339.9 of the Mello-Roos Act, as they pertain to annexations; and

WHEREAS, the City Council now desires to undertake proceedings to annex the Annexed Territory to the District.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO MIRAGE DOES HEREBY RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

Section 1. Recitals.

That the Recitals set forth above are true and correct.

Section 2. Determinations.

(a) That the petition submitted by Owners (the "Owner's Petition"), a copy of which is on file in the City Clerk's Office, is incorporated herein by this reference, and is received and accepted.

(b) That based upon the representations set forth in the Owner's Petition and staff's analysis of the same, the City Council determines to undertake proceedings to accomplish the annexation.

(c) That pursuant to Section 53339.7 of the Mello-Roos Act, the proposition of the levy of the special tax shall be submitted to the qualified electors (as defined below) of the District at an election called therefor as provided below.

(d) That there are fewer than twelve (12) registered voters residing in the Annexed Territory and in accordance with Section 53326 of the Mello-Roos Act, for these proceedings, the sole qualified elector is Owner, who shall have one vote for each acre or portion of acre they own within the Annexed Territory.

(e) That the applicable provisions of Section 53339.3 of the Mello-Roos Act requiring a minimum number of days following the adoption of the Resolution of Intention to elapse before the special election are for the protection of the qualified electors of the District.

(f) That the Owner's Petition allows for a shortening of the time for the special election to expedite the annexation process and waives any requirement for notice, analysis and arguments in connection with the election.

(g) That the qualified electors have been fully apprised of and have agreed to the shortened time for the election and waiver of analysis and arguments and have thereby been fully protected in these proceedings.

(h) That the City Clerk has concurred in the shortened time for the election. Analysis and arguments with respect to the ballot measures are hereby waived, as provided in Section 53327 of the Mello-Roos Act.

Section 3. Territory Described.

(a) That the territory included in the District is as shown on the map thereof filed in Book Number 689, Page 40 in the office of the County Recorder, County of Riverside, California and the territory in the District has been expanded through annexations of additional territory to the District since the date of recording of such map.

(b) That the territory now proposed to be annexed to the District is as shown on Annexation Map No. 204 of Community Facilities District No. 1 of the City of Rancho Mirage, County of Riverside, California (the "Annexation Map"), attached hereto as Exhibit "A" and incorporated herein by this reference, which is on file with the City, the boundaries of which territory are hereby preliminarily approved and to which map reference is hereby made for further particulars.

(c) That the City Clerk is hereby directed to cause the Annexation Map to be recorded in the office of the County Recorder, County of Riverside, California within fifteen days of the date of adoption of this resolution.

Section 4. Services.

That the types of public services financed by the District pursuant to the Mello-Roos Act consist of additional police and fire services (the "Services"), as described in Resolution No. 90-78, adopted by the City Council on September 27, 1990 (the "Resolution of Formation") and that it is presently intended that the Services will be shared, without preference or priority, by the existing territory in the District and the Annexed Territory.

Section 5. Special Tax.

(a) That except to the extent that funds are otherwise available to the District to pay for the Services, a special tax sufficient to pay the costs thereof is intended to be levied annually within the District, and collected in the same manner as ordinary ad valorem property taxes.

(b) That the special tax proposed to pay for Services to be supplied within the Annexed Territory will be equal to the special taxes levied to pay for the same Services in the District, except that a higher or lower rate may be levied within the Annexed Territory or territory to be annexed in the future to the extent that the actual costs of providing the Services in that territory is higher or lower than the cost of providing these Services in the District.

(c) That the existing rate and method of apportionment of special tax among the parcels of real property within the existing territory of the District, as described in Exhibit "A" to the Resolution of Formation, will not be altered in connection with the proposed annexation.

(d) That for particulars as to the rate and method of apportionment of the proposed special tax, reference is made to the attached and incorporated Exhibit "B," which sets forth in sufficient detail the method of apportionment to allow each landowner or resident within the Annexed Territory to clearly estimate the maximum amount that said person will have to pay on said special tax.

Section 6. Public Hearing.

(a) That on February 19, 2026, or as soon as possible thereafter, in the City Hall, Council Chambers at 69-825 Highway 111, Rancho Mirage, California, the City Council will conduct a public hearing on the proposed annexation of the Annexed Territory to the District, the proposed levy of the special tax and all other matters as set forth in this resolution. In consideration of the Owner's Petition, the applicable waiting period under the Mello-Roos Act for the holding of the public hearing is waived.

(b) That at the public hearing, any persons interested, including all taxpayers, owners of property within the District, and registered voters residing within the District, may appear and be heard, and the testimony of all interested persons or taxpayers for or against the proposed annexation and the levy of the special tax within the territory to be annexed, or the additional police and fire services to be provided, or any other matters set forth herein, will be heard and considered.

(c) That any protests to the foregoing may be made orally or in writing by any interested persons or taxpayers, except that protests pertaining to the regularity or sufficiency of the proceedings must be in writing and must clearly set forth the irregularities and defects to which the objection is made.

(d) That the City Council may waive any irregularities in the form or content of any written protest and at the Public Hearing may correct minor defects in the proceedings. All written protests must be filed with the City Clerk on or before the time fixed for the Public Hearing and any written protest may be withdrawn in writing at any time before the conclusion of the Public Hearing.

Section 7. Notice of Hearing

That the City Clerk is hereby directed to publish, or cause to be published, a notice of the public hearing one time in a newspaper of general circulation published in the Annexed Territory, in accordance with Government Code Section 53339.4. Said notice shall contain the information prescribed in Government Code Section 53339.4 of the Mello-Roos Act and publication of said notice shall be completed at least seven (7) days prior to the date herein fixed for the public hearing.

Section 8. Election Ballot

That the City Clerk is directed to mail or deliver, or cause to be mailed or delivered to the Owners at the Owners' address listed on the Owner's Petition an election ballot, in the form and within the time specified by the Mello-Roos Act.

Section 9. Election.

(a) That provided written protests have not been filed by fifty percent or more of the registered voters residing within the District or by fifty percent or more of the registered voters residing within the Annexed Territory, or by the owners of one-half (1/2) or more of the area within the District or by the owners of one-half (1/2) or more of the Annexed Territory, the levy of the special tax shall be subject to the approval of Owners, as the sole owner of land within the Annexed Territory, at a special election.

(b) That in consideration of the Owner's Petition, the applicable waiting period under the Mello-Roos Act for the holding of the election and the necessity for ballot arguments and analysis are waived.

(c) That the special election shall be held immediately following the close of the public hearing at which the City Council is to consider the annexation, or as soon thereafter as possible, at which time the ballot shall be opened and canvassed and the results certified.

Section 10. Severability.

That should any provision, section, paragraph, sentence or word of this Resolution be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this Resolution as hereby adopted shall remain in full force and effect.

Section 11. Repeal of Conflicting Provisions.

That all the provisions heretofore adopted by the City Council that are in conflict with the provisions of this Resolution are hereby repealed.

Section 12. Effective Date.

That this Resolution shall take effect upon its adoption.

Section 13. Certification.

That the City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original resolutions.

PASSED, APPROVED AND ADOPTED on this 15th day of January 2026.

_____
Lynn Mallotto, Mayor

ATTEST:

_____
Kristie Ramos, City Clerk

APPROVED AS TO FORM:

_____
Colin Kirkpatrick, City Attorney

Exhibit “A”: Map of Annexed Territory
Exhibit “B”: Rate and Method of Apportionment of Special Tax

EXHIBIT "A"
Map of Proposed Territory for Annexation

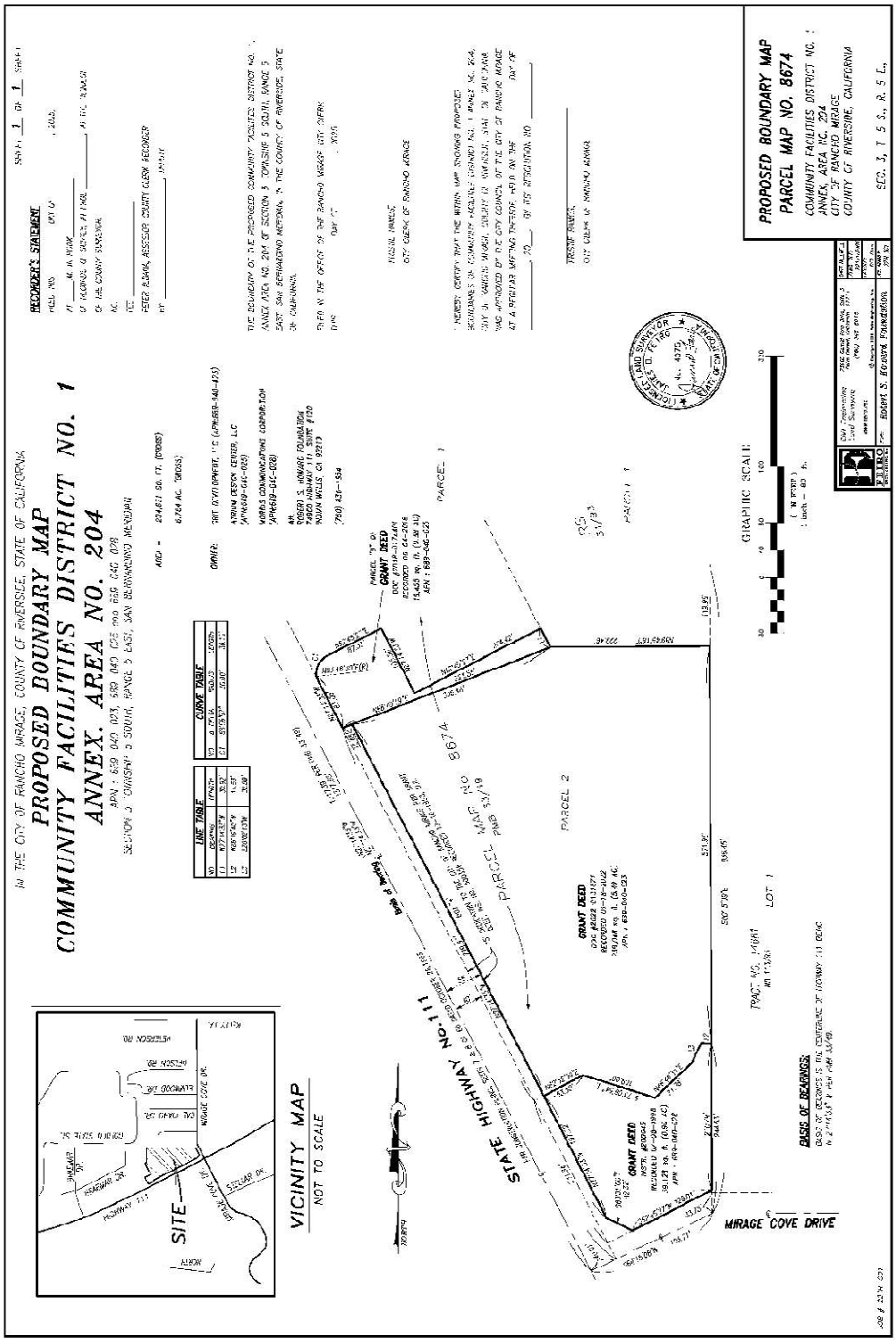


Exhibit "B"
Rate and Method of Apportionment of Special Tax

RATE AND AMOUNT OF SPECIAL TAX
COMMUNITY FACILITIES DISTRICT NO. 1 (POLICE AND FIRE)

DETERMINATION OF MUNICIPAL SERVICE COSTS

The following procedures are used to establish the applicable special tax rate for all residential and commercial/industrial property subject to the Special Tax levied in accordance with the Rate and Method of Apportionment for Community Facilities District No. 1. For the FY 2025/26 tax year, the determination of tax rates is reflected below.

STEP ONE: Determine the amount of unreimbursed services costs.

SERVICE	FY 2023/24 ACTUAL EXPENSES	FY 2023/24 ACTUAL REVENUE	Net FY 2023/24 EXPENSES
Police	$11,491,044[1]	$185,721[2]	$11,305,323
Fire	$10,147,391[3]	$8,327,502[4]	$1,819,889

[1] 2024 Annual Comprehensive Financial Report
[2] 2024 Annual Comprehensive Financial Report, Fines and Forfeitures (VICR, Parking Tickets, Fund 105 transfer only)
[3] 2024 Annual Comprehensive Financial Report
[4] Finance Department (Revenue Status Report FY23/24)

STEP TWO: Apportion service cost to land use categories.

SERVICE	LAND USE CATEGORY	PERCENT ATTRIBUTABLE	AMOUNT ATTRIBUTABLE
Police(1)	Residential	53.6%	$6,056,472
	Commercial/Industrial	46.4%	5,245,851
			$11,305,323
Fire(2)	Residential	72.7%	1,323,556
	Commercial/Industrial	27.3%	496,333
			$1,819,889
		TOTAL	**$13,125,212**

(1) **Police Costs**: Percent attributable provided by Riverside County Sheriff's Department, Records for January 1-December 31, 2024.

(2) **Fire Costs**: Percent attributable provided by Battalion Chief Matthew Kotz, and Riverside County Fire Department/CalFire from 2024 Cove Commission Annual Fire Report.

STEP THREE: Determine incremental cost of additional services.

SERVICE	LAND USE	INVENTORY	NET COSTS	INCREMENTAL COSTS
Police	Residential	15,039 units [(a)]	$6,059,472	$402.91
	Commercial/Industrial	6,086,497 sq.ft.[(b)]	$5,245,852	$0.86
Fire	Residential	15,039 units [(a)]	$1,323,556	$88.01
	Commercial/Industrial	6,086,497 sq.ft.[(b)]	$496,333	$0.08

[(a)] Source: California Department of Finance, E-5 City Population & Housing Estimates, January 1, 2025.
[(b)] Source: Based on total commercial square footage as of 3/31/25.
Total Residential is $490.92; total Commercial is $0.94

STEP FOUR: Compare Amount Against CPI Limitations.
(The Community Facilities District may not increase the fee higher than two times the annual Consumer Price Index)

	FACTOR	AMOUNT	FACTOR UNIT / SOURCE
1)	Initial Rate	$129.96	Residential/unit (September 1990)
		.38	Commercial/Sq. Ft. (September 1990)
2)	Base CPI (9/90)	52.023	Converted from Los Angeles-Long Beach-Anaheim to Riverside-San Bernardino-Ontario -All Urban Consumers, All Items
3)	Current CPI (1/25)	135.215	
4)	Percent Increase	159.9%	
5)	Allowed Increase (2x)	319.8%	
6)	Proposed Tax (without Admin Charge)	$490.92	Per residential unit
		0.94	Per commercial square foot
7)	Percent Increase	277.7%	Residential
		147.4%	Commercial
8)	Within Allowable Increase?	Yes	Residential
		Yes	Commercial

STEP FIVE: Determine If Collection Is Required for Prior Fiscal Year
(The District may collect unrecovered costs from a prior fiscal year provided that the Proposed Assessment without the Administrative Charge does not exceed the allowable increase of two times the annual Consumer Price Index.)

NOT APPLICABLE

STEP SIX: Identify Administrative Charges and Offsetting Property Tax

Land Use	Incremental Cost	Administrative Charges (15%)	Total Assessment	Property Tax	Net Service Cost
Residential	$490.92/unit	$73.62	$564.54	To be determined	To be determined
Commercial	$0.94/sq.ft	$0.14	$1.08	To be determined	To be determined

*At the conclusion of **STEP SIX**, the amount of reimbursement can be determined and assessed annually to each parcel owner.*

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

City Council Staff Report

Award of Contract Related to Roadway and Sand Fence Improvements Near Bob Hope Drive and Ramon Road

DATE	ITEM #
January 15, 2026	ACTION CALENDAR - 7B.
Presented To	**Presented By**
Mayor and City Council	Ryan Stendell, Assistant City Manager

RECOMMENDED ACTION

Award Contract for Congestion Mitigation and Sand Fence Installation, CMAQ Project 5412 (016), to Granite Construction in the amount of $1,677,520.00.

DISCUSSION

In calendar year 2014, the City was granted approximately $800,000 through a federally funded grant administered by CalTrans. The scope of work includes widening the north side of Ramon Road, construction of curb and gutter, paving improvements, installation of a new dedicated right-turn lane and “porkchop island” at Bob Hope Drive, traffic signal modifications, and placement of double rows of sand fencing along portions of Ramon Road and Dinah Shore Drive.

The project aims to reduce windblown sand, improve roadway safety, and enhance air quality by minimizing dust and congestion impacts along Ramon Road between Los Alamos Road and Bob Hope Drive. These improvements are consistent with regional air quality goals.

The project was previously advertised for bid; however, subsequent changes to the Disadvantaged Business Enterprise (DBE) requirements necessitated removal of the DBE provisions from the contract documents. As a result, the project was re-advertised for bid without DBE requirements. This represents the second public bidding of the project.

On December 11, 2025, the City received four sealed bids in response to the Notice Inviting Bids issued on November 6, 2025. The following are the results of the bidding:

Contractor	***Total Bid***
Granite Construction	**$1,677,520.00**
Allied Paving	$1,691,142.00
Three Peaks Corp.	$1,819,932.00
Tri-Star Contracting II, Inc.	$1,969,953.70

The bid submitted by Granite Construction was analyzed and found to be responsive.

The contractor's license status and references were evaluated and are in order.

FISCAL IMPACT

Funds for this project are available in the Capital Improvements Program budget and includes a reimbursement from the Federal Highway Administration's Congestion Mitigation and Air Quality (CMAQ) Program. No further budget adjustments are required.

Attachments

Attachment - Vicinity Map

ATTACHMENT 1

VICINITY MAP

